Plan to the Future Melbourne (Planning) Committee

Planning Scheme Amendments C272 and C273 - West Melbourne Heritage Review
17 May 2016

Presenter: Ian Hicks, Acting Manager Urban Strategy

Purpose and background
1. The purpose of this report is to present the West Melbourne Heritage Review 2016 and request that the Minister authorise the proposed Melbourne Planning Scheme Amendment C272 for the purpose of public exhibition and, concurrently, request Ministerial approval for Melbourne Planning Scheme Amendment C273 to act as an interim heritage control for the West Melbourne area.

2. The 2015-16 Council Plan has two actions relevant to this report:
   2.1. Action 2.6.4 is to 'Undertake a planning scheme amendment for the West Melbourne Structure Plan - Heritage Review'.
   2.2. Action 1.1.3 is to 'Consult on and Finalise the West Melbourne Structure Plan'.

Key issues
3. West Melbourne is a long established area with a variety of land uses. Over the past decade there has been a rapid transition taking place in West Melbourne towards higher density residential uses. Since 2004, dwelling numbers have almost doubled from 1251 to 2374 and three quarters of these dwellings are residential apartments. Currently, around 2800 residential dwellings are either under construction, approved or awaiting planning approval.

4. The planning underway for West Melbourne essentially has two streams of work. The West Melbourne Structure Plan primarily involves undertaking in depth analysis and consultation with all key stakeholders, including the local community, to consider the future of West Melbourne.

5. The West Melbourne Heritage Review is being undertaken in parallel. The primary purpose of the West Melbourne Heritage Review is to identify and protect the built form of the past that is important to the cultural and social heritage of the area. The West Melbourne Heritage Review has been completed and was made available via the City of Melbourne website on 6 May 2016.

6. Planning Scheme Amendment C272 (Attachment 2) seeks to implement the findings of the West Melbourne Heritage Review by proposing changes to the heritage controls on a permanent basis. Amendment 272 proposes adding new individual heritage places and precincts, removing existing heritage places, modifying existing Heritage Overlays, altering heritage gradings and changing the description of places in the Heritage Overlay (Attachment 3).

7. Amendment C272 would go through the normal planning scheme amendment process, including public exhibition of the Amendment and the opportunity to make a written submission and be heard by a panel.

8. Amendment C273 (Attachment 4) is proposed to provide immediate protection on an interim basis for newly identified properties. Amendment C273 would be implemented through a Ministerial Amendment without notification. Amendment C273 seeks to provide protection to identified significant heritage places while the process of preparing the West Melbourne Structure Plan is underway.

9. In the context of current development activity in West Melbourne, the heritage review ensures that the community and developers are better informed about the sites of heritage and cultural significance in West Melbourne. The administration believes that the proposed additional heritage protection is consistent with significant economic development of the area, which is a likely outcome of the structure plan. The proposed Amendments provide the mechanism necessary to appropriately ensure the protection of important heritage sites and buildings as the area undergoes development and renewal.

Recommendation from management
6 That the Future Melbourne Committee:
   6.1 requests the Minister for Planning prepare Planning Scheme Amendment C273 pursuant to section 20(4) of the Planning and Environment Act 1987 (the Act) and approve the Amendment to introduce interim heritage controls
   6.2 seeks authorisation from the Minister for Planning under the Act, to prepare and exhibit Planning Scheme Amendment C272 which seeks to introduce permanent heritage controls for the West Melbourne area.

Attachments:
1. Supporting Attachment (Page 2 of 2577)
2. Amendment C272 Documentation (permanent controls) (Page 3 or 2577)
3. Proposed Heritage Overlay maps (Page 1762 or 2577)
4. Amendment C273 Documentation (interim controls) (Page 2501 or 2577)
5. Melbourne Planning Scheme Amendment C273 Instruction Sheet (Page 2504 or 2577)
1. Part 3 of the Act sets out the procedure for planning scheme amendments. Section 8(1)(b) of the Act provides that the Minister may prepare amendments to any provision of a planning scheme. Section 20(4) of the Act provides that the Minister may exempt himself or herself from the requirements of the Act which govern the normal statutory process for amending a planning scheme:

   “…if the Minister considers that compliance with any of those requirements is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate.”

2. Section 35 of the Act sets out that the Minister may approve an amendment to a planning scheme.

3. The costs for preparing and processing Planning Scheme Amendment C272 and Planning Scheme Amendment C273 are provided for within the 2015-16 budget.

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

5. The West Melbourne area for the purposes of the heritage review is defined as the area bounded by Victoria Street, Peel Street, William Street, La Trobe Street, Adderley Street, Dudley Street, Railway Place and Laurens Street.

6. As the West Melbourne Heritage review is a technical paper based on the heritage consultant’s professional findings, to date the West Melbourne heritage review process has not involved any stakeholder or community consultation.

7. As is standard practice, the review was made available online to the public 10 days prior to the FMC meeting at www.melbourne.vic.gov.au.

8. Prior to this FMC meeting, letters were sent to the owners of all properties potentially affected by the proposed amendments, advising them of the Review, the amendments and that the Future Melbourne Committee will be considering the Amendments.

9. Should FMC resolve to proceed, public consultation will be undertaken through the formal exhibition of Planning Scheme Amendment C272, subject to authorisation being issued by the Minister for Planning. Affected property owners will have the opportunity through this process to respond to the findings of the Review and to the proposed planning controls.

10. Should an Independent panel be appointed to review Amendment C272, submissions made during exhibition of the Amendment will be provided to the panel for consideration. In this instance, submitters will also have the opportunity to address the Panel.

11. The proposed Planning Scheme Amendment would have internationally recognised benefits for social, cultural, economic and environmental sustainability and ongoing resilience, in particular through the conservation of:

   11.1. Existing urban fabric for adaptive re-use to support locally-based and productive networks of exchange.

   11.2. Neighbourhood places with meaning and value for locals and visitors.

   11.3. Existing mature trees that provide shade and habitat.
West Melbourne Heritage Review
Figure 1 West Melbourne Structure Plan project area (City of Melbourne project brief)
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Introduction

Background to this report

In 2015 the City of Melbourne commissioned Graeme Butler & Associates to provide heritage assessments of existing and potential heritage places in the West Melbourne Structure Plan area. Many of the assessed places had been identified in the 1983 Graeme Butler *North and West Melbourne Conservation Study* (1983) but others were highlighted by reviews carried out by Allom Lovell & Associates *Report on the City of Melbourne Planning Scheme Heritage Review* (2000) and Meredith Gould Architects (2003). MGA’s later review, the *Heritage Assessment Arden-Macaulay Structure Plan Area* (2010), also provided a thematic insight into the West Melbourne area’s development.

The aim of the project was to examine these reviews and any subsequent data found on the selected places, and make recommendations for inclusion or otherwise in the schedule to clause 43.01 of the *Melbourne Planning Scheme* on the basis of local heritage significance. Reference was also made to the *Thematic History – A History of the City of Melbourne’s Urban Environment* (2012).

- The purpose of the Review is to determine which buildings and precincts in the study area warrant heritage protection under the *Melbourne Planning Scheme*.
- The Review will inform an amendment to the *Melbourne Planning Scheme* to ensure that properties with heritage significance are protected. It will also inform the preparation of the *West Melbourne Structure Plan* which will be undertaken in parallel (Project brief).

Scope of project

Review existing and potential heritage places in the West Melbourne Structure Plan Area.

**Project objectives and deliverables from the project brief**

- Prepare a Project Management Plan for approval by the Project Manager;
- Meet with relevant Council officers as required;
- Inspect, photograph, assess, review and document places in the West Melbourne study area;
- Review all buildings within the study area of which there are approximately 1172;
- Prepare an individual assessment of each place in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance; and a grading from A to D if appropriate). This report must clearly detail the reasons for any change;
- Gradings are to be consistent with those currently used outside the Capital City Zone. In addition, each place should be graded significant, contributory or non-contributory;
- Prepare Statements of Significance for all proposed precincts, and for all individually significant places;
- Prepare a Statement of Significance for places proposed to be graded A, B or C;
- Make a recommendation for each building in the study area detailing whether the place should be retained in, removed from, or added to, a Heritage Overlay as either an individually significant place or a contributory place or element within a precinct;
- A master map locating the above precincts and individually significant places with a corresponding legend in a format compatible with City of Melbourne’s GIS system; and
- All identified places entered into an electronic database – with sources of information, both documentary and oral, levels of significance, statements of significance, physical
As the City of Melbourne is also doing a Local Heritage Planning Policy Review, a Statement of Significance for HO3 (North and West Melbourne Precinct) is being prepared by others. Hence this Review does not include preparation of a new Statement of Significance for HO3. However, in order to properly assess the ‘contributory’ or ‘significant’ status of assessed places, three interim Statements of Significance were used for this project, based on statements prepared by for the North and West Melbourne Conservation Study (1983) and by MGa in 2010 and 2011. The MGa City North Structure Plan Area Heritage Assessment (2011) was exhibited as part of the Melbourne Planning Scheme Amendment C198 which has been approved by the State Planning Minister (see Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology).

City of Melbourne representatives
Jill Cairnes, Policy Planner, Strategic Planner who briefed Graeme Butler & Associates on the project; Victoria Evans, Strategic Planner, who aided in the running of the project, and Ros Rymer, Urban Designer, who reviewed the final report.

Project study team
- Graeme Butler (of Graeme Butler & Associates), Heritage architect and social historian, study coordinator, evaluation, management, assessment report, survey, and research;
- Lesley Butler (of Graeme Butler & Associates), horticulture, project management and assistant;
- Sarah Butler, photography.

Report contents
This report includes the following:
- Heritage assessment methodology;
- Study findings;
- Study recommendations;
- Appendix 1: Summary table of assessed places, with existing and recommended heritage status for each surveyed place, also a summary of recommendations;
- Appendix 2: Heritage Assessments: all places, with analysis, research and recommendations for each surveyed place;
- Appendix 3: Detailed heritage assessments, Statement of Significance for each potential significant place, with a map showing the place;
- Appendix 4: Heritage Overlay Area Statements of Significance, with existing Statement of Significance for the North and West Melbourne area, historical themes and thematic chronology, and conclusions from chronology;
- Appendix 5: Heritage definitions used by Melbourne City Council such as grading of places and streetscapes;
- Appendix 6: Assessment criteria used in this report, as guided by Heritage Victoria polices; and
- Appendix 7 West Melbourne Comparative Analysis Grouping by place type and place creation date, as a basis for comparison of places assessed in the project.

In addition, significant places and areas have been marked on a vector base plan provided by the City of Melbourne. Survey and data images have also been provided as a separate issue, numbering over 6000 files.

Heritage assessment methodology

Methodology for each place assessment
The following work was undertaken to document the subject places to a minimum standard, using the nominated sources, as required:
- Place record of 16 and 21 mega pixel digital images, with at east one image of each place in the project area;
- Initial place assessment based on physical and known historical evidence;
- Municipal rates search to establish first or principal owners and/or occupiers for potentially significant places;
- City of Melbourne building permits search to verify construction dates, owners, designers and builders for selected places;
- A search of Sands & Kenny or Sands & McDougall Melbourne or Victorian directories to discover occupiers as required; and

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1 This task has not been defined in detail but a Microsoft Access project database has been used to create this report while also able to deliver structured data to other systems as required.

2 Date range for potential significant assessed places is qualified - see Limitations of this review.
Examination of Melbourne & Metropolitan Board of Works (cited in this report as MMBW) Detail and Record Plans of Melbourne typically from around 1895 showing building stock at that time; and

City of Melbourne online maps that provide current property and planning data on each place in West Melbourne along historical layers to the maps that show the MMBW detail plans, consolidated title or Parish Plans and the 1945 aerial photography of Melbourne.

Wherever possible the results from searching these references have been included in this report as part of the assessment to provide the basis for any future assessments.

Reference was also made to: Meredith Gould Architects (MGa), Arden Macaulay Structure Plan Area (2010); Allom Lovell and Associates City of Melbourne Heritage Review (2000); and Context, Thematic History - A City of the City of Melbourne's Urban Environment (2012) and the City of Melbourne Heritage Precincts Background History & Significance Assessment (2007), prepared as a proposed reference to Clause 22.06 of the Melbourne Planning Scheme.

Place report, mapping and management for each place

- Each place report and Statement of Significance is based on the Heritage Victoria standard format and as specified by the brief, with management deriving from the Applying the Heritage Overlay (2012) VPP Practice Note;
- Comparative analysis and background research draws from this project’s West Melbourne Heritage Review survey database, the North and West Melbourne Conservation Study (1983), the Flemington & Kensington Conservation Study (1984), subsequent reviews, and City of Melbourne i-Heritage online data base;
- Places are assessed individually and as groups, within the West Melbourne area context;
- Heritage gradings are consistent with those currently used in the area as described in the policy reference, Urban Conservation in the City of Melbourne (1985) and the incorporated document Heritage Places Inventory (2008, 2015), and assessment of the cultural significance of each heritage place, using Victorian Heritage Council criteria;
- Recommended planning controls are provided for places worthy of conservation;
- Draft Schedule to the Heritage Overlay for places recommended for a Heritage Overlay is provided (see table under Summary of findings);
- All identified places of proposed individual cultural significance are marked on a City of Melbourne vector base map, as supplied, and on the City of Melbourne online map extract, in each place report in Appendix 3: Statements of Significance;
- Covering report for each place assessed individually is provided (see Appendix 3: Statements of Significance),
- All reporting is in Adobe Portable Document Format (PDF) and Microsoft Word form as required;
- A Microsoft Access database of the West Melbourne Heritage Review which includes all the listed places and which can be used by the City of Melbourne for future studies, has been supplied along with a comma separated values (CSV) delimited text file for easy export to the City of Melbourne data systems; and
- 16 and 21-megapixel digital survey images of all places, typically multiple views, supplied to the City of Melbourne on a USB drive (some 24 gigabytes or 6,800 files).

The schedule of place assessments in Appendix 2: Heritage assessments is based in part on the following with added footnotes and updated information as required by the review:

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1 Heritage Places outside of the Capital City Zone, Clause 22.05
West Melbourne Heritage Review

- Graeme Butler North and West Melbourne Conservation Study (1983), and

Methodology details

Criteria and thresholds
(For more details see Appendix 6: Assessment criteria used in this report)

All places have been assessed using the Victorian Heritage Register or Victorian Heritage Council criteria (as Applying the Heritage Overlay VPP Practice Note) under the broad categories of aesthetic, historic, social and scientific significance. The comparative geographic base used is that of the ‘locality’ (all or part of the West Melbourne project area) and the State of Victoria. A place must be at least of local significance to be included in the Melbourne Planning Scheme (MPS) Heritage Overlay.

Heritage Victoria criteria summary

The Victorian Planning Provisions (VPP) Practice Note, Applying the Heritage Overlay (2012) cites the following criteria as appropriate for heritage assessment in Victoria. The relevant criteria used in this report are identified by their alpha-numeric code and are briefly described as follows:

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

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

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

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

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

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

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

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

City of Melbourne Thematic Environmental History and West Melbourne

West Melbourne is referred to in the following paragraphs quoted from the Context, Thematic History – A History of the City of Melbourne’s Urban Environment (2012) under the following thematic headings:

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4 See Melbourne Planning Scheme schedule to clause 43.01
Introduction
Between the Yarra and the Maribyrnong, the low-lying country was a land-locked salt marsh, which would become known to settlers as the West Melbourne Swamp.\textsuperscript{5}

3.1 From town to city
...From 1890s to the 1920s there was a decline in the residential population of the central city as people moved out to the newly developed suburbs. Inner-city suburbs like North Melbourne, West Melbourne, Flemington and Carlton remained strongly residential, with a large working-class population. Here, rows of small cottages were lined up close to local factories. Boarding houses or lodging houses provided additional accommodation for single working men.\textsuperscript{6}

3.2 Expressing an architectural style
Timber houses were still being built, particularly in Fitzroy... Fear of conflagrations in areas of densely packed timber houses led to the enactment of the Melbourne Building Act, which came into effect in January 1850. It stipulated that all new buildings had to have a masonry party wall (which extended above the roofline in the case of terrace houses) and be constructed of fireproof materials. The Act was applied to the central city, East Melbourne and Jolimont, West Melbourne and a small part of North Melbourne (south of Victoria Parade). Concurrent with the gazettal of the Act was a minor building boom with a resultant rise in quality from the previous rough cottages to more pretentious, speculatively built, two-storey brick houses. The housing stock greatly expanded in the early Victorian period, with further construction of houses in the central city and surrounding suburbs (Carlton, East Melbourne, North Melbourne and West Melbourne). These were simple houses of one and two storeys, with bluestone or brick walls. Inferior-quality bricks were often rendered to protect them from weathering, and the rendering ruled and often coloured to resemble the more prestigious ashlar stone.\textsuperscript{7}

Apartment living in converted commercial and industrial buildings in the city and surrounding inner suburbs of North and West Melbourne has involved the creative talents of many architectural practices.\textsuperscript{8}

5.2 Melbourne as a trading port
By the 1880s, Melbourne had grown from being a small settlement serving pastoral interests to a major international port. Coode Canal, which was formed in 1886, altered the course of the Yarra to provide a shorter and more direct passage for shipping and so improve the harbour. This work involved the removal of the bend in the river known as Fishermen’s Bend.\textsuperscript{9} Dry docks were built on the reclaimed site of the drained West Melbourne Swamp.\textsuperscript{10} With the completion of Victoria Dock in 1892 Melbourne continued to develop as a busy international port;

5.5 Building a manufacturing industry
The land that factories were built on tended to be low-lying and undesirable for residential use; factories were most concentrated in West Melbourne, North Melbourne and Kensington. The higher ground of East Melbourne, by contrast, was almost free of industry, with the notable exception of the Victoria Brewery, an expansive red-brick castellated structure. Another important industrial area was on the south bank of the Yarra, where metal workshops and ship repair yards were located.\textsuperscript{11}

As Melbourne developed through the 19th century, so did her manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinet makers were concentrated at the east end of town. Food-processing plants were established in North and West Melbourne. Factories tended to be small and specialised. Large factories, built in the later 19th century and early 20th century tended to be built outside the City of Melbourne, where land was more easily obtainable.

After being the centre of manufacturing in Australia in the 1920s, Melbourne’s importance in this regard began to decline. In the post-war period many city factories and warehouses were left empty or converted for other uses. The industrial area of Southbank has been virtually obliterated by the new developments of the 1990s.\textsuperscript{12}

6.4 Disposing of the dead
In 19th-century Melbourne human remains were almost always interred in public cemeteries. Some early churchyard cemeteries existed in Victoria, but these were rare. Burial was preferred over cremation, with the.

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\textsuperscript{5} Context (2012): 2
\textsuperscript{6} Context (2012): 14
\textsuperscript{7} Context (2012): 16
\textsuperscript{8} Context (2012): 21
\textsuperscript{11} Context (2012):44
\textsuperscript{12} Context (2012): 44-45
exception of Hindu funerals. Anglicans relaxed the prohibition on cremation in the early 20th century but for Catholics it remained forbidden. Melbourne’s first burial ground was a site of around eight acres on Burial Hill (later named Flagstaff Hill) in 1838; the first burial had allegedly taken place the year prior.\textsuperscript{13} Richard Howitt noted in 1845 that ‘the spot is neat, orderly, and contains some graceful monuments’.\textsuperscript{14} A larger area was soon required and a new site for a cemetery was set aside in West Melbourne on the site of the current Victoria Market; this was first used in 1837. The principal Christian denominations — Church of England, Catholic, Presbyterian and Methodist — were designated specific areas within the cemetery, while Aborigines and Chinese were assigned land at the margins\textsuperscript{15}.

8.2 Housing the population
In the city of Melbourne there were a number of low-lying areas, such as West Melbourne and Flemington, where poor grade housing and poor sanitation contributed to high rates of disease and child mortality. Yet amidst the stench and the filth of the city streets, and the routine failings of the water supply, many lavished praise on Melbourne’s plumbing arrangements. In the 1880s Julian Thomas (‘The Vagabond’) noted that ‘There is hardly the smallest cottage without its bathroom’. The disparity between the villas of East Melbourne and the simple workers’ cottages of West Melbourne reflected on a small scale the broader tendency in Melbourne’s suburbs of what has been termed ‘the poor west vs. affluent east syndrome’\textsuperscript{16}. Outside of the central city grid, in the surrounding suburbs of Carlton, West Melbourne, North Melbourne and East Melbourne, there was a greater concentration of residential building and more early housing has survived here than in the central city\textsuperscript{17}.

8.3 Educating the people
Within the City of Melbourne, new state schools were built at Yarra Park in 1872; King Street, West Melbourne (No. 1689) in 1876; Faraday Street, Carlton; and Queensberry Street, Carlton\textsuperscript{18}. The West Melbourne boys’ technical school was established in La Trabe Street in 1912... William Angliss Food Trades School, established on the site of the West Melbourne Technical School in 1940.

10.2 Belonging to a religious denomination
Other Catholic churches in Melbourne included St Augustine’s at the city’s western end, Sacred Heart Church in Rathdowne Street, Carlton, and St Mary’s, West Melbourne. On the site of St Mary’s Star of the Sea, West Melbourne, there was a girls’ school, a boys’ school and a presbytery. In North Melbourne, Catholic education was provided at St Joseph’s Christian Brothers’ College and St Michael’s school in Boundary Road\textsuperscript{19}.

The thematic history has identified West Melbourne as a working class residential suburb with associated small row house construction and intermixed was the industrial development well located near transport nodes.

Historical themes
The main historical themes that form the background to place assessment derive generally from Context, Thematic History - A City of the City of Melbourne’s Urban Environment (2012) typically as identified above.

3.1 From town to city
3.2 Expressing an architectural style
5.2 Melbourne as a trading port
5.5 Building a manufacturing industry
6.4 Disposing of the dead
8.2 Housing the population
8.3 Educating the people.

These themes can be loosely associated with the Australian Historic Themes matrix and the Victoria Framework of Historic Themes (VFHT) developed by Heritage Victoria.

The VFHT theme of Developing a manufacturing capacity aligns with the Melbourne thematic history theme of Building a Commercial City and sub-theme Building a manufacturing industry. These themes have been allocated to each contributory or significant place assessed in the database.

Refer to Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology for details of themes and

\textsuperscript{15} Context (2012): 52-53
\textsuperscript{17} Context (2012): 63-64
\textsuperscript{18} Context (2012): 66
\textsuperscript{19} Context (2012): 77
their links with the other thematic structures in the study area.

**Comparative analysis**
(Refer Appendix 7: Comparative analysis)

The West Melbourne Heritage Review survey database has provided the key comparison base for locally significant places with comparison and evaluation made on the basis of the place assessed in the project that represent a similar age or period (early Victorian-era, Victorian-era, Edwardian-era, Interwar, post-war); having a similar scale (storeys), building style, and original building use. These data categories are included in the database.

**Statement of Significance format**

Heritage Victoria’s Statement of Significance format is used for the following assessments, in the form, with account taken of any existing citation and its format:

- What is significant?
- How is it significant?
- Why is it significant?

**Statement of Significance content**

The following is cited by the VPP Practice Note 1 Applying the Heritage Overlay (p.2)²⁰

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²⁰ Also referred to as the Practice Note.

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**Limitations of this review**

**No review of environmental history**

The existing thematic environmental history, the Thematic History – A History of the City of Melbourne’s Urban Environment (2012), was used for this project and has not been reviewed.

**Heritage Victoria places**

Review of Victorian Heritage Register places was not part of the project brief, but existing Statements of Significance and place mapping have been included.

**Assessment date range**

Although all places in West Melbourne have been surveyed, the typical date range, assessed for heritage values in Appendix 2: Heritage assessments - all places, has been set at c1835-c1945. This is consistent with the identified significant period of the HO3 North and West Melbourne precinct, as including the Victorian and Edwardian eras and, potentially, the Interwar period (see Appendix 3: Statements of Significance). Post-Second War places provide a
contribution if they have been identified as individually significant. In 2008, Heritage Victoria commissioned the comprehensive study *Survey of Post-War Built Heritage in Victoria* to cover the period from 1945 to 2000: this work has guided the West Melbourne Heritage Review.

Significant post World War Two places listed in this survey from West Melbourne include:

- Festival Hall 300 Dudley Street West Melbourne (1955-56);
- Don Camillo Cafe 215 Victoria Street West Melbourne (1955); and
- Yuncken Freeman Pty Ltd architectural offices, 411-415 King Street West Melbourne (1970).

The Royal Australian Institute of Architects (Vic) architectural award list has also been consulted.

**Interiors**

Interiors were typically not assessed in this review, given time constraints and the need to obtain owner or occupier permission.

Although protection of heritage interiors is achievable under the Heritage Overlay the Practice Note states that:

> Applying internal alterations controls
> Internal alteration controls over specified buildings can be applied in the schedule by including a ‘yes’ in the Internal Alteration Controls Apply? column.
> This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important

As protected interiors must be of 'high significance', this limits the scope and application of this aspect of protection of built heritage. Past Panels Victoria reports have requested a comparative analysis before any application of interior control which would prove difficult without free access to interiors, to provide a comparative base\(^{21}\).

**Study findings**

The table in Appendix 1: *Summary table of all surveyed places* includes surveyed places in the West Melbourne area arranged in street alphabetical order, that were assessed in this project, with proposed and existing heritage gradings provided. The existing gradings are derived from the incorporated document *Heritage Places Inventory* (2015).

**Summary of findings**

- Most places assessed in existing Heritage Overlays have changed little since identified in the *North and West Melbourne Conservation Study* (1983), or subsequent reviews. Therefore, the heritage values identified then have remained the same except perhaps with the addition of hitherto unknown historical values as a result of the 2015 reassessment;
- However, some places in the Heritage Overlay have changed markedly and the revised heritage grading reflects this change;
- With redevelopment encroaching from the Central Activities District (CAD), comparable places to those assessed have been reduced in number and hence this reduction has increased the relative significance of some of the places;
- Parts of West Melbourne were initially an elite residential area situated close to the City, near the Flagstaff Gardens and overlooking the bay with, for example, some early Victorian-era row houses in Dudley Street, reflecting this today (i.e. Rich Hill Terrace);
- West Melbourne development varied from the gold-induced boom (1851-) through to the minor recession of the 1870s, the following boom in the 1880s and early 1890s, with the bulk of identified structures reflecting this development phase in the area and its special role as a substantially Victorian-era domain within Melbourne’s suburbs;
- The redevelopment of the former Benevolent Asylum site (active 1851-1911) from 1913 created a distinctive enclave of Edwardian-era and inter-war structures in West Melbourne that could form the basis of a Heritage Overlay Area, separate from the existing HO3 North and West Melbourne\(^ {22}\) this has already been acknowledged in the MGa review of 2011\(^ {23}\);
• Enhanced by proximity to the City and a growing nearby transport hub, the central role played by West Melbourne (also North Melbourne and Kensington) in the industrial development of the Colony, the State, and Australia, prior to post-Second War reconstruction and the move of industry to outer suburbs, as demonstrated by some of the assessed Victorian-era, Edwardian-era and inter-war industrial places in this report;
• Workers at the nearby docks and railways have been identified in this Review, with the hierarchy in the Victorian-era workplace reflected in the type of West Melbourne housing and development undertaken by those individuals linked with transport, with for example, engine drivers building substantial houses and speculating in nearby housing development;
• The Interwar industrial development surge in Melbourne and Victoria, partly caused by home-front war time needs, left its mark on West Melbourne due to its close proximity to ports, transport and the City centre as some identified places reflect;
• The role of transport access, rail and sea and its effect on the growth of industrial development in West Melbourne, as well the West Melbourne residential areas where owners or employees in these industries built their house, rented or acted as small scale developers;
• The prevalence of small scale development by West Melbourne residents who lived in, or next to, house rows they developed;
• Some of the West Melbourne places, individually listed within the Heritage Overlay, had no Statement of Significance – these have typically been provided in this Review;
• Places graded A, B or C in the North and West Melbourne Conservation Study (1983) or Central Activities District (CAD) Conservation Study (1985) have been provided with a Statement of Significance in the Practice Note format;
• Historical data provided in some of the past studies and reviews of heritage places within the project area have proved to be incorrect- this has been remedied in this Review;
• The incorporated document, the Heritage Place Inventory (2015) is, in part, incomplete and/or incorrect and requires amendment reflecting the findings of this review - recommendations have been made, as summarised in Appendix 1: Summary table of all surveyed places;
• The significant collection of City of Melbourne building permit application drawings held at the Victorian Public Records Office (VPRO) provides essential data for heritage management of many of these places, but drawings are stored rolled up in tubes, with consequent damage caused by access and conservation issues, and some drawings are in need of urgent conservation- all drawings should be digitised and public access provided to them.

Study recommendations
The table in Appendix 1: Summary table of all surveyed places, arranged in street alphabetical order, shows recommendations for potential inclusion or retention in the schedule to clause 43.01 of The Melbourne Planning Scheme: Heritage Overlay.

- Places recommended for inclusion as a significant individual heritage place in the Heritage Overlay are assessed as either State or locally significant to West Melbourne or the City of Melbourne and of a City of Melbourne heritage grading of A, B, or C (see Appendix 5: Heritage definitions used by City of Melbourne).
- Places that are individually significant are typically also assessed as being contributory to West Melbourne.
- Heritage places that are assessed as contributory only within an existing or proposed Heritage Overlay area typically have a City of Melbourne place grading of D.
- Places assessed as of potential State significance, and City of Melbourne place grading of A, are recommended for inclusion in the Victorian Heritage Register;
- Similarly, places that are on the Victorian Heritage Register are recommended for ’A’ grading.

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24 Amendment C19 to the Melbourne Planning Scheme for example HO842 411-415 King Street, West Melbourne
Any place recommended for inclusion in the Victorian Heritage Register is automatically recommended for the Melbourne Planning Scheme Heritage Overlay and, failure to achieve entry to the Register, should not prevent its inclusion in the Heritage Overlay. Similarly, if only part of an identified significant place is included on the Victorian Heritage Register, the balance of the place should be included in the Schedule to the Heritage Overlay.

Existing heritage gradings from the City of Melbourne Heritage Places Inventory (2015) are included with proposed upgrades evident on the basis of enhancement or hitherto unknown historical information or, downgrades, because of external change, alterations or demolition.

**Detailed recommendations**

(Refer to Appendix 1: Summary table of all surveyed places for place specific recommendations.)

This report recommends that:

- Places and associated land, recommended in the Appendix 1: Summary table of all surveyed places for inclusion in a Heritage Overlay, should be added to the Schedule to the Heritage Overlay Clause 43.01 of the Melbourne Planning Scheme, as qualified by any detailed recommendations in each assessment, see Appendix 2: Heritage assessments;
- External Paint Controls should apply within the Schedule to the Heritage Overlay (clause 43.01) for all additional built places;
- Tree Control should be applied in the Heritage Overlay schedule for identified significant trees or consideration for a Vegetation Protection Overlay (schedule to clause 42.02);
- Places and associated land, where assessed to be of State significance, should be nominated by the City of Melbourne for assessment by the Victorian Heritage Council for potential inclusion on the Victorian Heritage Register;
- The proposed City of Melbourne heritage grading in this report (A-D) should be applied in the context of the relevant level of management, as outlined in the Melbourne Planning Scheme local policy (Heritage Places outside of the Capital City Zone, Clause 22.05 of the Melbourne Planning Scheme) and the reference document, Urban Conservation in the City of Melbourne (1985);
- The contributory elements or fabric described in each assessment (typically elements from the principal creation date or dates of the place) should be conserved and enhanced following the stated purpose of clause 43.01;
- The proposed gradings, once adopted, should be added to or replace those existing in the Heritage Place Inventory (2105);
- City of Melbourne i-Heritage online heritage database should reflect the changed gradings to avoid confusion;
- City of Melbourne entries in the Hermes online database should be edited to reflect the findings of this Review;
- The City of Melbourne should encourage or aid in the digitisation and flat storage of the significant collection of City of Melbourne building permit application drawings held at the Victorian Public Records Office that are currently rolled up in tubes, with consequent public access and conservation issues; and
- The Statements of Significance and place assessments from this review in Appendix 2: Heritage assessments - all places should form part of an Incorporated Document in the Melbourne Planning Scheme to guide heritage management of the significant places of West Melbourne.
Management

Background
This Review does not include a review of existing management policies by the City of Melbourne. Refer to following management policies set out in the Melbourne Planning Scheme.

City of Melbourne heritage management policies
The management policies applied by Council when considering relevant permit applications are dependent on the particular place and streetscape grading. These performance standards are set out in the “Heritage Places Outside the Capital City Zone” local policy at Clause 22.05 of the Melbourne Planning Scheme. This local policy only applies to places within the Heritage Overlay Area that are situated outside of the Capital City Zone.

City of Melbourne heritage policy reference
The heritage policy references for the project area are as follows.

Relevant heritage policy references in the Melbourne Planning Scheme
- Urban Conservation in the City of Melbourne (1985);
- Harbour, Railways, Industrial Conservation Study (1985);
- North & West Melbourne Conservation Study (1985) and (1994);
- Flemington & Kensington Conservation Study (1985);
- Kensington Heritage Review, Graeme Butler (2013)
- Review of Heritage Buildings in Kensington: Percy Street Area, Graeme Butler (2013); and
- Central Activities District Conservation Study (1985).

Acknowledgements
The following persons have assisted in the preparation of this review.
- City of Melbourne Strategic Planning, Urban Design and Building department officers; and
- Heather McKay, Adult Services Librarian, Melbourne Library Services, North Melbourne Library.

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25 North and West Melbourne Conservation Study was carried out in 1983
Appendix 1: Summary table of all surveyed places

The following table provides information on all of the surveyed places in the West Melbourne project area under the headings below:

**Place address**
Alphabetical street order, using City of Melbourne addresses.

**Place name**
Typically based on the original owner or place name.

**Existing Heritage Overlay**
The existing Heritage Overlay number as listed in the schedule to clause 43.01, Melbourne Planning Scheme.

**Existing grading of place**
Place heritage rankings or gradings on the scale of A-D as defined in the *Heritage Places Inventory* (2015). See Appendix 5: *Heritage definitions used by City of Melbourne*.

**Existing streetscape level of place**
Streetscape Levels ranked on the scale of 1-3 as defined in *Heritage Places Inventory* (2015). See Appendix 5: *Heritage definitions used by City of Melbourne*.

**Proposed place grading**
Proposed revised place gradings A-D (see Appendix 5: *Heritage definitions used by City of Melbourne*) typically for places dating from c1835-1945. See *Limitations of this review*.

**Proposed streetscape level for place**
Proposed revised streetscape levels 1-3. See Appendix 5: *Heritage definitions used by City of Melbourne*.

**Significant - Is the place individually significant?**
Assessed as individually significant, judged within the local (West Melbourne or the City of Melbourne) or State context, and using the stated Heritage Victoria criteria as compared to similar places, typically for places dating from c1835-1970.

**Is the place contributory to a Heritage Overlay Area?**
Assessed as contributory to an existing Heritage Overlay or Heritage Overlay area, using the Heritage Victoria criteria and the existing Statements of Significance for North and West Melbourne (See Appendix 4: *Heritage Overlay area Statements of Significance, historical themes, and thematic chronology*).

**Place specific recommendations**
Recommendations for places, that are in addition to the general recommendations provided above. These involve, for example, potential adjustment to existing Heritage Overlay boundaries, names or contributory elements. Also in the case of identified significant trees on private land, the City of Melbourne has an Exceptional Tree Register that could also be considered for listing these trees as well as the Heritage Overlay. For further information, refer to the place assessments in Appendix 2: *Heritage assessments - all places*.
## RECOMMENDATION SUMMARY ALL SURVEYED PLACES

<table>
<thead>
<tr>
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<td>Judy Lazarus Transition Centre</td>
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<td>C</td>
<td>C</td>
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<td>C,D</td>
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<td>Ellan Vanan (or Ellan Vannin), Martha Goldsmith’s row house</td>
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<td>D</td>
<td>3</td>
<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Hawke Street and Adderley Street Park</td>
<td>Adderley Street</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>HO3</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
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<tr>
<td>Dennis Madden’s row houses, part 217-221</td>
<td>Adderley Street</td>
<td>D</td>
<td>D</td>
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<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Tyns House, part Clark’s row houses, 218-220</td>
<td>Adderley Street</td>
<td>C</td>
<td>C</td>
<td>3</td>
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<td>Yes</td>
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<td>John Jones’ workshop</td>
<td>Adderley Street</td>
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<td>Yes</td>
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<td>Dennis Madden’s row houses, part 217-221</td>
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<td>D</td>
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<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Clark’s row house, part 218-220</td>
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<td>C</td>
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<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>D</td>
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<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Gathercole’s house</td>
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<td>Barwon</td>
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<td>No</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<td>234</td>
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<td>241 -249</td>
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<td>-</td>
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<td>251</td>
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<td>St Ninnian's Cottages, part 252-254 Adderley Street</td>
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<td>D</td>
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<td>HO3</td>
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<td>No</td>
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<td>Adderley Street</td>
<td>253</td>
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<td>-</td>
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<td>HO3</td>
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<td>None.</td>
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<tr>
<td>St Ninnian's Cottages, part 252-254 Adderley Street</td>
<td>Adderley Street 254</td>
<td>D</td>
<td>D</td>
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<td>Adderley Street</td>
<td>255</td>
<td>D</td>
<td>-</td>
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<td>HO3</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Adderley Street</td>
<td>256 -260</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>HO3</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
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<tr>
<td>Fryth's Cottages, part 257-261 Adderley Street</td>
<td>Adderley Street 257</td>
<td>D</td>
<td>D</td>
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<td>2</td>
<td>HO3</td>
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<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Fryth's Cottages, part 257-261 Adderley Street</td>
<td>Adderley Street 259</td>
<td>D</td>
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<td>HO3</td>
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<td>Fryth's Cottages, part 257-261 Adderley Street</td>
<td>Adderley Street 261</td>
<td>D</td>
<td>D</td>
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<td>HO3</td>
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<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<tr>
<td>William French house</td>
<td>Adderley Street 263</td>
<td>C</td>
<td>C</td>
<td>3</td>
<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Heaton House or John Greenwood's house</td>
<td>Adderley Street 279</td>
<td>B</td>
<td>B</td>
<td>3</td>
<td>3</td>
<td>HO838</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>None.</td>
</tr>
<tr>
<td>West Melbourne State School Plantation Reserve later Railway Place and Miller Street Reserve</td>
<td>Anderson Street 1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
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<tr>
<td>Units</td>
<td>Austin Place</td>
<td>11</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>HO3</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
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<tr>
<td>Name</td>
<td>Address</td>
<td>Existing Grade (A-E)</td>
<td>Proposed Grade (A-D)</td>
<td>Existing Streetscape Level (1-3)</td>
<td>Proposed Streetscape Level (1-3)</td>
<td>Heritage Overlay</td>
<td>Proposed for new Heritage Overlay?</td>
<td>Contributory to precinct?</td>
<td>Significant</td>
<td>Recommendations</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
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<td>------------------</td>
</tr>
<tr>
<td>Interwar industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.</td>
<td>Batman and Jeffcott Streets, Boughton Place</td>
<td>varies</td>
<td>varies</td>
<td>varies</td>
<td>varies</td>
<td>HO770</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise the Heritage Overlay 770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.</td>
</tr>
<tr>
<td>St James Anglican Old Cathedral</td>
<td>Batman Street</td>
<td>2 -24</td>
<td>A</td>
<td>A</td>
<td>2</td>
<td>HO478</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Buildings at 28 Batman Street were part of the Edwardian-era St. James complex (HO478) and are contributory to its history (rather than individually significant). Heritage Victoria should be requested to consider inclusion of 28 Batman Street in the Victorian Heritage Register designation. Otherwise the City of Melbourne should consider a Heritage Overlay area that includes these buildings, as proposed: 'St James Church of England complex, part, 28 Batman Street, West Melbourne'.</td>
</tr>
<tr>
<td>St James Church of England complex, part (Free Kindergarten?)</td>
<td>Batman Street</td>
<td>28</td>
<td>C</td>
<td>-</td>
<td>2</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
</tr>
<tr>
<td>W. O'Donnell Engineer works, part 33-47 Batman Street</td>
<td>Batman Street</td>
<td>33 -43</td>
<td>B</td>
<td>B</td>
<td>-</td>
<td>HO770</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Significant and contributory part of an existing Heritage Overlay area, with potential to have its own Heritage Overlay as: 'W. O'Donnell Engineer works, 33-47 Batman Street'. City of Melbourne should include individual Statements of Significance in any precinct policy. Or revise the Heritage Overlay area mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.</td>
</tr>
<tr>
<td>Gollin and Co Pty Ltd. bulk store remnant</td>
<td>Batman Street</td>
<td>40</td>
<td>D</td>
<td>-</td>
<td>2</td>
<td>HO773</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Exclesior Manufacturing Works, part 33-47 Batman Street</td>
<td>Batman Street</td>
<td>45 -47</td>
<td>B</td>
<td>D</td>
<td>-</td>
<td>HO770</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'</td>
</tr>
</tbody>
</table>

Graeme Butler & Associates, 2015: Appendix 1: 20
<table>
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<tr>
<td>Flagstaff Place Apartments (demolition of former contributory building)</td>
<td>Batman Street</td>
<td>49 -53</td>
<td>D - - -</td>
<td>-</td>
<td>-</td>
<td>HO770</td>
<td>No</td>
<td>No</td>
<td>Exclude this building from Heritage Overlay 770, with revised mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: ‘Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.’</td>
</tr>
<tr>
<td>Studios Pty. Ltd. shop fittings manufacturers</td>
<td>Batman Street</td>
<td>50 -</td>
<td>D - 3</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<tr>
<td>Keep Brothers and Wood bulk store, later Batman Hill Apartments</td>
<td>Batman Street</td>
<td>55 -67</td>
<td>D B 3</td>
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<td>HO770</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise the Heritage Overlay HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: ‘Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.’ This place is an individually significant and contributory part of an existing Heritage Overlay with potential to have its own Heritage Overlay as: ‘Keep Brothers and Wood bulk store, 55-67 Batman Street, West Melbourne’. City of Melbourne should include individual Statements of Significance in any precinct policy. Revise the Heritage Places Inventory July 2015: address and grading.</td>
</tr>
<tr>
<td>Metropolitan Fire Brigade Station No.2</td>
<td>Batman Street</td>
<td>60 -</td>
<td>- - -</td>
<td>-</td>
<td>-</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
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<td>Sands and McDougall Pty Ltd box factory, part proposed Sands &amp; McDougall precinct</td>
<td>Batman Street</td>
<td>68 -</td>
<td>- - -</td>
<td>-</td>
<td>-</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
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<td>WG Goetz and Son Pty. Ltd., part proposed Sands &amp; McDougall precinct</td>
<td>Batman Street</td>
<td>115 -</td>
<td>- D 2</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Include this place in revised Heritage Overlay area, HO771, with the name and place address to reflect the contributory elements identified in this report: ‘Sands &amp; McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street’, as mapped.</td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Date</td>
<td>Proposed Grading</td>
<td>Contributory to precinct?</td>
<td>Significant</td>
<td>Recommendations</td>
<td></td>
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<td>No</td>
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<tr>
<td>Townhouse</td>
<td>Boughton Place 4</td>
<td>-</td>
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<td>No</td>
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<td>Townhouse</td>
<td>Boughton Place 6</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>HO770</td>
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<td>No</td>
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<tr>
<td>Melbourne Electricity Supply sub-station</td>
<td>Boughton Place 15 -21</td>
<td>-</td>
<td>D</td>
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<td>HO770</td>
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<td>Alexander Cooper's house</td>
<td>Capel Street 16</td>
<td>B</td>
<td>B</td>
<td>2</td>
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<td>HO3</td>
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<td>Capel Street 18</td>
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<td>2</td>
<td>1</td>
<td>HO3</td>
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<td>Yes</td>
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<td>Capel Street 20</td>
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<td>1</td>
<td>HO3</td>
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<td>Yes</td>
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<td>Yes</td>
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<td>Yes</td>
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<td>Rob Roy Hotel</td>
<td>Capel Street 32 -34</td>
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<td>HO3</td>
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<td>No</td>
</tr>
<tr>
<td>City Living sculpture</td>
<td>Jeffcott Street at King St</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>No</td>
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<td>Flagstaff Square</td>
<td>Jeffcott Street 16 -32</td>
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<td>-</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Clayton-Joel and Company factory</td>
<td>Jeffcott Street 17</td>
<td>D</td>
<td>C</td>
<td>3</td>
<td>3</td>
<td>HO862</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<tr>
<td>Royal Flagstaff</td>
<td>Jeffcott Street 19 -41</td>
<td>-</td>
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<td>-</td>
<td>No</td>
<td>No</td>
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<td>Royal Flagstaff</td>
<td>Jeffcott Street 33</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>No</td>
<td>No</td>
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<td>Burnside, W. K., Pty Ltd</td>
<td>Jeffcott Street</td>
<td>34 -36 D D 3 3</td>
<td>HO770  No  Yes  No</td>
<td>Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: ‘Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street’.</td>
<td></td>
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<tr>
<td>Burnside, W. K., Pty Ltd</td>
<td>Jeffcott Street</td>
<td>38 - 3 3</td>
<td>HO770  No  Yes  No</td>
<td>Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: ‘Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street’.</td>
<td></td>
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<tr>
<td>The Salisbury</td>
<td>Jeffcott Street</td>
<td>43 -53 - - - - No No No No</td>
<td>None.</td>
<td>Revise Heritage Places Inventory July 2015.</td>
<td></td>
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<tr>
<td>The Orchard</td>
<td>Jeffcott Street</td>
<td>55 - - - - No No No No</td>
<td>None.</td>
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<td>Cityside</td>
<td>Jeffcott Street</td>
<td>56 -60 - - - No No No No</td>
<td>None.</td>
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<td>Cityside</td>
<td>Jeffcott Street</td>
<td>66 -68 - - - No No No No</td>
<td>None.</td>
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<td>Art Production Pty. Ltd., former</td>
<td>Jeffcott Street</td>
<td>67 -73 - - - No No No No</td>
<td>None.</td>
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<td>Art Production Pty. Ltd., former</td>
<td>Jeffcott Street</td>
<td>76 - - - - No No No No</td>
<td>None.</td>
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<tr>
<td>Elms (x6), street trees</td>
<td>Jeffcott Street</td>
<td>81 -141 C - - No Yes Yes Yes</td>
<td>Proposed Heritage Overlay or Vegetation Protection Overlay: Elms (x6), street trees, near 81-141 Jeffcott Street, West Melbourne; Revise Heritage Places Inventory July 2015.</td>
<td></td>
<td></td>
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<tr>
<td>Sands and McDougall Pty. Ltd. complex, part</td>
<td>Jeffcott Street</td>
<td>102 - D - 2 HO771 No Yes No</td>
<td>Revise Heritage Overlay area HO771 name and address to reflect the identified contributory elements in this report: ‘Sands &amp; McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street’, as mapped.</td>
<td></td>
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<td></td>
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<tr>
<td>Jones Place</td>
<td>57 - - - - HO3 No No No No</td>
<td>None.</td>
<td></td>
<td></td>
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<tr>
<td>Jones Place</td>
<td>59 - - - - HO3 No No No No</td>
<td>None.</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Jones Place</td>
<td>61 - - - - HO3 No No No No</td>
<td>None.</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>King Street and Victoria Street Reserve</td>
<td>King Street</td>
<td>- D - - HO3 No Yes No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
<td></td>
<td></td>
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<tr>
<td>North Melbourne War Memorial, King and Victoria Street Reserve (relocated)</td>
<td>King Street at Hawke Street</td>
<td>-</td>
<td>B</td>
<td>-</td>
<td>-</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>King Street</td>
<td>339</td>
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<td>King Street</td>
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<tr>
<td>King Street</td>
<td>346 -352</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>Phoenix Clothing Company complex</td>
<td>King Street</td>
<td>347 -349</td>
<td>D</td>
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<td>Kidd's row houses later Langdon Buildings</td>
<td>King Street</td>
<td>351 -355</td>
<td>B,C</td>
<td>A</td>
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<td>1</td>
<td>HO477</td>
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<tr>
<td>Bay View Hotel</td>
<td>King Street</td>
<td>360</td>
<td>C</td>
<td>C</td>
<td>3</td>
<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
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<tr>
<td>Ralph A. Stuart and Co. wool brokers, later NCO House</td>
<td>King Street</td>
<td>363</td>
<td>C</td>
<td>B</td>
<td>3</td>
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<td>King Street</td>
<td>364</td>
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<td>King Street</td>
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<td>King Street</td>
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<td>Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices</td>
<td>King Street</td>
<td>407 -415</td>
<td>B</td>
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<tr>
<td>George Donald's house (also James Bryce's wooden house at rear)</td>
<td>King Street</td>
<td>438</td>
<td>-</td>
<td>B</td>
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<td>2</td>
<td>HO3</td>
<td>No</td>
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<tr>
<td>Mezrich-house, or Abraham Smith's house, later Don Henry Fulton’s office</td>
<td>King Street 439</td>
<td>D</td>
<td>C</td>
<td>2</td>
<td>2</td>
<td>HO860</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<td></td>
<td>King Street 443</td>
<td>-</td>
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<td>-</td>
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<td>No</td>
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<tr>
<td>Newstead or Ormiston house</td>
<td>King Street 444</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<tr>
<td>Flagstaff Terrace</td>
<td>King Street 445</td>
<td>-459</td>
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<tr>
<td>City of Melbourne Electric Supply Department pillar-box, Hawke Street and King Street Reserve</td>
<td>King Street 446 near</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
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<td>Underground Public Toilets Hawke Street and King Street Reserve</td>
<td>King Street 446</td>
<td>C</td>
<td>A</td>
<td>3</td>
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<td>HO935</td>
<td>No</td>
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<td>Yes</td>
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<td>Elm, Hawke Street and King Street Reserve</td>
<td>King Street 446 near</td>
<td>-</td>
<td>C</td>
<td>-</td>
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<td>Yes</td>
<td>Yes</td>
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<td>447 King Street</td>
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<td>449 King Street</td>
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<td>451 King Street</td>
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<td>457 King Street</td>
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<td>West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices</td>
<td>King Street 469-471</td>
<td>C</td>
<td>2</td>
<td>2</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>Mitchell Water Australia</td>
<td>King Street 473</td>
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<td>Young’s hotel, former</td>
<td>King Street 479-481</td>
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<td>Carpark</td>
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<td>BSC House</td>
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<td>Downtown Signs</td>
<td>King Street 491-495</td>
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<td>Tame and Company factory</td>
<td>King Street 501-509</td>
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<td>Plumbing Industry House</td>
<td>King Street 511</td>
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<td>Yes</td>
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<td>Mair’s row houses, part 555-557 King Street</td>
<td>King Street 541</td>
<td>-</td>
<td>-</td>
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<td>No</td>
<td>No</td>
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<td>Cadell House</td>
<td>King Street 545</td>
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<td>King Street 551</td>
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<td>King Street 555</td>
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<td>HO774</td>
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<td>Yes</td>
<td>None.</td>
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<td>C</td>
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<td>3</td>
<td>HO774</td>
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<td>Yes</td>
<td>None.</td>
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<td>Burnside House, part Houston’s row houses S81-S83 King Street</td>
<td>King Street 559-577</td>
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<td>Bell’s house, part row houses, 585-587 King Street</td>
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<td>Yes</td>
<td>None.</td>
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Graeme Butler & Associates, 2015: Appendix 1: 42
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Graeme Butler & Associates, 2015: Appendix 1
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<td>Roden Street 76</td>
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<td>HO3 No</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Athlunkard or Malone's house</td>
<td>Roden Street 78</td>
<td>B B 2</td>
<td>1 HO3 No</td>
<td>Yes Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Bowden's house</td>
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<td>1 HO3 No</td>
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<td>Alfred Coope's house</td>
<td>Roden Street 82</td>
<td>C C 2</td>
<td>1 HO3 No</td>
<td>Yes Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>John White's house</td>
<td>Roden Street 86</td>
<td>D B 2</td>
<td>1 HO3 No</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Monteith</td>
<td>Roden Street 90</td>
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<td>Rothwell</td>
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<td>Thor Alice?</td>
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<td>Roden Street 132</td>
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<td>2 HO3 No</td>
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<td>City of Melbourne Electricity Supply substation</td>
<td>Roden Street 132</td>
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<td>Tivoli Apartments</td>
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<td>Roden Street 148</td>
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<td>Roden Terrace, part, 148 and 152 Roden Street</td>
<td>Roden Street 152</td>
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<td>Thomas Hulse's house, part 159-163 Roden Street, West Melbourne</td>
<td>Roden Street 158-162</td>
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<td>Roden Street 159</td>
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<td>D</td>
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<td>Briscoe and Co ironmongers warehouse complex</td>
<td>Roden Street 163</td>
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<td>Briscoe and Co ironmongers warehouse complex, part, Roden Street wing- see also 135-141 Hawke Street wing</td>
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<td>Name</td>
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<td>Proposed Grading (A-D)</td>
<td>Existing Streetscape Level (1-3)</td>
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<td>Heritage Overlay</td>
<td>Proposed for new Heritage Overlay?</td>
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<td>Contributory to precinct?</td>
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<td>Roden Street 199</td>
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<td>C</td>
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<td>Hessey's house</td>
<td>Roden Street 201</td>
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<td>Hessey's house</td>
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<td>Hessey's house</td>
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<td>Moorside Wool Company</td>
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<td>Endorsed Carriers</td>
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<td>Rosslin or Thomas May's house, later Walker house</td>
<td>Rosslyn Street 41 -47</td>
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<td>Rosslin or Thomas May's house, later Walker house</td>
<td>Rosslyn Street 42 -50</td>
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<td>Rosslyn Street 49 -51</td>
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<td>James Harrison House</td>
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<td>Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part</td>
<td>Rosslyn Street</td>
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<td>HO3</td>
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<td>Row house, part Kirk's houses, 87-89 Rosslyn Street</td>
<td>Rosslyn Street</td>
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<td>Tame and Co, sheet metal worker workshop</td>
<td>Rosslyn Street</td>
<td>92 - D - 2</td>
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<td>Ken Shi Kan</td>
<td>Rosslyn Street</td>
<td>93 -99 - -</td>
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<td>Fox, L sheet metal worker</td>
<td>Rosslyn Street</td>
<td>96 -110</td>
<td>D</td>
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Graeme Butler & Associates, 2015: Appendix 1: 48
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Graeme Butler & Associates, 2015: Appendix 1: 54
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<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>City of Melbourne should submit this place to Heritage Victoria for addition to Victorian Heritage Register as of State significance, given historical associations.</td>
</tr>
<tr>
<td>Stanley Street 17</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>Stanley Street 19</td>
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<td>-</td>
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<td>Stanley Street 23</td>
<td>-</td>
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<td>No</td>
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<td>Stanley Street 25-29</td>
<td>-</td>
<td>-</td>
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<td>-</td>
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<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
<td></td>
</tr>
<tr>
<td>Edments Bulk store, later Dickins, S. E., Pty Ltd, grocers</td>
<td>Stanley Street 31-47</td>
<td>-</td>
<td>D</td>
<td>-</td>
<td>3</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part</td>
<td>Stanley Street 31-47, rear</td>
<td>D,C</td>
<td>C</td>
<td>3</td>
<td>3</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Proposed Heritage Overlay: Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part, 31-47, rear Stanley Street, West Melbourne. Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Stanley Street 49-59</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>No</td>
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<td>No</td>
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<tr>
<td>Bevan and Edwards bulk store, part 61-67 Stanley Street</td>
<td>Stanley Street 61-63</td>
<td>D</td>
<td>C</td>
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<td>2</td>
<td>HO469</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Edwardian and Victorian-era streetscape</td>
<td>Stanley Street 61-67</td>
<td>D</td>
<td>varies</td>
<td>3</td>
<td>2</td>
<td>HO469</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Alfred Haker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters, part former complex</td>
<td>Stanley Street 62-80</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td>3</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Proposed Heritage Overlay: Alfred Haker, later Barrett Bros and Burston and Company Pty. Ltd. maltsters, part former complex, 62-80 Stanley Street, West Melbourne; Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>David Walker house, part 61-67 Stanley Street</td>
<td>Stanley Street 65</td>
<td>D</td>
<td>C</td>
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<td>2</td>
<td>HO469</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015 for grading and address.</td>
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<td>Stanley Street 69</td>
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<td>Stanley Street 71-73</td>
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<tr>
<td>Industrial S’ery Engineers Pty. Ltd.</td>
<td>Stanley Street 82-86</td>
<td>D</td>
<td>-</td>
<td>3</td>
<td>No</td>
<td>No</td>
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<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<tr>
<td>Moses Park’s row houses, part 95-101 Stanley Street</td>
<td>Stanley Street</td>
<td>95</td>
<td>D</td>
<td>D</td>
<td>3</td>
<td>2</td>
<td>HO470</td>
<td>No</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015</td>
</tr>
<tr>
<td>Row house streetscape, 95-101 Stanley Street</td>
<td>Stanley Street</td>
<td>95 -101</td>
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<td>D</td>
<td>3</td>
<td>2</td>
<td>HO470</td>
<td>No</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015</td>
</tr>
<tr>
<td>Moses Park’s row houses, part 95-101 Stanley Street</td>
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<td>97</td>
<td>D</td>
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<td>3</td>
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<td>HO470</td>
<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015</td>
</tr>
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<td>James Burns row houses, part 95-101 Stanley Street</td>
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<td>99</td>
<td>D</td>
<td>D</td>
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<td>HO470</td>
<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015</td>
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<td>James Burns row houses, part 95-101 Stanley Street</td>
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<td>HO470</td>
<td>No</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015</td>
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<tr>
<td>Row house streetscape, 95-101 Stanley Street</td>
<td>Stanley Street</td>
<td>103 -113</td>
<td>-</td>
<td>-</td>
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<td>Stanley Street</td>
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<td>Stanley Street</td>
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<tr>
<td>Row house streetscape, 95-101 Stanley Street</td>
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<td>Inter-war workshop group</td>
<td>Stanley Street</td>
<td>127 -153</td>
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<td>No</td>
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<td>No</td>
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<td>Doyle, Samuel bakery</td>
<td>Stanley Street</td>
<td>130 -136</td>
<td>-</td>
<td>D</td>
<td>-</td>
<td>2</td>
<td>No</td>
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<td>Revise Heritage Places Inventory July 2015</td>
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<td>Doyle’s factory, later Plywood and Trading Company Pty. Ltd.</td>
<td>Stanley Street</td>
<td>138 -140</td>
<td>D</td>
<td>C</td>
<td>3</td>
<td>2</td>
<td>HO471</td>
<td>No</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015</td>
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<td>Doyle’s factory, later Fernshaws Pty. Ltd., manufacturing chemists</td>
<td>Stanley Street</td>
<td>142 -144</td>
<td>-</td>
<td>-</td>
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<td>Brown’s factory also Commonwealth Steel Company</td>
<td>Stanley Street</td>
<td>152</td>
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<td>Brown’s factory also Commonwealth Steel Company</td>
<td>Stanley Street</td>
<td>154</td>
<td>-</td>
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<td>3</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015</td>
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<td>Speciality Steel and Hardware Manufacturing Company, former</td>
<td>Stanley Street</td>
<td>162 -170</td>
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<td>Speciality Steel and Hardware Manufacturing Company, former</td>
<td>Stanley Street</td>
<td>172</td>
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<td>Speciality Steel and Hardware Manufacturing Company, former</td>
<td>Stanley Street</td>
<td>173</td>
<td>-</td>
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<td>Speciality Steel and Hardware Manufacturing Company, former</td>
<td>Stanley Street</td>
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<td>-</td>
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<td>Speciality Steel and Hardware Manufacturing Company, former</td>
<td>Stanley Street</td>
<td>176</td>
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<td>Speciality Steel and Hardware Manufacturing Company, former</td>
<td>Stanley Street</td>
<td>178</td>
<td>-</td>
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<td>No</td>
<td>No</td>
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<tr>
<td>Stanley Street 179</td>
<td>D</td>
<td>3</td>
<td>No</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Stanley Street 180</td>
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<td>Stanley Street 182</td>
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<td>Stanley Street 183</td>
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<td>Stanley Street 186</td>
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<td>No</td>
<td>No</td>
<td>No</td>
<td>None.</td>
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</tr>
<tr>
<td>Lourdes, Hannah Smith’s house and dairy</td>
<td>Stanley Street 187</td>
<td>D</td>
<td>C</td>
<td>3</td>
<td>3</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise boundary to HO3 North &amp; West Melbourne Precinct to include this house as a contributory place; Revise Heritage Places Inventory July 2015.</td>
<td></td>
</tr>
<tr>
<td>William Cullen’s house or Ballydavid House, part 191-193 Stanley Street</td>
<td>Stanley Street 191</td>
<td>D</td>
<td>C</td>
<td>3</td>
<td>3</td>
<td>HO3</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
<td></td>
</tr>
<tr>
<td>William Cullen’s house or Ballinlough House, part pair 191-193 Stanley Street</td>
<td>Stanley Street 193</td>
<td>C</td>
<td>C</td>
<td>3</td>
<td>3</td>
<td>HO3</td>
<td>Yes</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Stanley Street 195</td>
<td>D</td>
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<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Stanley Street 197</td>
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<td>D</td>
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<td>HO3</td>
<td>No</td>
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<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
<td></td>
</tr>
<tr>
<td>Rose</td>
<td>Stanley Street 199</td>
<td>D</td>
<td>D</td>
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<td>HO3</td>
<td>No</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<tr>
<td>Grier house</td>
<td>Stanley Street 200</td>
<td>D</td>
<td>D</td>
<td>3</td>
<td>3</td>
<td>HO3</td>
<td>No</td>
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<td>None.</td>
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<td>Stanley Street 201</td>
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<td>No</td>
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<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Stanley Street 202</td>
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<td>Stanley Street 203</td>
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<td>D</td>
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<td>HO3</td>
<td>No</td>
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<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Stanley Street 206</td>
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<td>-</td>
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<td>No</td>
<td>No</td>
<td>None.</td>
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<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 207</td>
<td>D</td>
<td>D</td>
<td>3</td>
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<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>Revise Heritage Places Inventory July 2015 grading and reconcile address with City of Melbourne property description.</td>
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<tr>
<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 209</td>
<td>D</td>
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<td>3</td>
<td>3</td>
<td>HO3</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<tr>
<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 211</td>
<td>D</td>
<td>D</td>
<td>3</td>
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<td>HO3</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 213</td>
<td>D</td>
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<td>HO3</td>
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<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 215</td>
<td>D</td>
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<td>HO3</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 217</td>
<td>D</td>
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<td>HO3</td>
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<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 218</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>HO3</td>
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<tr>
<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 219</td>
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<td>HO3</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
<tr>
<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>Stanley Street 221</td>
<td>D</td>
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<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Fitchett Brothers Pty. Ltd. Factory</td>
<td>Stanley Street 240</td>
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<td>HO3</td>
<td>No</td>
<td>Yes</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Cephalonian Society of Victoria</td>
<td>Stawell Street 16</td>
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<td>Stawell Street</td>
<td>Stawell Street 36</td>
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<td>HO3</td>
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<td>Stawell Street</td>
<td>Stawell Street 40</td>
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<td>D  C 3</td>
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<td>-</td>
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<td>H03</td>
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<td>Walsh Street</td>
<td>C</td>
<td>C</td>
<td>3</td>
<td>3</td>
<td>H03</td>
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<td>Browne’s houses, part 23-25 Walsh Street</td>
<td>Walsh Street</td>
<td>C</td>
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<td>3</td>
<td>3</td>
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<td>-</td>
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<td>-</td>
<td>H03</td>
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<td>Wickham’s house, later Oakey’s house</td>
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<td>62</td>
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<td>3</td>
<td>H03</td>
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<td>Flagstaff Gardens The Court Favourite Sculpture</td>
<td>William Street</td>
<td>309-311</td>
<td>C</td>
<td>A</td>
<td>-</td>
<td>H0793</td>
<td>No</td>
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<td>Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.</td>
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<td>Row house, part 343, 345-349 William Street</td>
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<td>C</td>
<td>C</td>
<td>3</td>
<td>3</td>
<td>HO3</td>
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<td>HO3</td>
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<td>-</td>
<td>C</td>
<td>-</td>
<td>2</td>
<td>HO3</td>
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<td>Revise Heritage Places Inventory July 2015.</td>
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<tr>
<td>Demco Machinery Company Pty. Ltd. machinery merchants and Ansett Knitting Mills Pty. Ltd.</td>
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<td>-</td>
<td>D</td>
<td>-</td>
<td>2</td>
<td>HO3</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>Catholic Education - Northern Area (former Independent Church site)</td>
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<td>369</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>HO3</td>
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<td>Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve</td>
<td>William Street</td>
<td>383</td>
<td>-</td>
<td>C</td>
<td>-</td>
<td>HO3</td>
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<td>Yes</td>
<td>Yes</td>
<td>Proposed Heritage Overlay or Vegetation Protection Overlay for: 'Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve'</td>
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<td>Howard Street and William Street Reserve</td>
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<td>383</td>
<td>-</td>
<td>D</td>
<td>-</td>
<td>2</td>
<td>HO3</td>
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<td>Yes</td>
<td>No</td>
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<td>Zeplin's house</td>
<td>William Street</td>
<td>436</td>
<td>C</td>
<td>B</td>
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<td>3</td>
<td>HO3</td>
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<td>William Street</td>
<td>438</td>
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<td>3</td>
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<td>HO3</td>
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<td>Howat's row houses, part 446-450 William Street</td>
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<td>C</td>
<td>C</td>
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<td>2</td>
<td>HO3</td>
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<td>Yes</td>
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<td>No</td>
<td>Revise Heritage Places Inventory July 2015.</td>
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<td>2</td>
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</table>
Appendix 2: Heritage assessments - all places

The following are brief preliminary assessments of, and research on, all surveyed places in the West Melbourne project area. Places within the project area, assessed in the Arden-Macaulay Heritage Review 2012, are excluded from this report.

Refer to Appendix 3: for heritage assessments and Statements of Significance for potential individually significant places, as precincts streetscapes or individual places.

Place assessment data

This Appendix provides the following information:

Place address
Arranged in alphabetical street order, using City of Melbourne addresses.

Place name
Name based on original or early owner or place name if known.

Survey notes
Brief preliminary observations from the project survey, typically noting distinctive elements at the place that have not been noted previously in the Building Identification Form (BIF) or changes since previous assessments.

A typical entry is 'Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below'- this refers to the abstract of the heritage study Building Information Form (BIF) available on the City of Melbourne i-Heritage web site that has management recommendations and details on the place. Another common entry is 'Not assessed' which refers to places outside of the identified significant period in North and West Melbourne, this period being focussed on Victorian and Edwardian-era places as supported by Interwar places. Post Second War places are generally not assessed unless recognised individually in a comparative heritage work for its significance, such as the Heritage Victoria post-war study. (Refer to Limitations of this review)

Existing Heritage Overlay
The existing Heritage Overlay number and name as seen in the schedule to clause 43.01, Melbourne Planning Scheme.

Existing grading of place
Place heritage rankings or gradings on the scale of A-D, as defined in the Heritage Places Inventory (2015). See Appendix 5: Heritage definitions used by City of Melbourne.

Existing streetscape level of place
Streetscape Levels ranked on the scale of 1-3, as defined in the Heritage Places Inventory (2015). See Appendix 5: Heritage definitions used by City of Melbourne.

Proposed place grading
Proposed revised place gradings A-D (see Appendix 5: Heritage definitions used by City of Melbourne) within the identified West Melbourne thematic context and typically for places dating from c1835-1945 (refer to Limitations of this review).

Proposed streetscape level for place
Proposed revised streetscape levels 1-3 (see Appendix 5: Heritage definitions used by City of Melbourne) within the West Melbourne thematic context.

What era or date does the place express?
An estimated creation date for the place followed by its expression of key eras in the development of West Melbourne and the City of Melbourne:

- Early Victorian-era typically 1837-1875;
- Victorian-era, 1837-1900;
- Edwardian-era, 1901-1918;
- Interwar era, 1919-1945; and
- Post World War Two era, 1945-.

What are the heritage values seen at the place?
The following heritage or cultural values are the recognised key aspects possessed by a place for potential recognition within the planning scheme Heritage Overlay (see Appendix 6: Assessment criteria used in this report).

- Historical;
Aesthetic; Social; and/or Scientific.

These values may be evident but not necessarily significant.

Is the place individually significant?
Assessed as individually significant judged within the local (West Melbourne or the City of Melbourne) or State context using the stated Heritage Victoria criteria as compared to similar places (refer Appendix 6: Assessment criteria used in this report) and typically for places dating from c1835-1940, as guided by the existing Statements of Significance for the Heritage Overlays surveyed.

Where a place has not been assessed because of its creation date range (post 1945) and known status (no awards), 'not significant or contributory' is selected where the place is of no recognised or known significance and does not contribute to the identified heritage themes in the West Melbourne area.

Is the place contributory to a Heritage Overlay Area?
The place is assessed as contributory to an existing Heritage Overlay or Heritage Overlay Area (Heritage Overlay listed, typically HO3, North and West Melbourne) using the stated Heritage Victoria criteria and the existing or interim Statement of Significance (see Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology and Appendix 6: Assessment criteria used in this report).

Historic themes represented?
(See Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology) Thematic expression is as defined in Thematic History – A History of the City of Melbourne’s Urban Environment (2012).

Recommendations
Recommendations for places, that are in addition to the general recommendations provided above, involving for example potential adjustment of existing Heritage Overlay boundaries, names or contributory elements. Also in the case of identified significant trees on private land, the City of Melbourne has an Exceptional Tree Register that could also be considered for listing these trees as well as the Heritage Overlay or the Vegetation Protection Overlay.

Main references
Typically, potential significant places have been checked against the following general references, with specific references stated for each place. Wherever possible reference material is quoted as originally published to provide factual rather than interpreted data. This may mean inclusion of abbreviations or acronyms, or misspellings.

- Municipal rates search to establish first or major owners and/or occupiers (City of Melbourne Rate and Valuers Books, typically quoted as written) as held at the Victorian Public Records Office (cited as VPRO);
- City of Melbourne building permit applications to ascertain or verify construction dates, owners, designers and builders, as held at the Victorian Public Records Office;
- City of Melbourne Geographic Information System (GIS) map 2015 provided of the project area;
- City of Melbourne online maps with property histories, title, and planning data and recent images;
- City of Melbourne database extract that provided the basis for the Review database, with place addresses, property numbers, and heritage status for all properties in the project area;
- Sands and McDougall directories of Melbourne and Victoria, used to early discover occupiers, typically quoted in this report as published;
- Melbourne and Metropolitan Board of Works (referred to as MMBW) Detail (DP) and Record Plans (RP) of Melbourne, typically dating from c1895, accessed at the State Library of Victoria web site, or available as a layer on the City of Melbourne online maps;
- City of Melbourne Town Planning register online;
- City of Melbourne i-Heritage, online heritage database that includes abstracts from the Building Identification Forms (BIF) for the City of Melbourne heritage studies including the Central Activities District Conservation (CAD) Study (1985) and North and West Melbourne Conservation Study (1983), each form providing an image, data and management direction for each surveyed place (cited as i-Heritage search results: Abstract of Building Identification Form, [BIF]), if existing quoted directly in the Review;
- Heritage Places Inventory (2008, 2015);
- Hermes Victoria’s Heritage Database, private online resource hosted by Heritage Victoria (cited as Hermes);
- Victorian Heritage Database, online;
- City of Melbourne online maps which include title data and some planning applications also historical layers for the 1945 aerial photography of Melbourne, 1895 MMBW Detail Plans and consolidated Parish Plan for the West Melbourne area;
- Probate records, accessed online at the Victorian Public Records Office (cited as VPRO);
- Australian births, deaths and marriages indices and Commonwealth or Australia Electoral Rolls accessed via Ancestry.com online genealogical database;
- Newspapers searched from the National Library of Australia online Trove collections;
- State Library of Victoria map, manuscript, picture and book collections;
- Picture Australia web image searches;
- Lewis, Miles. online Australian Architecture Index, typically listed as a quoted record or table extract with record number, builder, owner, address, type and date;
- Victorian Government Gazette (cited as VGG) accessed online;
- Victorian Parliamentary Papers (cited as VPP) accessed online;
- Victorian Titles Office (cited as VTO) accessed online;
- North Melbourne Parish Plan, Central Plans Office (CPO), accessed online;
- Google Earth or Google Maps, accessed online.

Reference was also made to:

- Graeme Butler, North and West Melbourne Conservation Study (1983) with cited references such as rate books (cited as ‘RB’), directories (D) and Building Permit Application (PA); and associated Building Identification Forms (BIF) as abstracted in the i-Heritage City of Melbourne heritage online database;
- Graeme Butler, Melbourne Central Activities District Conservation Study, (1985), as abstracted in the i-Heritage City of Melbourne heritage online database;
- Meredith Gould Architects (MGA), Arden Macaulay Structure Plan Area (2010);
- Allom Lovell and Associates, City of Melbourne Heritage Review (2000);
- Context, Thematic History - A City of the City of Melbourne's Urban Environment (2012); and
- City of Melbourne Heritage Precincts Background History & Significance Assessment (2007) prepared as a reference to Clause 22.06 of the Melbourne Planning Scheme;
- Assessment City North Structure Plan Area Heritage Assessment (2011) prepared by MGa for the Planning Scheme Amendment C198.
SURVEYED PLACES

| Abbotsford Street | 1-13 |

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -  Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available): 2010-2012
Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne Geographic Information System (GIS) map 2015
Shown as 3-7 Abbotsford Street

Planning register online search
Permit Number TP-2009-144/A
Date Received 27/10/2010
Address of Land 1-13 Abbotsford Street WEST MELBOURNE VIC 3003 (Zone MUZ)
Applicant's Name and Address Restricted - Can be viewed at Council
Proposed Use or Development
Development of land for a four storey building comprising 10 dwellings and reduction in car parking requirements
Officer's Name Steven PETSINIS
Change to Application YES
Objections Received 0
Application Status Plans Endorsed

Property number: 100001

City of Melbourne City online maps:
'A two storey concrete townhouse complex with ground level parking. Built and subdivided into twelve two storey units in 2012.'
'The prior use of this property was Warehouse / Printer, and the proposed use is Residential.
The number of occupants before development was 5.
The number of lots after development is 10.
The number of bedrooms after development is 25.
The number of people after development is 25.'
West Melbourne Heritage Review

SURVEYED PLACES

<table>
<thead>
<tr>
<th>Street</th>
<th>Existing Grade</th>
<th>Proposed Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abbotsford</td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>Street 17-37 J. Gadsden Pty. Ltd.</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -
Proposed Grading: C

What streetscape level (1-3) does the place express (if any)?

Existing Streetscape Level: -
Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1926
Creation era?
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

Is the place in a Heritage Overlay?

No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.
Proposed Heritage Overlay as: J. Gadsden Pty. Ltd., 17-37 Abbotsford Street, West Melbourne.

References (if any):


Building Permit Application

Fiche has part card for 35, no entries, cards:
266-280 Adderley St
1926 8721 erection of factory
1944 23017 £2898 additions to factory
284 Adderley St
1953 27164 £5000 additions brick walls, fibro roof
Abbotsford Street 17-37 card refers to 1979-1996 works.

Museum of Victoria

Image of D300 Motor Van, J. Gadsden Pty Ltd, 1939 'J. GADSDEN PTY. LTD. Tinplate Printers & Canister Makers’ painted on side of van body.

‘J. GADSDEN PTY. LTD. ABBOTSFORD ST. WEST MELBOURNE’ painted driver’s side door.”


Newspapers:

‘The Brisbane Courier’ Thursday 11 September 1930

‘BAG AND SACK IMPORTS. 90,000,000 YEARLY. MELBOURNE, September 10.

Tariff Board witnesses today, when a request was made for an import duty of 20 per cent, for bags and sacks, agreed that the potentialities of the Australian bag and sack industry had not been investigated thoroughly.

Statistics showed that the annual importation of bags and sacks to Australia was 90,000,000. Mr. Stanley Gadsden (director, J. Gadsden Pty., Ltd.) said that several Victorian firms had begun to manufacture jute woven goods, but Indian competition made it impossible to continue the industry. Australia imported all her sacks from India. In the last five years. Australia had shipped £5,500,000 in gold and silver bullion to India, but this shipment would have been obviated by a local sack industry.’

‘The Sydney Morning Herald’ Monday 14 December 1936:

‘Mr. J. GADSDEN.

MELBOURNE, Sunday.
The death occurred yesterday of Mr. J. Gadsden, founder of the Arm of J. Gadsden Pty., Ltd., bag makers, of West Melbourne. Mr. Gadsden. Who was In his 79th year, arrived in Australia in the early eighties, and soon afterwards established a paper printing business. The business extended throughout Australia and New Zealand, and there are now 12 factories manufacturing textile bags and similar articles. He is survived by two sons and a daughter._’

‘The Sydney Morning Herald’ Monday 14 December 1936:

‘Mr. J. GADSDEN.

MELBOURNE, Sunday.
The death occurred yesterday of Mr. J. Gadsden, founder of the Arm of J. Gadsden Pty., Ltd., bag makers, of West Melbourne. Mr. Gadsden. Who was In his 79th year, arrived in Australia in the early eighties, and soon afterwards established a paper printing business. The business extended throughout Australia and New Zealand, and there are now 12 factories manufacturing textile bags and similar articles. He is survived by two sons and a daughter.’

Graeme Butler & Associates 2015: Appendix 2: 71
SURVEYED PLACES

Australia and New Zealand and at the time of his death had 12 factories operating in the manufacture of textile bags and similar articles. He is survived by two sons (Messrs Stanley Gadsden and Norman Gadsden) and a daughter (Mrs McCullough) The funeral will take place this morning at the Boronarda Cemetery Kew Arrangements are in chal go of Le Pine and Son Pty Ltd.

'Western Mail' Thursday 7 October 1937

A ROYAL SHOW ATTRACTION.
Wide Variety of Products on Display.
... J. GADSDEN PTY., LTD.
The display of J. Gadsden Pty., Ltd., in the Manufacturers' Hall is both attractive and interesting, it features the well known Slumber King kapok mattresses in all sizes and in a wide range of colour schemes. Emphasis is laid on the great care taken in the manufacture of these mattresses, including the perfect roll edges, machine woolly tuftings and the perfect fillings of new, thoroughly seeded kapok. The ticking are said to be extra strong damask available in many beautiful two-colour patterns and also in the exclusive Slumber King art panel ticking which features beautiful panel der signs woven in five colours. Attention is also drawn to the guarantee tag which is affixed to each mattress.

J. Gadsden Pty., Ltd., was founded in 1887. It is one of the State's largest bedding manufacturers and also manufactures tin containers of all kinds, plain or printed, and the Slumber King wire mattresses, Gadsdens are also one of the largest importers of jute piece goods and cotton cloth for the manufacture of 'hessian and calico bags.'

'The Advertiser' Thursday 25 July 1940

New Factories For Albert Park (South. Australia)
Mr. Norman Gadsden a director of J. Gadsden Pty., Co., Ltd., Port Adelaide, arrived by expresses from Melbourne to deal with plans for the erection of two new buildings at Albert Park. They will be a canister works and a bag factory, for which plans have already been accepted, and for which specifications will have been drawn up in a few days. The factories will be single storey buildings of modern design, with extensive gardens, built on the company's four-acre site at Albert Park. It is expected that they will be completed by the end of the year.'

'The Sydney Morning Herald' Thursday 4 March 1954

J. Gadsden Acquires Container Mfr.
J. Gadsden Aust. Ltd. was registered in Melbourne yesterday to acquire all the shares in J. Gadsden Pty. Ltd., The new company has a nominal capital of £4 million.
Directors propose to make soon a placement of 10/- ordinary shares, at par, plus 4d brokerage.
J. Gadsden Pty. Ltd. makes containers for the. Packing of commodities such as food-stuffs, oil, kerosene, and paint. The acquisition does not include the holdings in Gadsden Hughes (Holdings) Ltd., Sydney, or J. Gadsden (N.Z.) Ltd. The placement will be handled by Vinton Smith, Dean and Dougall, brokers.'

'The Advertiser' Thursday 4 March 1954

'£4m. Gadsden Co. Formed
J. Gadsden Australia, Ltd., registered in Melbourne yesterday with nominal capital of £4m.
Will acquire all the shares, in J. Gadsden Pty., Ltd., Melbourne, can makers and canvas goods manufacturers.

A placement of 10/- ordinary at 10/4 (including brokerage) is proposed at an early date to qualify as a public company. The acquisition does not include the holdings in Gadsden - Hughes (Holdings), Ltd., Sydney, or J. Gadsden (N.Z), Ltd. The placement will be handled by Vinton Smithy Dean McDougall.'

'The Argus': Thursday 29 July 1954

300 tins a minute
SAFETY and comfort of Australian troops overseas has been the business of J. Gadsden Pty. Ltd. for nearly 70 years. And since 1887 the company has pioneered the huge tinned food industry in the Southern Hemisphere. It opened in Melbourne to make calico and hessian bags. During the Boer War and World War I Gadsden sent thousands of sandbags to protect our soldiers in Africa and Europe. It manufactured millions of food tins for troops throughout the world during the last war. Since then it has set up a factory in every State and four in New Zealand to provide food tins for an expanding industry. Gadsden's factory at Albert Park, near Adelaide, uses machines which will produce 300 cans a minute. This output makes the South Australian branch the biggest food can manufacturer in the State. THEIR cans are used for condensed milk, fruit, butter, cheese, cream, jams and vegetables. The company introduced tinplate printing in Australia, and now makes tins for oil companies and paint manufacturers.'

State Library of Victoria
See Airspy view 1938 of complex.
Jules Feldmann, 'Gadsden, the first 100 years', West Melbourne : J. Gadsden Australia, 1980. (NLA)
Gadsden Australia, 1879-1979 (ANB/PRECIS SIN 049512
State Library of Victoria Harold Paynting Collection, State Library of Victoria. 'Warehouse, Abbotsford St., North
Melbourne, interior and front and rear views' by Lyle

Melbourne Library Service:
'1930s. Gadsden employees ', Creator: Walker, H W
Description: Gadsden Packaging Company employees, c1930 in front of the works in Abbotsford Street, West
Melbourne. This is one side of the photograph. Lochlan
Papley is seventh from the left, front row, with the dark
shirt and braces. Picture courtesy of Pam Morcom.

City of Moreland Heritage
Moreland North of Bell Street
Heritage Study
Volume 2 – Heritage place and precinct citations 2011
see Hermes No 140007 Place Citation Report
140007 J. Gadsden Factory (Former) 36-38 Charles Street
Coburg North
'Place history
In 1923 Coburg was declared the most progressive
industrial suburb in the Metropolitan area, mainly for the availability
of providing comparatively large home sites near work
places. (Allom Lovell, 1998:49). Coburg has comparatively few
surviving pre-1930s factory buildings however a number of
major manufacturing plants have been developed in the post
war years including Gadsden's factory now occupied by
Visy. Gadsden's was one of two factories in Coburg
designed by Norris Architects, the other being the now

Graeme Butler & Associates 2015: Appendix 2: 72
The Coburg factory's reputation as a site of innovation continued into the 1970s. Gadsden had previously been a leader in steel can production, but with the introduction of aluminium cans to the market, sought to keep up with trends by installing coil cutting machinery capable of making can tops and bottoms in both steel and aluminium. Later, Minster Converter Presses, highly complex machines designed for the production of easy opening can tops for beverages that had previously only been available from America, were introduced to the Coburg plant. (Feldmann 1980) These various developments in the 1960s and 70s are evident in Rate Book records, which show a significant extension of 6440 square feet in 1960, 'factory additions' made in 1972, a compressor room appearing in 1973, laboratory additions in 1974 and an expansion for storage in 1975. (City of Coburg Rate Books)

For much of the mid-twentieth century the J. Gadsden company had factories operating Australia-wide. It is not known at what time the factory 36-38 Charles Street stopped operating as part of the J. Gadsden enterprise, however in 1986 J. Gadsden Pty Ltd was delisted and taken over by SAB Investments Pty Ltd (delisted 2006). The factory continues to be used for the manufacture of food and beverage cans, and is operated by Visy Recycling (Visy 2010).


Lewis, M. Australian Architecture Index: Gadsden

Gadsden

76371 Garrett Bros - Box Hill Gadsden, J Melbourne VIC Factory Stapley, Frank 1898 08 30
63748 Cove, F M, 8 Westley Street, Oakleigh Gadsden Pty Ltd, Abbotsford Street, North Melbourne Port Melbourne VIC Factories 1942 1 21
68252 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne (demolished) VIC 1945 4 6
68277 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1945 7 6
68525 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1949 11 21
68683 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1951 7 12'.

Stapley

75177 Ramsden, A - Hotham Gve. Elsternwick Ramsden, A Melbourne VIC Offices; Shops Stapley, F 1889 05 25
75378 Sinclair, William - 12 Garton Street Princes Hill Elder, Mrs Melbourne VIC Shop Stapley, F 1896 08 22
75191 Stockdale, Richard - 23 Howe Cresc. Sth. Melb Grant, Mrs Melbourne VIC Shop; Warehouse Stapley, F 1896 11 20
83393 Hutchison, H R - 9 Winchester Street Moonee

The purchase of land in Coburg for the construction of a new factory was part of a policy of expansion implemented by J. Gadsden Pty Ltd throughout the post-war period. The property was considered a bargain, with 9 ½ acres secured for 850 pounds per acre, and an additional 5 ½ acres acquired for 750 pounds per acre. The factory building was constructed in 1956 and began manufacturing cans in the same year. In 1957 parts of the factory were modified to accommodate the production of beer cans for the first time in Australia. The first beer cans were delivered by J. Gadsden Pty Ltd in December of that year. (Feldmann 1980)

During the early 1960s the factory at 36-38 Charles was again the subject of modifications, this time to satisfy the requirements of Campbell's Soups, a major new client that had engaged Gadsden to produce its cans. Later, however, operations for the production of Campbell's Soups cans were moved to a factory in Shepparton that had been newly constructed for the purpose. In addition, 1963 saw a Training Centre established at the Coburg Factory to assist in the development of employees' technical skills in a period of rapid technological advancement. (Feldmann 1980)
### Surveyed Places

<table>
<thead>
<tr>
<th>Place</th>
<th>Address</th>
<th>Name</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ponds Christ Church Trustees South Yarra VIC Church</td>
<td>79867 Campbell, J J - 47 Leopold St Sth. Yarra</td>
<td>Trustee</td>
<td>1900 03 5</td>
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<tr>
<td>Religious Buildings; Street &amp; Garden Architecture</td>
<td>Stapley, F</td>
<td>1900 03 22</td>
<td></td>
</tr>
<tr>
<td>South Yarra VIC Church</td>
<td>81411 Gamlin, C E - 138 Flinders Lane Grant, Mrs East Melbourne</td>
<td>House</td>
<td>1900 06 19</td>
</tr>
<tr>
<td>Stockdale, R Christ Church Trustees South Yarra VIC Religious Buildings</td>
<td>83159 Stockdale, R</td>
<td>1900 06 21</td>
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<tr>
<td>Religious Buildings; Street &amp; Garden Architecture</td>
<td>Stapley, F</td>
<td>1901 05 22</td>
<td></td>
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<tr>
<td>South Yarra VIC Church</td>
<td>72551 Baxter, James - Flinders St Melb. Miniffie &amp; Gatehouse West Melbourne VIC Factory</td>
<td>Stapley, F</td>
<td>1906 09 28</td>
</tr>
<tr>
<td>Melbourne VIC Warehouses</td>
<td>73332 Peters &amp; Hetherington - 230 King St Tye &amp; Co Melbourne</td>
<td>Warehouses</td>
<td>1907 05 20</td>
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<tr>
<td>Chapel</td>
<td>81447 Parker, Arthur - 246 Richardson St Sth. Melb Churchyard, Mrs Mary East Melbourne VIC Houses Stapley, F</td>
<td>1907 10 11</td>
<td></td>
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<tr>
<td>83135 Littlejohn, W A - 161 Victoria St Brunswick</td>
<td>1908 03 20</td>
<td></td>
<td></td>
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<tr>
<td>Clare</td>
<td>75385 Peters &amp; Hetherington Australian Advertising Co</td>
<td>Melbourne VIC Warehouse Stapley, F</td>
<td>1908 03 3</td>
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<tr>
<td>80156 Hannah, W - 720 Drummond St Dunkling, William</td>
<td>1908</td>
<td></td>
<td></td>
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<tr>
<td>Fitzroy VIC House Stapley, F</td>
<td>1908</td>
<td></td>
<td></td>
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<tr>
<td>83514 Garrett &amp; Mawson - Miford Court Rd Box Hill Sheppard, Arthur John South Yarra VIC House Stapley, F</td>
<td>1911 02 10</td>
<td></td>
<td></td>
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<tr>
<td>72299 Henningsen, H - 91 Flinders Lane east Hasker, Alfred West Melbourne VIC Warehouse Stapley, F</td>
<td>1911 03 15</td>
<td></td>
<td></td>
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<tr>
<td>82341 Wilson &amp; Sly - 36 Seymour Gve. Camberwell Synnot Bros Kensington VIC Warehouse Stapley, F</td>
<td>1911 11 17</td>
<td></td>
<td></td>
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<tr>
<td>77255 Humphreys, A J - 1 Gordon St Clifton Hill Cooper, S</td>
<td>1912 05 11</td>
<td></td>
<td></td>
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<tr>
<td>Co West Melbourne VIC Warehouse Stapley, F</td>
<td>1912 05 11</td>
<td></td>
<td></td>
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<tr>
<td>75225 Chadwick, James - Elizabeth St Preston Brandt, Ernest &amp; Frederick Melbourne VIC Factory Stapley, F</td>
<td>1912 06 18</td>
<td></td>
<td></td>
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<tr>
<td>71594 Gay &amp; Pickering - 18 Margaret St Moonee Pds Donaldson, Margaret Melbourne VIC Hotel; Shops Stapley, F</td>
<td>1914 07 14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>71420 Thompson &amp; Chalmers - 80 Wilson St Carlton Currie &amp; Richards Melbourne VIC Warehouse Stapley, F</td>
<td>1914 08 6</td>
<td></td>
<td></td>
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<tr>
<td>83599 Thompson &amp; Chalmers - 2 Edward St Essendon Weedon, Sir Henry South Yarra VIC House Stapley, F</td>
<td>1915 08 19'</td>
<td></td>
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### City of Melbourne Valuers Books

<table>
<thead>
<tr>
<th>Year</th>
<th>Address</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1930</td>
<td>Abbotsford</td>
<td>1619 J Gadsden P/L at Aderley St-B warehouse and factory 184x132, £1100; Ireland st 1481 store Jabez Gadsden 83 B house 4 rooms, 14x91 £24; 1812 85 3 room BH 14x91 £ 28 1813 JG 87 4 room BH 14x95 £26 1814 JG 89 4 room BH 14x95 £32 (Aderley St address not JG)</td>
</tr>
<tr>
<td>1935</td>
<td>Abbotsford</td>
<td>1812 85 3 room BH 14x91 £ 28 1813 JG 87 4 room BH 14x95 £26 1814 JG 89 4 room BH 14x95 £32 (Aderley St address not JG)</td>
</tr>
</tbody>
</table>

### Sands & McDougall Directory of Victoria

<table>
<thead>
<tr>
<th>Year</th>
<th>Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1942</td>
<td>Abbotsford</td>
<td>St Adderley St Gadsden, J., Pty Ltd. Canister mkr (only address)</td>
</tr>
<tr>
<td>1935</td>
<td>Abbotsford</td>
<td>St Adderley St Gadsden, J., Pty Ltd, canvas mnfr Ireland St</td>
</tr>
<tr>
<td>1930</td>
<td>Abbotsford</td>
<td>St 13 Pearce, Richd.</td>
</tr>
</tbody>
</table>
West Melbourne Heritage Review

SURVEYED PLACES

Abbotsford Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available): 1875-1900

Creation era?

☑ Victorian-era

☐ Edwardian-era

☐ Interwar

☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☐ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☐ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

36 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
West Melbourne Heritage Review

**SURVEYED PLACES**

| Abbotsford Street | 38 |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
</table>

**What date or era does the place express (if any)?**

**Creation date (if available)?** 1875-1900

- [x] Victorian-era
- [ ] Early Victorian-era
- [ ] Post WW2
- [ ] Edwardian-era
- [ ] Interwar

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 38 ABBOTSFORD STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

**Property number:** 558129
Abbotsford Street 39–49

Survey Notes:
Not assessed

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1946-2015
Creation era?
☑ Victorian-era ☐ Early Victorian-era
☐ Edwardian-era ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☒ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct ☒ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
‘A single storey brick industrial building. Primary landuse: Industrial (Manufacturing).’

Property number: 100003

Abbotsford Street 40 Lornaville

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1900-1918
Creation era?
☑ Victorian-era ☐ Early Victorian-era
☐ Edwardian-era ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☒ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
40 TO 44 ABBOTSFORD STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Abbotsford Street

Survey Notes:
Distinctive vermiculation - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

- Creation era: 1875-1900
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 8.2 Housing the population

Recommendations (if any)

- Revise Heritage Places Inventory July 2015.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 46 ABBOTSFORD STREET WEST MELBOURNE 3003
- Heritage Gradings
  - Building Grading Streetscape Level Laneway Level
  - D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Survey Notes:
Distinctive vermiculation - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
48 ABBOTSFORD STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
### Abbotsford Street

<table>
<thead>
<tr>
<th>Property number: 100146</th>
</tr>
</thead>
</table>

#### Survey Notes:
Infill drawn from adjoining factory architecture.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- Creation date (if available): 2000
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

#### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

City of Melbourne online maps
3 storey brick warehouse conversion.
Refurbished & sub-divided into apartments 2000.
West Melbourne Heritage Review

SURVEYED PLACES

| Abbotsford Street | 54 |

Survey Notes:
Fence replaced (with related design), otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1900-1918
Creation era?
- [ ] Early Victorian-era
- [ ] Victorian-era
- [✓] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

What are the heritage values of the place (if any)?
- [ ] Aesthetic value
- [✓] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- [✓] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
50 TO 54 ABBOTSFORD STREET WEST MELBOURNE 3003
Heritage Gradients
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Graeme Butler & Associates 2015: Appendix 2: 81
SURVEYED PLACES

Abbotsford Street 56-58

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? 2008-9
Creation era?
☐ Victorian-era ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Single storey brick building. (sic)
This property contains 3 residential properties and 3 businesses.'

City of Melbourne Town planning permits register
'Permit Number TP-2007-518
Date Received 18/06/2007
Address of Land 56-62 Abbotsford Street WEST
MELBOURNE VIC 3003 (Zone DDO32)
Applicant’s Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Demolition of existing building; construction of a four storey building for use as ground floor office with three (3) residential dwellings

Property number: 100144
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Abbotsford Street</th>
<th>63-65</th>
<th>Hamilton House</th>
</tr>
</thead>
</table>

**Survey Notes:**
- Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
- Creation date (if available): 1950-1965
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 5.3 Developing a large, city-based economy

**Recommendations (if any)**
- None.

**References (if any):**
- City of Melbourne online maps
  - '2 storey brick building built mid 1960's.'

| Property number: | 100005 |

<table>
<thead>
<tr>
<th>Abbotsford Street</th>
<th>64-66</th>
<th>Rosebank Cottages, part (64-66, 68)</th>
</tr>
</thead>
</table>

**Survey Notes:**
- Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: D
- Proposed Grading: D

**Existing Streetscape Level: 3**
- Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**
- Creation date (if available): 1859
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
  - Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any)**
- Revise Heritage Places Inventory July 2015.

**References (if any):**
- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 64 TO 66 ABBOTSFORD STREET WEST MELBOURNE 3003
  - Conservation Study Details
    - Precinct Conservation Management Plan
    - North and West Melbourne Heritage Precinct
    - Conservation Study: Study and Date, Status
    - City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
The Sands & McDougall directory entries for the house at 64-66 Abbotsford Street are unclear. In the 1860s, the house, then unnumbered, appears for the first time and was occupied by John Ramage. In the 1880s, the house and its neighbour at No. 68, were known as Rosebank Cottages; in 1885, they were occupied by Frederick Christy and Mrs Rogers.

**Description/Notable Features**
The building at 64-66 Abbotsford Street is a single-storey, double-fronted Victorian terrace house which forms a pair with the adjacent No. 68. The walls are of rendered masonry gabled corrugated galvanised steel roof. The front elevation has a central door flanked by single timber-framed double-hung sash windows. The skillion-roofed verandah runs between wing walls and has a non-original balustrade and no decoration.

**Statement of Significance**
The house at 64-66 Abbotsford Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest workers' dwellings which were erected in large numbers in North and West Melbourne in the Victorian period. Aesthetically, the building is a reasonably intact example of its type and style and contributes to the streetscape.

**City of Melbourne Heritage Review (1999)**

**History**
The Sands & McDougall directory entries for the house at 64-66 Abbotsford Street are unclear. In the 1860s, the house, then unnumbered, appears for the first time and was occupied by John Ramage. In the 1880s, the house and its neighbour at No.68, were known as Rosebank Cottages; in 1885, they were occupied by Frederick Christy and Mrs Rogers.

**Description/Notable Features**
The building at 64-66 Abbotsford Street is a single-storey, double-fronted Victorian terrace house which forms a pair with the adjacent No. 68. The walls are of rendered masonry gabled corrugated galvanised steel roof. The front elevation has a central door flanked by single timber-framed double-hung sash windows. The skillion-roofed verandah runs between wing walls and has a non-original balustrade and no decoration.

**Statement of Significance**
The house at 64-66 Abbotsford Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest workers' dwellings which were erected in large numbers in North and West Melbourne in the Victorian period. Aesthetically, the building is a reasonably intact example of its type and style and contributes to the streetscape.

**Recommended Alterations**
Other Comments Upgraded from E to D. The house is a reasonably intact example of a modest nineteenth century workers' cottage, which has an historical and visual relationship with its neighbour at No.68.
West Melbourne Heritage Review

SURVEYED PLACES

Abbotsford Street 68 Rosebank Cottages, part (64-66, 68)

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:
Abstract of Building Identification Form (BIF) in References below.

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What is the heritage grading (A-D, 1-3) of the place (if any)?

What date or era does the place express (if any)?
Creation date (if available)? 1859?
Creation era? Early Victorian-era
Victorian-era Interwar
Edwardian-era Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah decoration, unusual brackets and fence
Statement of Significance
Not Assessed

City of Melbourne Heritage Review (1999)
See adjoining 64-66 Abbotsford Street, West Melbourne:
‘History
The Sands & McDougall directory entries for the house at 64-66 Abbotsford Street are unclear. In the 1860s, the house, then unnumbered, appears for the first time and was occupied by John Ramage. In the 1880s, the house and its neighbour at No.68, were known as Rosebank Cottages; in 1885, they were occupied by Frederick Christy and Mrs Rogers.

Description/Notable Features
The building at 64-66 Abbotsford Street is a single-storey, double-fronted Victorian terrace house which forms a pair with the adjacent No. 68. The walls are of rendered masonry gabled corrugated galvanised steel roof. The front elevation has a central door flanked by single timber-framed double-hung sash windows. The skillion-roofed verandah runs between wing walls and has a non-original balustrade and no decoration.

Statement of Significance
The house at 64-66 Abbotsford Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest workers' dwellings which were erected in large numbers in North and West Melbourne in the Victorian period. Aesthetically, the building is a reasonably intact example of its type and style and contributes to the streetscape.

Recommended Alterations

Other Comments Upgraded from E to D. The house is a reasonably intact example of a modest nineteenth century workers' cottage, which has an historical and visual relationship with its neighbour at No.68.’

Lewis, M. Australian Architecture Index:
72561 Charles & Duffy - Melbourne Ramage, John West Melbourne VIC House 1859 04 9
72562 Ramage, John Ramage, John - Melbourne West Melbourne VIC House 1864 06 6
72664 Martin, William - 93 Roslyn Street Ramage, John West Melbourne VIC House 1868 07 31

City of Melbourne Rate Books
1863, 1276
(Hamilton)
John Ramage owner-occupier BH 2 rooms, £22
(Lander)
1866, 1360
(Mckenzie, Hamilton)
Robt Steele, Ramadge 16x60' BH 3 rooms and kitchen,

History
The Sands & McDougall directory entries for the house at 64-66 Abbotsford Street are unclear. In the 1860s, the house, then unnumbered, appears for the first time and was occupied by John Ramage. In the 1880s, the house and its neighbour at No.68, were known as Rosebank Cottages; in 1885, they were occupied by Frederick Christy and Mrs Rogers.

Description/Notable Features
The building at 64-66 Abbotsford Street is a single-storey, double-fronted Victorian terrace house which forms a pair (sic) with the adjacent No. 68. The walls are of rendered masonry gabled corrugated galvanised steel roof. The front elevation has a central door flanked by single timber-framed double-hung sash windows. The skillion-roofed verandah runs between wing walls and has a non-original balustrade and no decoration.

Statement of Significance
The house at 64-66 Abbotsford Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest workers' dwellings which were erected in large numbers in North and West Melbourne in the Victorian period. Aesthetically, the building is a reasonably intact example of its type and style and contributes to the streetscape.

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available): 1946-2015
Creation era?

- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre
5.2 Melbourne as a trading port

Recommendations (if any)
None.

References (if any):
City of Melbourne Town planning permits register
No listing.

Property number: 100142
West Melbourne Heritage Review

**ABBOYSFORD STREET 70**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: D</th>
</tr>
</thead>
</table>

**What date or era does the place express (if any)?**

- Creation era: Early Victorian-era

**What are the heritage values of the place (if any)?**

- Aesthetic value: Not assessed for heritage values
- Historical value: Yes
- Scientific value: Not assessed
- Social value: Not assessed

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct: Yes
  - Not significant or contributory: No
  - Significant individually: No
  - Proposed for a Heritage Overlay: No

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  70 TO 72 ABBOTSFORD STREET WEST MELBOURNE 3003
  Heritage Gradings
  Building Grading Streetscape Level Laneway Level
  D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
**SURVEYED PLACES**

Abbotsford Street 86  Robert Bentley house

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1865</td>
<td>Early Victorian-era ✔</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value ✔
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct ✔
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 8.2 Housing the population

Recommendations (if any)

None.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  86 ABBOTSFORD STREET WEST MELBOURNE 3003

  Heritage Gradings
  Building Grading Streetscape Level Laneway Level D 1
  Conservation Study Details
  Precinct Conservation Management Plan
  North and West Melbourne Heritage Precinct
  Conservation Study: Study and Date, Status
  North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

  Building and History Information
  Architectural Style Early Victorian
  Period 1850-75 - Early Victorian
  Construction Date
  Source for Construction Date
  Architect
  Builder Not Assessed
  First Owner Robert Bentley, probably a carpenter, was the first owner/occupier of this house from 1865 until 1873, after which there were a series of owners including Thomas Wells, William Butters, (Refer to 70-72 Molesworth Street) and Henry Bindon, an estate agent of Miller Street, West Melbourne.

  Integrity
  Condition Fair
  Original Building Type
  History Not Assessed

  Description/Notable Features
  A transverse-gable brick, double fronted row house of ruled stucco wall finish and a slated roof with an iron roofed verandah and picketed fence and gate as both the boundary fence and verandah balustrade: this proximity to the street characterises the early construction date repeat in 88,90. It compares with 61 York Street, Fitzroy North (1876); 127 Johnstone Street (c1864) and 83 Hargreaves Street (1860), Castlemaine. Notable features include the verandah detail c 1910.

  Statement of Significance
  Architecturally it is an early but altered row house of little stylistic distinction, but it possesses an original fence of an unusual type and contributes to an early streetscape: the former of local significance, the latter of regional significance. Historically, of local interest as an early housing group.

  Recommended Alterations
  Bricks painted (inappropriate - remove by approved method) Gable orbs, fence removed (inappropriate - reinstate original design/sympathetic alternative) Paint in original or typical colours; replace spouting with ogee profile.

  Other Comments
  Integrity - The verandah has been rebuilt c1910 when a broad-section, cast-iron frieze using curvilinear patterns was introduced. Otherwise the house is relatively original externally, except for paint colours. Streetscape - Part of an early streetscape which is unified by narrow frontages, stucco finish, original fencing and proximity to the street.

  North and West Melbourne Conservation Study (1983)
  North and West Melbourne Conservation Study BIF (1991)
  See above

  Lewis, M. Australian Architecture Index:
  72588 Bentley, Robert Bentley, Robert - Dudley Street West Melbourne VIC House 1859 08 19
  71682 Bentley, Robert Bentley, Robert West Melbourne VIC City of Melbourne registration no 1068 [Burchett Index]. Fee 1.10.0 four room brick cottage 1865 08 30'.

  North and West Melbourne Conservation Study (1983)

  History
  First Owner Robert Bentley, probably a carpenter, was the first owner/occupier of this house from 1865 until 1873, after which there were a series of owners including Thomas Wells, William Butters, (Refer to 70-72 Molesworth Street) and Henry Bindon, an estate agent.
agent of Miller Street, West Melbourne.

Description
A transverse-gable brick, double fronted row house of ruled stucco wall finish and a slated roof with an iron roofed verandah and picketed fence and gate as both the boundary fence and verandah balustrade: this proximity to the street characterises the early construction date repeat in 88,90. It compares with 61 York Street, Fitzroy North (1876); 127 Johnstone Street (c1864) and 83 Hargreaves Street (1860), Castlemaine. Notable features include the verandah detail c 1910.

Integrity - The verandah has been rebuilt c1910 when a broad-section, cast-iron frieze using curvilinear patterns was introduced. Otherwise the house is relatively original externally, except for paint colours.

Streetscape - Part of an early streetscape which is unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Significance
Architecturally it is an early but altered row house of little stylistic distinction, but it possesses an original fence of an unusual type and contributes to an early streetscape: the former of local significance, the latter of regional significance. Historically, of local interest as an early housing group.

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  D

What date or era does the place express (if any)?
Creation date (if available)?  1863
Creation era?  ✔ Victorian-era  ☐ Early Victorian-era  ☐ Interwar  ☐ Post WW2

What are the heritage values of the place (if any)?
✔ Aesthetic value  ✔ Historical value  ☐ Scientific value  ☐ Social value  ☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
✔ Contributory to precinct  ☐ Not significant or contributory  ☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
North and West Melbourne Conservation Study (1983)
North and West Melbourne Conservation Study BIF (1991)
See below

Lewis, M. Australian Architecture Index: 72597 Smith, Thomas Smith, Thomas - Little Lothian Street West Melbourne VIC City of Melbourne registration no 633 [Burchett Index]. Fee 1.10.0 house 1860 11 13'

i-Heritage search results: Abstract of Building Identification Form (BIF)
88 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level
D 2

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted

Building and History Information

Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Between 1863-4 and 1897, this house was owned by three men, Thomas Smith; a Mr. Watts, possibly Edwin Watts, a draper; and Richard Thomas. Thomas Smith was the only owner/occupier. After him, the house was leased to Henry Pratt, Mrs. Tait, John Clark.

Integrity Fair
Condition Fair

Original Building Type
History Not Assessed

Description/Notable Features

A two-storey, ruled stucco finish row house with a transverse gabled and slated roof, a two-level timber post verandah, rare half-panel French doors at the upper and three-pane hung sashes at the lower. Stucco architraves are used at the openings. The house appears to have been cemented after its construction as evidenced by the coarse details of chimney cornice and elsewhere. A picket fence sympathetic to the original exists at the frontage.

Integrity - The timber verandah which appears to have been rebuilt, is without balustrading and decoration. The paint colours have been changed. The house displays original detailing which is synonymous with its age.

Streetscape - Part of an early streetscape which is unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Significance

Architecturally, the original detailing of the architraves, French doors and window panes, is relatively unusual and evokes the early date of construction, whilst the house contributes to an early Victorian residential streetscape. Historically, of local interest as part of an early housing group.

Other Comments

Integrity - The timber verandah which appears to have been rebuilt, is without balustrading and decoration. The paint colours have been changed. The house displays original detailing which is synonymous with its age.

Streetscape - Part of an early streetscape which is unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Property number: 100139
Abbotsford Street 90 George H. Gould house

Survey Notes:
Rare gate removed since 1991? Fence renewed -otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1862
Creation era? Early Victorian-era
Victorian-era Interwar
Edwardian-era Post WW2

What are the heritage values of the place (if any)?
Aesthetic value Historical value
Scientific value Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
Contribution to precinct Not significant or contributory
Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
North and West Melbourne Conservation Study (1983)
North and West Melbourne Conservation Study BIF (1991)
See below

i-Heritage search results: Abstract of Building Identification Form (BIF)
90 ABBOTSFORD STREET WEST MELBOURNE 3003
Heritage Grading Streetscape Level Laneway Level
D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
This house had an owner-occupier for over thirty-five years, from 1862; one George H. Gould.
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A single level, transverse-gabled and slated roof cottage with panelled cast-iron friezes, finished brackets and a timber picket fence and gate: the stucco is new.

Notable features include verandah, slate/iron finish, fence; c1910.

Statement of Significance
Architecturally, typical early form, complicated by a likely added verandah and new stucco, but with original accessories (fence) and part of an early streetscape: of local importance.
Historically, of local interest for its early date and the associated housing.
Recommended Alterations
Repaint in original or typical colours; record fence details for restoration data.

Other Comments
Integrity - New stucco to walls.
Streetscape - Contributive and central part of a distinctive early and near original streetscape.

Lewis, M. Australian Architecture Index:
No Gould - only house in date range and type:
'72534 Webster, Walter Hamilton, - West Melbourne VIC House 1862 03 8'

City of Melbourne online maps
Part CA1/M T Brunton 1858.

Newspapers:
'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 5 December 1885
CAVANAGH--GOULD.— C11 the 21st November, at Fitzroy, by the Rev. John Turner, George Cavanagh, of Newmarket, to Florence, second daughter of George Henry Gould, of West Melbourne,

'The Age' (Melbourne, Vic. : 1854 - 1954) Friday 21 December 1900
GOULD.— In loving memory of my dear husband and our dear father, George Henry Gould, who passed away on the 21st December, 1899, at 90 Abbotsford-street. West Melbourne.

Grieve not dear ones, we hear him say...
-Inserted by his loving wife and daughters.
**SURVEYED PLACES**

**Probate**
George H Gould Railway Pensioner W Melb 21 Dec 1899
73/892 VPRS 28/P0, unit 940; VPRS 28/P2, unit 534; VPRS 7591/P2, unit 299 - real estate includes five room brick cottage (90) occupied by Gould £250, also four room wood house in Pilgrim Street.

**VGG 1887**
Victorian Railways employees. Gould a wagon builder with Victorian Railways Locomotive Branch.

**City of Melbourne Rate Books**
North and West Melbourne Conservation Study 1983: 1. RB 1862, 1615; RB 1863, 1272; RB 1896-97, 927.

**North and West Melbourne Conservation Study (1983)**
**History**
This house had an owner-occupier for over thirty-five years, from 1862; one George H. Gould.

**Description**
A single level, transverse-gabled and slated roof cottage with panelled cast-iron friezes, finished brackets and a timber picket fence and gate: the stucco is new.

**Integrity**
New stucco to walls

**Streetcape**
Contributive and central part of a distinctively early and near original streetscape.

**Significance**
Architecturally, typical early form, complicated by a likely added verandah and new stucco, but with original accessories (fence) and part of an early streetscape: of local importance.

Historically, of local interest for its early date and the associated housing.

**Property number:** 100138

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
**Existing grading:** D  **Proposed Grading:** D

**Existing Streetscape Level:** 2  **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**
**Creation date (if available)?** 1873

**Creation era?**
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
HO3  North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
North and West Melbourne Conservation Study (1983)
North and West Melbourne Conservation Study BIF (1991)
see below

Lewis, M. Australian Architecture Index:
72734 Talor, James; Hogal (sic), - West Melbourne VIC House 1872 01 15

i-Heritage search results: Abstract of Building Identification Form (BIF)
92 ABBOTSFORD STREET WEST MELBOURNE 3003
SURVEYED PLACES

Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian

Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History

Although these houses were built separately, from c1875 they had a common ownership. From 1862, 94 Abbotsford Street was owned and occupied by William Ellis, then Thomas Ellis, until 1875. By then, George Ogilvy had 92 Abbotsford Street built (1873) and he acquired 94 in 1876. From then until 1897, the owners were Mary Smith and James Rogerson.

Description/Notable Features
A face-brick (painted) pair of parapeted, single-fronted row houses with timber posted verandahs, shuttered windows and timber-slatted balustrade fence at the building line. Panelled cast-iron friezes similar to No. 90 are present, without the brackets. A dog-tooth brick string course below a brick cornice adds a typical early detail. As with 90, no chimneys are evident. It is likely that the facades of both were renovated in c1875 by Thomas Ellis, builder or that 92 was built to match 94. Notable features include shutters, verandah, tiles

Integrity - The bricks have been painted, part of 94's fence removed and the cladding removed from the roof of 92; the roof gutter has been replaced and possibly the cast-iron brackets removed. Note: renovation was in progress during survey.

Streetscape - Part of an early streetscape unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Statement of Significance
Architecturally, the original shutters, fence and brick dog-toothing are valuable early details and the pair play an important role in this early streetscape: of local importance. Historically, of local interest as part of an early housing group.

Recommended Alterations
Provide ogee gutter; record shutter details for restoration data. Fence (sympathetic - reinstate original design) Bricks painted (inappropriate - remove by approved method)

Newspapers:
Ogle:
'The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 1 September 1900
'OGLE.-On the 20th August, 1900, at the residence of Mr. William Dottrell, 65 Morvyn-street, Chilwell, Geelong, George Ogle, locomotive engineer, formerly of Newcastle-on-Tyne, aged 80 years.'

Australia, Death Index, 1787-1985
'Name: Geo Ogle
Birth Year: abt 1820
Age: 80
Death Place: Geelong, Victoria
Registration Year: 1900
Registration Place: Victoria
Registration Number: 9164'

Probate, VPRO:
'George Ogle Gent Geelong 26 Aug 1900 76/612 VPRS 28/P0, unit 974; VPRS 28/P2, unit 558; VPRS 7591/P2, unit 309'.

Sands & McDougall Directory of Victoria
East Side
1893
88 Armstrong, William
90 Gould, George H.
92 Harrigan, William
94 Ward, William
Miller st
Victoria st
1880
Victoria st
Miller st
Easby, Harry W.
Logan,.James
13 Gould, George H.
14 Tate, Andrew S.
Tweddle, Thomas

(No George Ogle in alphabetical)

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites;
RB 1877, 1639, 1638; RB 1862. 1616; RB 1866, 135; RB 1875, 1621; RB 1890-91. 899,900; RB 1896-97.

1870, 1512-
No entry for 92
(Watson BH 3 rooms, Hanna BH 5 rooms)
Furnell?, Ellis BH 3 rooms, £26 Gould)

1871, 1556
(Ellis BH 3 rooms)
vacant, Ogilvy BH 1 room 15x60' £ 6 (Gould)

1872, 1597
(Ellis)
Ogilvy owner-occupier BH 1 room 15x60' £ 6

1873, 1621
(Watson, Ellis)
Hamilton, George Ogilvy owner BH 3 rooms 15x60' £26
(Gould)

1874, 1625-
(Watson)
**Henry Esby, George Ogle owner BH 3 rooms 15x60 £26**
**Frederick Maine?, George Ogle owner BH 3 rooms 15x60 £26**
(Gould)

City of Melbourne Valuers Books
1875, 1621-
(Watson)
**Geo Ogle** as owner of two 3 room brick houses £26
each - replaces Thos Ellis;
Henry Esby (x-out)
Fred Maine (x-out to T Ogle)
(Goold, Thomas)

1870, 1512-
(Watson)
Henry W Esby, Ellis BH 3 rooms, £26
(Gould)

North and West Melbourne Conservation Study (1983)
History
Although these houses were built separately, from c1875 they had a common ownership. From 1862, 94 Abbotsford Street was owned and occupied by William Ellis, then Thomas Ellis, until 1875. By then, George Ogilvy (sic) had 92 Abbotsford Street built (1873) and he acquired 94 in 1876. From then until 1897, the owners were Mary Smith and James Rogerson.

Description
A face-brick (painted) pair of parapeted, single-fronted row houses with timber posted verandah, shuttered windows and timber-slatted balustrade fence at the building line. Panelled cast-iron friezes similar to No. 90 are present, without the brackets. A dog-tooth brick string course below a brick cornice adds a typical early detail. As with 90, no chimneys are evident. It is likely that the facades of both were renovated in c1875 by Thomas Ellis, builder or that 92 was built to match 94. Notable features include shutters, verandah, tiles

Integrity
The bricks have been painted, part of 94’s fence removed and the cladding removed from the roof of 92; the roof gutter has been replaced and possibly the cast-iron brackets removed.
Note: renovation was in progress during survey.

Streetscape
Part of an early streetscape unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Statement of Significance
Architecturally, the original shutters, fence and brick dog-tooth are valuable early details and the pair play an important role in this early streetscape: of local importance.

Historically, of local interest as part of an early housing group.

**Property number:** 100137
**West Melbourne Heritage Review**

**Surveyed Places**

**Abbotsford Street**  94  William Ellis house

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** D  
  - **Proposed Grading:** D  

What date or era does the place express (if any)?

- **Creation date (if available):** 1862  
- **Creation era:**  
  - Early Victorian-era  
  - Victorian-era  
  - Post WW2

What are the heritage values of the place (if any)?

- **Aesthetic value**  
- **Historical value**  
- **Scientific value**  
- **Social value**  
- **Not assessed for heritage values**

Is the place in a Heritage Overlay?

- H03  North & West Melbourne Precinct

- **Contributory to precinct**  
- **Not significant or contributory**

- **Significant individually**  
- **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

- 8.2 Housing the population

Recommendations (if any)

None.

References (if any):

North and West Melbourne Conservation Study (1983)  
North and West Melbourne Conservation Study BIF (1991)  
see below

i-Heritage search results: Abstract of Building Identification Form (BIF)

92 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Although these houses were built separately, from c1875 they had a common ownership. From 1862, 94 Abbotsford Street was owned and occupied by William Ellis, then Thomas Ellis, until 1875. By then, George Ogilvy had 92 Abbotsford Street built (1873) and he acquired 94 in 1876. From then until 1897, the owners were Mary Smith and James Rogerson.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A face-brick (painted) pair of parapeted, single-fronted row houses with timber posted verandahs, shuttered windows and timber-slatted balustrade fence at the building line. Panelled cast-iron friezes similar to No. 90 are present, without the brackets. A dog-tooth brick string course below a brick cornice adds a typical early detail. As with 90, no chimneys are evident. It is likely that the facades of both were renovated in c1875 by Thomas Ellis, builder or that 92 was built to match 94. Notable features include shutters, verandah, tiles

Statement of Significance Architecturally, the original shutters, fence and brick dog-toothing are valuable early details and the pair play an important role in this early streetscape: of local importance. Historically, of local interest as part of an early housing group.

Recommended Alterations

Provide ogee gutter; record shutter details for restoration data. Fence (sympathetic - reinstate original design) Bricks painted (inappropriate - remove by approved method)

Other Comments

Integrity - The bricks have been painted, part of 94’s fence removed and the cladding removed from the roof of 92; the roof gutter has been replaced and possibly the cast-iron brackets removed. Note: renovation was in progress during survey.

Streetscape - Part of an early streetscape unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Lewis, M. Australian Architecture Index: No Ellis in West Melbourne.

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cites;  
RB 1877, 1639, 1638; RB 1862.  
1616; RB 1866, 135; RB 1875,  
1621; RB 1890-91. 899,900;  
RB 1896-97.

City of Melbourne Valuers Books

1875, 1621-
SURVEYED PLACES

**Abbotsford Street 111**

Survey Notes:
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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<tbody>
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<td>-</td>
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</tbody>
</table>

**Existing Streetscape Level: Proposed Streetscape Level: -**

**What date or era does the place express (if any)?**

- Creation date (if available)? 2003
- Creation era?  Early Victorian-era
  - Victorian-era
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
HO3   North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps
'3 storey concrete townhouse built 2003.'

---

Geo Ogle as owner of two 3 room brick houses £26 each - replaces Thos Ellis;
Henry Esby (x-out)
Fred Maine (x-out to T Ogle)
(Goold, Thomas)

1870, 1512-
(Watson)
Henry W Easby, Ellis BH 3 rooms, £26
(Goold)

**North and West Melbourne Conservation Study (1983)**

History
Although these houses were built separately, from c1875 they had a common ownership. From 1862, 94 Abbotsford Street was owned and occupied by William Ellis, then Thomas Ellis, until 1875. By then, George Ogilvy had 92 Abbotsford Street built (1873) and he acquired 94 in 1876. From then until 1897, the owners were Mary Smith and James Rogerson.

Description
A face-brick (painted) pair of parapeted, single-fronted row houses with timber posted verandahs, shuttered windows and timber-slatted balustrade fence at the building line. Panelled cast-iron friezes similar to No. 90 are present, without the brackets. A dog-tooth brick string course below a brick cornice adds a typical early detail. As with 90, no chimneys are evident. It is likely that the facades of both were renovated in c1875 by Thomas Ellis, builder or that 92 was built to match 94. Notable features include shutters, verandah, tiles

Statement of Significance Architecturally, the original shutters, fence and brick dog-toothing are valuable early details and the pair play an important role in this early streetscape: of local importance. Historically, of local interest as part of an early housing group

Integrity
The bricks have been painted, part of 94's fence removed and the cladding removed from the roof of 92; the roof gutter has been replaced and possibly the cast-iron brackets removed.

Note: renovation was in progress during survey.

Streetscape
Part of an early streetscape unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Significance
Architecturally, the original shutters, fence and brick dog-toothing are valuable early details and the pair play an important role in this early streetscape: of local importance. Historically, of local interest as part of an early housing group.

Property number: 100136
## SURVEYED PLACES

### Abbotsford Street

| Property number: | 579419 |

**Survey Notes:**
Not assessed.

**Is the place in a Heritage Overlay?**
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne online maps
  '3 storey concrete townhouse built 2003.'

**What are the historic themes represented by the place?**
8.2 Housing the population

### Abbotsford Street

| Property number: | 579420 |

**Survey Notes:**
Not assessed.

**Is the place in a Heritage Overlay?**
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne online maps
  '3 storey concrete townhouse built 2003.'
### Abbotsford Street

**Survey Notes:**
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
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<tbody>
<tr>
<td>Existing grading:</td>
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<tr>
<td>Proposed Grading:</td>
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</tbody>
</table>

| Existing Streetscape Level: | - |
| Proposed Streetscape Level: | - |

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<th>What date or era does the place express (if any)?</th>
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<tr>
<td>Creation date (if available):</td>
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<tr>
<td>Creation era?</td>
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<tr>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Interwar</td>
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<tr>
<td>Post WW2</td>
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<table>
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<tr>
<th>What are the heritage values of the place (if any)?</th>
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<tr>
<td>Aesthetic value</td>
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<tr>
<td>Historical value</td>
</tr>
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<td>Social value</td>
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<th>Is the place in a Heritage Overlay?</th>
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<tbody>
<tr>
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<tr>
<td>Not significant or contributory</td>
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<tr>
<td>Significant individually</td>
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<td>Proposed for a Heritage Overlay</td>
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<th>What are the historic themes represented by the place?</th>
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<tbody>
<tr>
<td>8.2 Housing the population</td>
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</tbody>
</table>

**Recommendations (if any):**
None.

**References (if any):**
- City of Melbourne online maps
  '3 storey concrete townhouse built 2003.'

**Property number:** 579421

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### Adderley Street

**Survey Notes:**
Not assessed.

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<tbody>
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<td>Existing grading:</td>
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<td>Proposed Grading:</td>
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</tbody>
</table>

| Existing Streetscape Level: | - |
| Proposed Streetscape Level: | - |

<table>
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<th>What date or era does the place express (if any)?</th>
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<tr>
<td>Creation date (if available):</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>Early Victorian-era</td>
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<tr>
<td>Interwar</td>
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<tr>
<td>Post WW2</td>
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<th>What are the heritage values of the place (if any)?</th>
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<tbody>
<tr>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Historical value</td>
</tr>
<tr>
<td>Social value</td>
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<tr>
<td>Not significant or contributory</td>
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<tr>
<td>Proposed for a Heritage Overlay</td>
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<th>What are the historic themes represented by the place?</th>
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<tbody>
<tr>
<td>4.7 Policing the city</td>
</tr>
</tbody>
</table>

**Recommendations (if any):**
None.

**References (if any):**
- City of Melbourne online maps
  'Judy Lazarus Transition Centre: Single storey brick building built 2007. Primary landuse: Corrective Institutions.'

**Property number:** 105108
### SURVEYED PLACES

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<th>Adderley Street</th>
<th>60 - 80</th>
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<td><strong>Survey Notes:</strong></td>
<td>Not assessed.</td>
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<tr>
<td><strong>What is the heritage grading (A-D, 1-3) of the place (if any)?</strong></td>
<td>Existing grading: - Proposed Grading: -</td>
</tr>
<tr>
<td><strong>Existing Streetscape Level:</strong></td>
<td>- Proposed Streetscape Level: -</td>
</tr>
<tr>
<td><strong>What date or era does the place express (if any)?</strong></td>
<td>Creation date (if available)? 1970?</td>
</tr>
<tr>
<td><strong>Creation era?</strong></td>
<td>Victorian-era □ Early Victorian-era □ Interwar □ Post WW2</td>
</tr>
<tr>
<td><strong>What are the heritage values of the place (if any)?</strong></td>
<td>Aesthetic value □ Historical value □ Social value</td>
</tr>
<tr>
<td><strong>Not assessed for heritage values</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Is the place in a Heritage Overlay?</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Contributory to precinct</strong></td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td><strong>Significant individually</strong></td>
<td>Proposed for a Heritage Overlay</td>
</tr>
<tr>
<td><strong>What are the historic themes represented by the place?</strong></td>
<td>5.5 Building a manufacturing industry</td>
</tr>
<tr>
<td><strong>Recommendations (if any)</strong></td>
<td>None.</td>
</tr>
<tr>
<td><strong>References (if any):</strong></td>
<td>City of Melbourne online maps 'Single storey brick building built around 1970.'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adderley Street</th>
<th>111 - 133</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Survey Notes:</strong></td>
<td>Not assessed.</td>
</tr>
<tr>
<td><strong>What is the heritage grading (A-D, 1-3) of the place (if any)?</strong></td>
<td>Existing grading: - Proposed Grading: -</td>
</tr>
<tr>
<td><strong>Existing Streetscape Level:</strong></td>
<td>- Proposed Streetscape Level: -</td>
</tr>
<tr>
<td><strong>What date or era does the place express (if any)?</strong></td>
<td>Creation date (if available)? 1985</td>
</tr>
<tr>
<td><strong>Creation era?</strong></td>
<td>Victorian-era □ Early Victorian-era □ Interwar □ Post WW2</td>
</tr>
<tr>
<td><strong>What are the heritage values of the place (if any)?</strong></td>
<td>Aesthetic value □ Historical value □ Social value</td>
</tr>
<tr>
<td><strong>Not assessed for heritage values</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Is the place in a Heritage Overlay?</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Contributory to precinct</strong></td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td><strong>Significant individually</strong></td>
<td>Proposed for a Heritage Overlay</td>
</tr>
<tr>
<td><strong>What are the historic themes represented by the place?</strong></td>
<td>5.3 Developing a large, city-based economy</td>
</tr>
<tr>
<td><strong>Recommendations (if any)</strong></td>
<td>None.</td>
</tr>
<tr>
<td><strong>References (if any):</strong></td>
<td>City of Melbourne online maps 'Two storey brick office/warehouse building. Built &amp; sub-divided 1985.'</td>
</tr>
</tbody>
</table>

**Property number:** 100855

**Property number:** 100194
West Melbourne Heritage Review

Alderley Street 132-134

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  - Proposed Grading:  -

Existing Streetscape Level:  - Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)? 1965
Creation era?  ☑ Post WW2

What are the historic themes represented by the place?
5.3 Developing a large, city-based economy

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Single storey brick building built 1965.'

Property number: 100246

---

Adderley Street 136 Corris or Jones house

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D Proposed Grading:  C

Existing Streetscape Level:  3 Proposed Streetscape Level:  3

What date or era does the place express (if any)?
Creation date (if available)? 1887
Creation era?  ☑ Victorian-era  ☑ Early Victorian-era

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.
Proposed Heritage Overlay as: Corris or Jones house, 136 Adderley Street, West Melbourne.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
136 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level D3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features
Notable features include fence, verandah decoration, verandah roof and structure

Statement of Significance
Not Assessed

Recommended Alterations
Colours (sympathetic) iron frieze to verandah gone, part balustrade iron gone, down pipe from verandah (inappropriate - reinstate original design/sympathetic alternative) iron grille to window (inappropriate - reinstate sympathetic alternative)

Building Permit Application
72666 Jones, John - Hawke Street Jones, John West Melbourne VIC House-City of Melbourne registration no 2756 [Burchett Index]. Fee 1.15.0 brick & stone house 1887 04 28, Adderley - nr Rosslyn

Australia, Electoral Rolls, 1903-1980
1914
Thomas Edward Jones 142 Adderley St, West Melbourne carpenter, also Ethel

Newspapers:
‘North Melbourne Courier and West Melbourne Advertiser’ (Vic. : 1895 - 1913) Friday 28 June 1912
‘WILLS AND ESTATEBS.
The following wills have been lodged for probate:-John Jones, formerly of West Melbourne, and late of Springvale, retired farmer, who died on May 24th, by a will dated April 10th, 1911, left personal estate valued at £2,530 to his nieces. Catherine Rennie, late of Royal Parade. Parkville, widow, left by will dated June 14th, 1899, real estate of the value of £3,771 and personal estate valued at £722 to her sons.’

Probate
Robert Jones Gent W Melb 16 Mar 1900 77/532 VRPS 28/P0, unit 985;
VRPS 28/P2, unit 566; VRPS 7591/P2, unit 312 - £1840 part CA 1 & 18/52 North Melbourne 20' to Adderley Street 2 storey brick house 6 rooms and bathroom and out houses 136 Adderley £575 also part CA 13/34 North Melbourne with 2 semi-detached brick cottages each 5 rooms, bathroom 111, 113 Jeffcott Street £800

John Jones - former farmer Springvale formerly of Franklin St, West Melbourne -24 May 1912 124/891 VRPS 28/P3, unit 289;
VRPS 7591/P2, unit 478 no real estate

1935
Rosslyn st
134 Harris & Webster Pty Ltd, plmbrs
136 Mahony, Jno. J.
138 Milroy, Mrs Alice

1930
Rosslyn st
Harris & Webster, plmbs
136 Mahony , Jno. J.
138 Griffiths, John
140 Fisher, Stanley J.

1925
Rosslyn st
134 Harris. Wm. J.
136 Mahony, Jno. J.
138 Walsh. Jas.
140 Campbell, Alfd

1904
134 Thornton, Frederick
136 Thomas, William
138 Fletcher. Mrs Elia

1893
Right-of-way Rosslyn at
136 Jones, Robert
138 Out

140 Out

City of Melbourne Valuers Books
1891, 855
Robert Jones owner-occupier 136 Adderley St BH 7 rooms 20x166 £50
Robert Jones owner-occupier - Adderley St land 40x66 £20
(William Jones adjoining with land)

1900, 894
Robert Jones owner-occupier (x-out deceased) now Catherine Jones 136 BH 5 rooms, 20x66 £34

Property number: 100245
**Surveyed Places**

<table>
<thead>
<tr>
<th>Adderley Street</th>
<th>137 - 157</th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
- Creation date (if available): 1950s
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- Contributory to precinct
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
5.5 Building a manufacturing industry

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne online maps
  - 'A two storey brick warehouse with basement parking. Built in the mid 1950's.'
- Sands & McDougall Directory of Victoria
  - West side
  - 1952
  - (still residential)
  - 1962
  - Rosslyn
  - Syme, D & Company storage
  - Stanley st

**Property number:** 100195

---

**Adderley Street | 138**

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: D
- Proposed Grading: -

**Existing Streetscape Level:** 3
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
- Creation date (if available): 2010
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- Contributory to precinct
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
- City of Melbourne online maps
  - '3 storey brick townhouse built 2010.'

**Property number:** 100244
**Adderley Street 140**

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
Existing grading: D  Proposed Grading: -

**Existing Streetscape Level:** 3  Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
Creation date (if available)? 2010

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
City of Melbourne online maps
'3 storey brick townhouse built 2010.'

**Property number:** 100243

---

**Adderley Street 142**

**Survey Notes:**
Distinctive arcaded verandah, tiled verandah floor; façade refaced? Parapet altered, reducing integrity. Otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
Existing grading: D  Proposed Grading: D

**Existing Streetscape Level:** 3  Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**
Creation date (if available)? 1875-1900

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
i-Heritage search results: Abstract of Building Identification Form (BIF)
142 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme
### Surveyed Places

#### Butler, no date  Adopted

<table>
<thead>
<tr>
<th>Building and History Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural Style Victorian</td>
<td></td>
</tr>
<tr>
<td>Period 1876-99 - Victorian</td>
<td></td>
</tr>
<tr>
<td>Construction Date</td>
<td></td>
</tr>
<tr>
<td>Source for Construction Date</td>
<td></td>
</tr>
<tr>
<td>Architect</td>
<td></td>
</tr>
<tr>
<td>Builder Not Assessed</td>
<td></td>
</tr>
<tr>
<td>First Owner</td>
<td></td>
</tr>
<tr>
<td>Integrity Fair</td>
<td></td>
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<tr>
<td>Condition Fair</td>
<td></td>
</tr>
<tr>
<td>Original Building Type</td>
<td></td>
</tr>
<tr>
<td>History Not Assessed</td>
<td></td>
</tr>
<tr>
<td>Description/Notable Features</td>
<td></td>
</tr>
<tr>
<td>Notable features include fence, arcaded verandah</td>
<td></td>
</tr>
<tr>
<td>Statement of Significance</td>
<td></td>
</tr>
<tr>
<td>Not Assessed</td>
<td></td>
</tr>
<tr>
<td>Recommended Alterations</td>
<td></td>
</tr>
<tr>
<td>Parapet altered (inappropriate - reinstate original design)</td>
<td></td>
</tr>
</tbody>
</table>

#### Sands & McDougall Directory of Victoria 1935

- 142 Atchison, Bernard
- 144 Hawkins, Albt. E.
- 148 Ripper, Evelyn
- Stanley st
- 1925
- 142 Blake, Mrs Amelia
- 144 Neils, Mrs S. J.
- 148 Hewison

**Property number:** 100242

---

#### Adderley Street 144

<table>
<thead>
<tr>
<th>Survey Notes:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Not assessed. Interwar (?) renovation of Victorian-era row houses.</td>
<td></td>
</tr>
</tbody>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What streetscape level does the place express (if any)?**

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation era?</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td></td>
</tr>
<tr>
<td>Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- City of Melbourne online maps
- Dwelling (House).
- MMBW 1895, 1945 aerial: shown as row houses
- Google maps
  - shows identical plan form to 1895 and chimneys

- City of Melbourne Town planning permits register

  - Permit Number TP-1992-1257
  - Date Received 25/09/1992
  - Address of Land 144 Adderley Street WEST MELBOURNE VIC 3003 (Zone MUZ)
  - Applicant’s Name and Address
  - Proposed Use or Development Alterations to existing two storey residence

---

Graeme Butler & Associates 2015: Appendix 2: 104
**West Melbourne Heritage Review**

**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Objections Received</th>
<th>Change to Application</th>
<th>Application Status</th>
<th>Permit Issued</th>
<th>Decision Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>YES</td>
<td>Permit Issued</td>
<td>14/12/1992</td>
<td>24/10/2002</td>
</tr>
</tbody>
</table>

**Property number:** 100241

**Survey Notes:**
Not assessed. Interwar (?) renovation of Victorian-era row houses.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What streetscape level (if any)?**

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Creation date (if available)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
<td>1919-1945?</td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**
No

**Contributory to precinct**
Not significant or contributory

**Significant individually**
Not proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**

- City of Melbourne online maps
- Dwelling (House).
- MMBW 1895, 1945 aerial: shown as row houses.
- Google maps
  Shows identical plan form to 1895 and chimneys
- City of Melbourne Town planning permits register
  Permit Number TP-1992-1257
  Date Received 25/09/1992
  Address of Land 144 Adderley Street WEST MELBOURNE VIC 3003 (Zone MUZ)
  Applicant’s Name and Address
  Proposed Use or Development Alterations to existing two storey residence

---

**Sands & McDougall Directory of Victoria**

1935
142 Atchison, Bernard
144 Hawkins, Albt. E.
148 Ripper, Evelyn

1925
142 Blake, Mrs Amelia
144 Nelms, Mrs S. J.
148 Hewison

**Property number:** 100241

**Survey Notes:**
Creation date (if available)? 1919-1945?

**Is the place in a Heritage Overlay?**
No

**Contributory to precinct**
Not significant or contributory

**Significant individually**
Not proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**

- City of Melbourne online maps
- Dwelling (House).
- MMBW 1895, 1945 aerial: shown as row houses.
- Google maps
  Shows identical plan form to 1895 and chimneys
- City of Melbourne Town planning permits register
  Permit Number TP-1992-1257
  Date Received 25/09/1992
  Address of Land 144 Adderley Street WEST MELBOURNE VIC 3003 (Zone MUZ)
  Applicant’s Name and Address
  Proposed Use or Development Alterations to existing two storey residence
West Melbourne Heritage Review

SURVEYED PLACES

Objections Received 0
Change to Application YES
Application Status Permit Issued
Decision Permit 14/12/1992

Permit Number TP-2002-1065
Date Received 7/10/2002
Address of Land 148 Adderley Street WEST MELBOURNE
VIC 3003 (Zone MUZ)
Applicant's Name and Address Second storey addition to
existing residence
Officer's Name Connor Perrott
Objections Received 0
Change to Application YES
Application Status Amendment
Decision Permit 24/10/2002'

Sands & McDougall Directory of Victoria
1935
142 Atchison, Bernard
144 Hawkins, Albt. E.
148 Ripper, Evelyn
Stanley st

1925
142 Blake, Mrs Amelia
144 Nelms, Mrs S. J.
148 Hewison

Property number: 100240

Adderley Street 18

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available): 2000
Creation era?
☐ Victorian-era ✔ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
✔ Not assessed for heritage values

Is the place in a Heritage Overlay?
No

☐ Contributory to precinct ✔ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'2 storey brick townhouse built 2000'.

Sands & McDougall Directory of Victoria
1935
Stanley st
160 Madder, J. & R. E., Pty Ltd, kalso mnfrs
162 Ahearn, Jos. W.
164 Costello, Mrs Mary

1930
Ripper, Evelyn
Stanley st
162 Ahearn, Jos. W.
164 Webb, Wm.
###Rodent St

| Property number: | 558176 |

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

- Creation date (if available): 1946-2015
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Scientific value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

- City of Melbourne online maps
  - '2 storey brick townhouse built 2000'.

- Sands & McDougall Directory of Victoria
  - 1935
    - Stanley st
    - 160 Madder, J. & R. E.
    - Pty Ltd, kalso mnfrs
    - 162 Ahearn, Jos. W.
    - 164 Costello, Mrs Mary

  - 1930
    - Ripper, Evelyn
    - Stanley st
    - 162 Ahearn, Jos. W.
    - 164 Webb, Wm.
**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### Survey Notes:

- **Creation date (if available):** 1875-
- **Is the place in a Heritage Overlay?** Proposed for a Heritage Overlay
- **Recommendations (if any):** None.

### References (if any):

- **Lewis, M. Australian Architecture Index:**
  13 04 1875 City of Melbourne registration no 6315 [Burchett Index]. Fee 1.15.0 two cottages
  Owner Moran, Michael
  Builder Moran, Michael - Metropolitan Hotel

- **i-Heritage search results: Abstract of Building Identification Form (BIF):**
  162 TO 164 ADDERLEY STREET WEST MELBOURNE 3003 Heritage Grading
  Building Grading Streetscape Level Laneway Level
  C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style  Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
As the owner of these offices, former row houses, Michael Moran, was a builder by trade and probably built the houses in 1875. He owned the buildings for over 20 years and in that time leased them to people such as Joseph Toohey, James Walker, Robert Moore, Michael Cook, George Kingston.

Integrity - Fair
Condition Fair
Original Building Type
History
Not Assessed
Description/Notable Features
A pair of two-story, stucco finish row houses with two level cast-iron verandahs and iron picket palisade fencing between stuccoed fence piers. The slated roofs are hipped and exposed above bracketed eaves; the opening heads and segment-arched with drip-moulds providing a Tudor flavour to otherwise Italianate form and detail. Panelled cast-iron friezes and brackets and fringing provide the decoration, whilst six panel doors lend distinction to the detailing. Notable features include fence, verandah decoration, verandah roof and structure, corner siting

Statement of Significance
Architecturally, the hip roof two-storey row house form is an unusual combination (refer 115-117 George Street, East Melbourne, 1867) both in the study area and Victoria. This is a relatively early and original pair of this type, sparsely decorated as befits its period. Historically, an owner-builder-developer combination, typical of the area: of local importance.

Recommendations
Repaint in original or typical colours.

Property number: 100239

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cites:
162-4 Adderley Street
1. RB 1875-76, 1675, 6; RB 1896-97, 884, 5;
RB 1881-82, 1793; RB 1885-86, 828;
RB 1890-91, 861.

North and West Melbourne Conservation Study (1983)
History
As the owner of these offices, former row houses, Michael Moran, was a builder by trade and probably built the houses in 1875. He owned the buildings for over 20 years and in that time leased them to people such as Joseph Toohey, James Walker, Robert Moore, Michael Cook, George Kingston.

Description
A pair of two-story, stucco finish row houses with two level cast-iron verandahs and iron picket palisade fencing between stuccoed fence piers. The slated roofs are hipped and exposed above bracketed eaves; the opening heads and segment-arched with drip-moulds providing a Tudor flavour to otherwise Italianate form and detail. Panelled cast-iron friezes and brackets and fringing provide the decoration, whilst six panel doors lend distinction to the detailing. Notable features include fence, verandah decoration, verandah roof and structure, corner siting

Integrity - Generally original excepting colours and rain water gutters.

Significance
Architecturally, the hip roof two-storey row house form is an unusual combination (refer 115-117 George Street, East Melbourne, 1867) both in the study area and Victoria. This is a relatively early and original pair of this type, sparsely decorated as befits its period. Historically, an owner-builder-developer combination, typical of the area: of local importance.

Recommendations
Repaint in original or typical colours.
**SURVEYED PLACES**

| Adderley Street | 163 | 168-176 |

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
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</table>

Existing Streetscape Level:

<table>
<thead>
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<th>Proposed Streetscape Level:</th>
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</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1940-1960</td>
</tr>
</tbody>
</table>

Creation era?

- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Scientific value

☑️ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'Single storey brick industrial building built late 1940's. Primary landuse: Garage/Motor Vehicle Repairs.'

Property number: 100196

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**SURVEYED PLACES**

| Adderley Street | 168-176 |

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
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</tbody>
</table>

Existing Streetscape Level:

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
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</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1946-2015</td>
</tr>
</tbody>
</table>

Creation era?

- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Scientific value

☑️ Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'Single storey brick warehouse.'

Property number: 100238
## Surveyed Places

### Adderley Street

| Hampson's row houses, part 169-175 Adderley Street |

#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: C | Proposed Grading: C |

#### What date or era does the place express (if any)?

| Creation date (if available): 1865 | Creation era? Early Victorian-era ✔ |
| Victorian-era | Interwar |
| Edwardian-era | Post WW2 |

#### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- 8.2 Housing the population

#### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

#### References (if any):

**Lewis, M. Australian Architecture Index:**

No Hampson in West Melbourne, Hampson is owner of proposed shop in East Melbourne and Mrs Hampson a proposed house in Carlton 1854, 1185.

Adderley Street, date range:

`'72614 Walsh, Thomas Walsh, Thomas - Stanley Street West Melbourne VIC City of Melbourne registration no 1236 [Burchett Index]. Fee 3.10.0 two 4 room brick cottages crn Adderley & Stanley 1865 12 5' (Walsh has other projects in Stanley Street)`

**Probate**

`Robert Hampson Engineer Carlton dies 26 Jul 1874 12/130 VPRS 28/P0, unit 139; VPRS 28/P2, unit 27; VPRS 7591/P2, unit 15`

Probate to widow Mary Hampson.

Real estate: two leased six room brick houses in Fitzroy Street, Fitzroy; weatherboard house in Parkside Street (widow retains some property)

Mary Hampson Widow Footscray dies 20 Feb 1908 107/253

Mary dies with two two-storey brick houses in Neil Street, Carlton, land in Park Street. Probate to Walter Hampson, iron founder, Moreland Street, Footscray

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

169 TO 171 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level C 3

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian
Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee.

Integrity Poor

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets. Notable features include verandah decoration

Statement of Significance

Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards; however, this significance pertains only to 175. Historical, of local interest only.

Recommended Alterations

Record the detailing of 175 for possible restoration of 173, 169 and general architectural interest; repaint in original or typical colours; restore fences; restore roofing (169).

Verandah, windows, roof (inappropriate - reinstate original design)

Other Comments Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows
with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

Newspapers:
'Illustrated Australian News for Home Readers', Monday 10 August 1874
Deaths:
'HAMPSON. - At Parkside-street, Carlton, on the 20th July, Mr. Robert Hampson, aged 48 years' (explains sale 1874?).

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites:
RB 1866, 1367, 8; RB 1875, 1649, 51;
RB 1896-97, 818,20; RB 1881-82, 1790,
91; RB 1890-91, 795.

City of Melbourne Valuers Books
1870, 1532- R Hampson owns BH 3 rooms £24, 2x4 rooms £30 (Hampson occupies last in row);
Occupiers: Garner, R Preshaw, (no Walsh)

City of Melbourne Conservation Study (1983)

History
An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee. Easton died at the house (169) in 1906 being termed formerly of the Dudley Street rolling mills and an old colonist.

Description
A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets.

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

Significance
Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

Recommendations
Record the detailing of 175 for possible restoration of 173, 169 and general architectural interest; repaint in original or typical colours; restore fences; restore roofing (169).
**Hampson's row houses, part 169-175 Adderley Street**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
</tr>
<tr>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
</tr>
<tr>
<td>Post WW2</td>
</tr>
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</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
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<tbody>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
<tr>
<td>Scientific value</td>
<td></td>
</tr>
<tr>
<td>Social value</td>
<td></td>
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</tbody>
</table>

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Lewis, M. Australian Architecture Index:
No Hampson in West Melbourne

i-Heritage search results: Abstract of Building Identification Form (BIF)

173 TO 175 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan

**North and West Melbourne Conservation Study 1983**

169-75 Adderley Street
1. RB 1866, 1367. 8; RB 1875, 1649, 51; RB 1896-97, 818,20; RB 1881-82, 1790, 91; RB 1890-91, 795.

**North and West Melbourne Conservation Study (1983)**

**History**

An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee.

**Description**

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets. Notable features include verandah decoration

Statement of Significance Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

**Other Comments**

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.
the form of tracery-like brackets.

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

Significance
Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

Recommendations
Record the detailing of 175 for possible restoration of 173, 169 and general architectural interest; repaint in original or typical colours; restore fences; restore roofing (169).

Property number: 100198

Adderley Street 177 Hampson’s row houses, part 169-175 Adderley Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1865
Creation era?
✓ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
✓ Aesthetic value
☐ Scientific value
✓ Historical value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
✓ Contributory to precinct
☐ Not significant or contributory
✓ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Lewis, M. Australian Architecture Index:
No Hampson in West Melbourne Building Permit Applications, see:
'81488 George, J Hampson East Melbourne VIC Shop 1854 11 20;
79116 Wicks & Ellis - Hoddle Street Coll. Hampson, Mrs Carlton VIC House Treeby, - 1885 11 5'
i-Heritage search results: Abstract of Building Identification Form (BIF)
173 TO 175 ADDERLEY STREET WEST MELBOURNE 3003
DESCRIPTION

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets.

INTEGRITY

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

SIGNIFICANCE

Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

RECOMMENDATIONS

Record the detailing of 175 for possible restoration of 173, 169 and general architectural interest; repaint in original or typical colours; restore fences; restore roofing (169).

PROPERTY NUMBER: 100199
### Surveyed Places

| Adderley Street | 179 -183 | Clarke's grocer shop and residence |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

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<th>Existing grading:</th>
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<th>Proposed Grading:</th>
<th>C</th>
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### What date or era does the place express (if any)?

| Creation date (if available)? | 1889 |

**Creation era?**

- [ ] Early Victorian-era
- [x] Victorian-era
- [ ] Interwar
- [ ] Edwardian-era
- [ ] Post WW2

### What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>[ ] Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>[x] Scientific value</td>
<td>[ ] Social value</td>
</tr>
<tr>
<td>[ ] Not assessed for heritage values</td>
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</tbody>
</table>

### Is the place in a Heritage Overlay?

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population
5.4 Developing a retail centre

### Recommendations (if any)


### References (if any):

- Heritage Places Inventory July 2015
  - Adderley Street 179 D 3
  - Adderley Street 181 C 3

- City of Melbourne online maps, City of Melbourne GIS project map.
  - Property- now 179-183 Adderley Street.

- Lewis, M. Australian Architecture Index:
  - 4 03 1889 City of Melbourne registration no 3796

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**City of Melbourne Rate Books**

**North and West Melbourne Conservation Study 1983**

cites:
- 181 Adderley Street
  - 1890-91; 1896-97, 822

**North and West Melbourne Conservation Study (1983)**

History
This shop and residence was built for John Clarke in 1889, who lived there until after 1890, when it was leased to James Woods, a grocer of Russell Street under the ownership of Ann Clarke.

Description
One-level stuccoed brick, parapeted shop and residence with timber mullioned shop fronts to Adderley and Rodin Streets and part of the original concave roof street verandah which is supported on iron posts and of the Melbourne Corporation design. Stucco detailing is sparse for the construction date being a cornice to the parapet. The shop being built on the frontage, terminates the streetscape of row houses to the south.

Integrity
Part of the street verandah has been removed; the entrance doors replaced/ altered; an evaporative cooler placed in the highlight and the colours changed.

Significance
Architecturally, its value is that of a corner-shop-form which is typical of row house suburbs and the verandah lends period variety to the streetscape and thus is of local significance only. It is also representative of the many modest commissions undertaken by W.H. Webb in the area.

Recommendations
Record verandah and shop front details; replace missing verandah; restore doors (presumably half-glazed double doors); repaint in original or typical colours.

Surveyed places

Adderley Street 187-189

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available): 1946-1960
Creation era:
□ Victorian-era □ Interwar
□ Edwardian-era □ Post WW2

What are the heritage values of the place (if any)?
□ Aesthetic value □ Historical value
□ Scientific value □ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct
□ Contributory to precinct ☑ Not significant or contributory
□ Significant individually □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
‘A single storey brick building built in the early 1930’s. Primary landuse: Garage/Motor Vehicle Repairs.’

Sands & McDougall Directory of Victoria
1942
179 Boyle, W.
Roden st
187 Rutledge, Mrs M., confr
187 Rutledge, Adolphus
191 Arbon, Hy. J.

Property number: 100201
### Surveyed Places

#### Adderley Street 191

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

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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streetscape Level:</td>
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<td>Proposed Streetscape Level:</td>
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</tr>
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</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1883-4
- **Creation era?**
  - [ ] Victorian-era
  - [x] Edwardian-era
  - [ ] Post WW2
  - [ ] Early Victorian-era
  - [ ] Interwar

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [x] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- [ ] Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**

- `Geelong Advertiser` (Vic.: 1859 - 1926) Monday 27 February 1888
- `CONVICTION OF A PICKPOCKET. At the Police Court on Saturday a respectably attired and intelligent man named John Gregory, described as a miner, and aged about 40 years, was charged with having stolen from the person of Martha Goldsmith, a widow, residing at West Melbourne, a purse containing between 8s and 9s. The bench consisted of the Mayor (Mr H.`
SURVEYED PLACES

Meakin, Mr Heron, P.M., and Messrs Gibson and Miles, JPs The prosecutrix stated that she was a passenger by the steamer Courier during its trip from Melbourne to Geelong on the previous afternoon. Upon the arrival of the vessel at Portarlington she was about to take on shore one of her daughters, who was in ill-health, when she was informed by a Mrs Ebbott that her pocket had been picked. She immediately put her hand into the pocket and found that her purse, which contained between 8s and 9s, besides the keys of a portmanteau and a tin box, had been stolen. The prisoner was pointed out to her, and she accused him of the theft. He denied it, but subsequently said that if he were to give her the money it would be admitting that he was guilty. Elizabeth Mary Ebbott, a married woman, living at Long Gully, Sandhurst, gave evidence that she was on the steamer when the theft was committed. She saw the prisoner stand close to Mrs Goldsmith and draw from her pocket a purse. Looking towards witness he said that he had been observed, and approaching her he said, "Is this Geelong?" Witness replied in the negative, and said that he knew it was not Geelong. She then informed her husband of the theft, and told him to watch Gregory; and subsequently she asked Mrs Goldsmith to see whether anything had been taken from her pocket. The prosecutrix immediately found that her purse had been stolen. In the meantime prisoner had gone below. Philip Henry Ebbott, husband of the previous witness, and who is a coach builder by trade, identified the prisoner, and stated that he had followed him to the lower part of the steamer. He informed the captain and other officers of the theft, and Gregory was eventually discovered in one of the water closets. Corroborative evidence was given by James Smith, second officer of the Courier; and Constable Brady stated that the man was given into his custody by Mr Munro, the first officer, upon the arrival of the boat at Geelong. Seniors constable McGreal said that, after being locked up, Gregory intimated that he was a resident of Peel-street, Ballarat, and followed the occupation of a miner. The Ballarat police were communicated with, and that (Saturday) morning a telegram had been received from them stating that no person named Gregory lived in the street named. The prisoner reiterated that he lived in Peel-street. He said that the case was one of mistaken identity; that he was ill on the afternoon, in question, and kept in the lower part of the vessel throughout the voyage. He was certainly not on the upper deck when the theft was alleged to have taken place, When Mrs Goldsmith accused him she stated that between 7s and 8s had been stolen from her, but in evidence she had said that 8s or 9s were in the purse taken from her pocket. The bench enquired whether the purse and its contents had been found, but the police replied in the negative, remarking that it had probably been thrown into the water when prisoner went below finding that he had been detected. In answer to Mr Heron, the accused said he would prefer to be dealt summarily with, rather than be committed for trial, as he had already been subjected to enough trouble over the matter. Gregory was sentenced to three months imprisonment, and the Mayor said that the bench would like to have made it six months. Before the proceedings closed Mr Heron observed that it was fortunate, for the sake of justice, that such witnesses as Mr and Mrs Ebbott had been obtained in the case.'

The Age (Melbourne, Vic.: 1854 - 1954) Wednesday 1 April 1896

'SURVEYED PLACES

GOLDSMITH, — The Friends of the late Mrs. MARTHA GOLDSMITH are respectfully invited to follow her remains to the place of interment, in the Melbourne General Cemetery. Thu funeral is appointed to leave her late residence. "Ellan Vannan," Adderley street, West Melbourne, THIS DAY (Wednesday), 1st April, at 4 o'clock.'

The Argus' (Melbourne, Vic.: 1848 - 1957) Thursday 8 August 1901

GOLDSMITH. — On the 6th August, at Benalla, George, the dearly beloved eldest son of the late Martha Goldsmith of Adderley-street, West Melbourne, and brother of Mrs. A. Patterson (Benalla) and of John and Edward, aged 42 years. At rest.

The Argus' (Melbourne, Vic.: 1848 - 1957) Wednesday 1 July 1942


Wikipedia, the free encyclopedia - Ellan Vannin

From Wikipedia, the free encyclopedia

Ellan Vannin may refer to:

the Manx name for the Isle of Man

"Ellan Vannin" (poem), a poem and song, known as the alternative Isle of Man national anthem

SS Ellan Vannin (1854), an iron-built packet steamer operated out of Castletown, Isle of Man

Lewis, M., Australian Architecture Index: 1881-1891

No obvious Building Permit Application - as an addition typically not recorded by Burchett, further work could go to VPRO source.

i-Heritage search results: Abstract of Building Identification Form (BIF) 191 ADDERLEY STREET WEST MELBOURNE 3003 Heritage Gradings Building Gradings Streetscape Level Laneway Level D 3 Conservation Study Details
SURVEYED PLACES

North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99

Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair

Original Building Type
History Not Assessed

Description/Notable Features
Notable features include fence, verandah decoration, verandah roof and structure, elaborate/high standard design of cement rendered surfaces. Unusual entablature.

Statement of Significance
Not Assessed

Recommended Alterations

Building Permit Application
No Goldsmith as owner, Adderley St

Probate, VPRO

Pierre H Mignot Gentleman Nth Coburg 24 Jun 1942
334/519 VPRS 28/P3, unit 3676; VPRS 7591/P2, unit 1179
Martha Goldsmith Widow W Melbourne 31 Mar 1896
61/345 VPRS 28/P0, unit 782;
VPRS 28/P2, unit 435 - £407, of 22 Ormond St,
Kensington - sons Edward (exec), George, John and daughter Emma; also property in Adderley St, West Melbourne 18x60' brick house £400 also land at Newport.'

Australia, Death Index, 1787-1985

Name: Martha Goldsmith
Birth Year: abt 1832
Age: 64
Death Place: West Melbourne, Victoria
Father’s name: Goldsmith Jno
Mother’s name: Martha Overton
Registration Year: 1896
Registration Place: Victoria
Registration Number: 3171'

Sands & McDougall Directory of Victoria

1935
West side
179 Bryce, Thomas
Roden st
187 Rutledge, A., confr
191 Mignot, Pierre H.
193 McCallum, Mrs Flora
195 Gray, Thomas

1920
179 Bryce. Thomas
Roden st
187 Rutledge, A., confr
191 Smith, Gladstone
193 McCallum, Mrs Flora

1915
191 Fowler, Thomas W

1910
181 Chancellor & Son. grocers
Roden at
187 Jones, W. H., grgcr
191 Fowler, Thomas W

1893
Roden st
187 Vernum, W., confectnr
191 Williams, Thomas W.
193 Breese, William
195 Wilson, William
197 Cameron, Donald
199 Rodger, Robert W.
203 Murray, Matthew J.
205 Vacant
207 Woods, James, grocer
Hawke st

1890
Roden st
187 Perry, Miss Eliz, confctnr
James McDunna
191 Williams, Thomas W.
193 Breese, William
197 Cameron, Donald
199 Fisher, Hugh.
203 Murray, Matthew J.
205 Devine, William
207 Watson, John B, grocer
Hawke st

1888
Roden st
Clark, John draper (187)
James McDunna
29 Goldsmith , Mrs Martha (191)
31 Breese, William (193)
33 Fisher, Hugh (199)
37 Murray Matthew J ,
39 Delahunt , Mrs Rosina
Hawke st

1886
Roden st
Hastings, HW draper
Donald Cameron
29 Goldsmith , Mrs Martha
31 Toy, William H
33 Soutter Mrs jessie
West Melbourne Heritage Review

SURVEYED PLACES

37 Murray Matthew J, 39 Delahunt, Mrs Rosina
Hawke st

1885
Roden st
Hastings, HW draper
29 Goldsmith, Mrs Martha
31 Toy, William H ...

1880
Roden st
McDougall, Mrs Robert
grocer
29 Goldsmith, Mrs Martha
31 Smith, George
Bennett, William J.
Gee Richard,
33 Soutter Jas stevedore,
37 Murray Matthew,
39 Delahant, Mrs Rosina
Hawke st

1878
Roden st
McDonough, P
McDougall
Goldsmith, Mrs Martha
Smith, George
31 Hunter, John
Gee Richard,
33 Cullen, Richard,
37 Murray Matthew J,
Robert Cathie
39 Shealer, Robert green grcer
Hawke st

City of Melbourne Valuers Books

1900, 829
Thomas Fowler jnr, Thomas Fowler snr as owner, BH 7 rooms 17x80 £30 191 Adderley;
1891, 789
Thomas Williams, owner Mrs Goldsmith, BH 7 rooms 17x80 £40 191 Adderley;
1889, 801 Mrs Goldsmith, owner-occupier, BH 7 rooms 17x80 £40 ;
1888 821 Mrs Goldsmith, BH 7 rooms 17x80 £40 (29 Adderley)
1887 802 Mrs Goldsmith, BH 6 rooms 17x80 £40 (29 Adderley)
1886 777 Mrs Goldsmith, BH 6 rooms 17x80 £40 (29 Adderley)
1884, 1802 ditto
1883 Mrs Goldsmith, BH 2 rooms 17x80 £12 (29 Adderley) additions written in
1880
1763, Geo Smith owner-occupier BH 4 rooms 17x80 £26
1764, Mrs Goldsmith owner-occupier BH 2 rooms 17x80 £12
1765 Jas McDonagh John Brain B.S. 2 rooms 27x80 £18

Property number: 100202

Adderley Street 193 Smith house

Survey Notes:
Verandah detail gone, fence replaced, valuable tiled verandah - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and City of Melbourne Heritage Review 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1876

Creation era?
☑ Victorian-era ☐ Early Victorian-era
☐ Edwardian-era ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
Graded E3

Lewis, M. Australian Architecture Index:
72787 O'Connell, Geoffrey; Smith, - West Melbourne VIC
City of Melbourne registration no 6786 [Burchett Index].
Fee 1.0.0 four room brick cottage Adderley - nr Roden
1876 06 12.'

i-Heritage search results: Abstract of Building Identification Form (BIF)
193 ADDERLEY STREET WEST MELBOURNE 3003
The house at 193 Adderley Street was built c.1876. It is first listed in the Sands & McDougall directory in 1877, when the occupant was George Smith, who remained there until at least 1881. Between 1882 and 1898, the property was owned by the Victorian Permanent Property Investment and Building Society. In 1898, ownership was transferred to William Breese, an engine driver, who retained it until 1904, when it was transferred to Flora McCallum. Subsequent owners included John Marshall, a plumber, Elizabeth Clarke, a nurse, Ann Cullen, a spinster and Roberts [sic] Warne-Smith, a chartered accountant.

**Description**
The house at 193 Adderley Street is a single-storey, single-fronted Victorian cottage. The walls are of brick, now painted, and it has a transverse gabled roof clad in corrugated galvanised steel and penetrated by a central chimney with a moulded capping. The skillion-roofed verandah terminates at wing walls which have decorative console brackets. The facade has a timber-panelled entry door with fanlight, and the window is a timber-framed double-hung sash with decorative shutters. The metal fence is not original.

**Integrity Good**
**Condition Good**

**Significance**
The house at 193 Adderley Street, West Melbourne, is of local historical and aesthetic interest. Reasonably intact, the house is representative of the type of modest workers’ cottages which were constructed in large numbers in North and West Melbourne in the Victorian period.

**Grading Review**
Upgraded from E to D. The house is a reasonably intact example of its style and type, and its individual value is reinforced by its setting.

**Property number:** 100203
West Melbourne Heritage Review

**SURVEYED PLACES**

| Adderley Street | 195 | Lochaber or Cameron house |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | C | Proposed Grading: | B |

| Existing Streetscape Level: | 3 | Proposed Streetscape Level: | 2 |

What date or era does the place express (if any)?

- Creation date (if available): 1896-7
- Creation era:
  - Victorian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

| 195 ADDERLEY STREET WEST MELBOURNE 3003 |

| Heritage Gradings |

| Building Grading Streetscape Level Laneway Level |

| C 3 |

| Conservation Study Details |

| Precinct Conservation Management Plan |

| North and West Melbourne Heritage Precinct |

| Conservation Study: Study and Date, Status |

| North and West Melbourne Conservation Study - Graeme Butler, no date Adopted |

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah decoration, verandah roof and structure, unpainted decorative brickwork, notable gable, slate work - architect design?

Statement of Significance

Not Assessed

**Lewis, M. Australian Architecture Index:**

'72790 Field & French - 103 Haines Street Nth Melb. Cameron, Donald West Melbourne VIC House -City of Melbourne registration no 6839 [Burchett Index]. Fee 1.15.0 house Brearley, F 1896 12 14'-see Building Permit Application card also, VPRO.

**Newspapers:**


**Marriages**

- 'CAMERON—McKOY.—[Silver Wedding.]—On the 24th May, 1880, at St. Luke's Church, Wodonga, by the Rev. Mr. Burke, of Chiltern, assisted by the Rev. Mr. White, Donald Cameron, of West Melbourne, to Annie Jane, eldest daughter of Joseph Alexander McKoy, of Wodonga. Present address, "Lochaber," Adderley-street, West Melbourne.'

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 7 August 1908

- ENGINE DRIVER'S FALL
  Donald Cameron, engine driver of the Ballarat-Melbourne train, fell from the footplate at the Bacchus Marsh station on Wednesday night, and severely injured his left thigh. He drove his engine into Melbourne, and was then taken to his home in Adderley-street, West Melbourne, where he was attended by Dr. O'Donnell and Perl. Subsequently Cameron was removed to the Melbourne Hospital'

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 20 April 1918

- CAMERON.-Mr. Donald Cameron, of "Lochaber," Adderley street West Melbourne, has had advice that his son, Lieut. D. R. Cameron, M.C., has been promoted to the rank of captain. He left Australia with the first Expeditionary Force, and gained his. M.C. for conspicuous bravery in the field.'

- 'The Argus' (Melbourne, Vic.: 1848 - 1957) Saturday 20 May 1922

**Marriages**

- 'CAMERON-MILES. -ON the 1st February, at Cairns Memorial Church, East Melbourne, by the Rev. J.T. Gibson, M.A., Donald House (late captain, A.I.F.), third son of Mr. and Mrs. Donald Cameron, of Lochobar, Adderley street, West Melbourne, to Maude May Miles, youngest daughter of the late Mr. and Mrs. B. Miles, of...
Sands & McDougall Directory of Victoria

1935
West side
179 Bryce, Mrs Mary A.
Roden st
187 Rutledge, A.
187 Rutledge, Mrs M., cnfr
191 Mignot, Pierre H.
193 Gray, Wm. H.
195 Terrell, Gordon

1930
179 Bryce, Thomas
Roden st
187 Rutledge, A., cnfr
191 Mignot, Pierre H.
193 Vacant
197 Callinan, Mrs Mary.

1925
179 Bryce, Thomas
Roden st
187 Rutledge, A., cnfr
191 Mignot, Pierre H.
193 McCallum, Mrs Flora
195 Gray, Thomas

1920
179 Bryce, Thomas
Roden st
187 Rutledge, A., cnfr
191 Smith, Gladstone
193 McCallum, Mrs Flora
195 Cameron, Donald

1915
195 Cameron, Donald

1910
181 Chancellor & Son. grocers
Roden at
187 Jones, W. H., grgrcr
191 Fowler, Thomas W.
193
195 Cameron, Donald

1893
Roden st
187 Vernum, W., conEectnr
191 Williams, Thomas W.
193 Breese, William
195 Wilson, William

City of Melbourne Valuers Books
1891, 791
Mrs Wilson (written in), Donald Cameron (also owns adjoining 197 where he lives) BH 3 rooms 32x80 £10
197 3 room BH £24
1896 826 William Wilson, DC BH 3 rooms 32x80 £10 (x-out to 34)
1897 827
DC owner-occupier BH 8 rooms 32x80 £34, owns and leases 3 room BH adjoining 197 on same land
1900, 831
Donald Cameron owner-occupier BH 8 rooms 32x80 £34 incr to 36
also owns 197 3 room BH
### Surveyed Places

| Adderley Street | 197 |

#### Survey Notes:

Paint removed from brickwork as enhancement- refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** D  
**Proposed Grading:** D

| Existing Streetscape Level: | 3 | Proposed Streetscape Level: | 2 |

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1875-1900  
- **Creation era:**
  - ☑ Victorian-era  
  - ☐ Interwar  
  - ☐ Post WW2

#### What are the heritage values of the place (if any)?

- ☐ Aesthetic value  
- ☐ Historical value  
- ☐ Scientific value  
- ☐ Social value  
- ☐ Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct  
  - ☑ Contributory to precinct  
  - ☐ Not significant or contributory  
  - ☐ Significant individually  
  - ☑ Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

#### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)  
  - 197 ADDERLEY STREET WEST MELBOURNE 3003  
  - Heritage Gradings  
  - Building Grading Streetscape Level Laneway Level  
  - D 3  
  - Conservation Study Details  
  - Precinct Conservation Management Plan  
  - North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status  
  - North and West Melbourne Conservation Study - Graeme Butler, no date Adopted  
  - Building and History Information  
  - Architectural Style Victorian

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Sands & McDougall Directory of Victoria 1930  
197 Callinan, Mrs Mary

**Property number:** 100205
West Melbourne Heritage Review

SURVEYED PLACES

Adderley Street 199 Cullen house

Survey Notes:

Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1871

Creation era? 

☑ Victorian-era

☐ Intervar-era

☐ Edwardian-era

☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value

☑ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☐ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF) 199 ADDERLEY STREET WEST MELBOURNE 3003 Heritage Gradings Building Grading Streetscape Level Laneway Level D 3 Conservation Study Details Precinct Conservation Management Plan North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted Building and History Information

Architectural Style Victorian; 1871

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type

History

The house at 199 Adderley Street was built c.1871. It is first listed in the Sands & McDougall directory in 1872, when it was occupied by Richard Cullen, who remained there until 1878, when he was succeeded by James Soutter, a stevedore.

Description/Notable Features

The house at 199 Adderley Street is a single-storey, single-fronted bichromatic brick Victorian cottage. Walls are of tuck-pointed reddish-brown brick with cream brick dressings to openings, and the transverse gabled roof is clad in corrugated galvanised steel. The verandah terminates at wing walls with rendered parapets, and has cast iron decoration. The entry door is timber-panelled with a fanlight, and the window is a timber-framed double-hung sash. The picket fence is recent.

Statement of Significance

The house at 199 Adderley Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest worker’s cottage which were constructed in large numbers in North and West Melbourne in the Victorian period. It is an intact example of its type which retains its original tuckpointed bichromatic brickwork.

Recommended Alterations

Other Comments Upgraded from E to D. Since the previous study (10/1/1985), the paint has been removed from the facade, enhancing the appearance and streetscape contribution of the house. In addition, an earlier brick fence has been replaced with a timber picket fence. The houses relates visually and historically to its neighbours.

North and West Melbourne Conservation Study (1983)

Graded E3

Lewis, M. Australian Architecture Index:

72755 Stephens, Richard; Cullen, R West Melbourne VIC House 1873 01 7

72281 Cullen, William - 95 Stanley Street Cullen, William West Melbourne VIC House 1885 08 4

72283 Cullen, William - 95 Stanley Street Cullen, William West Melbourne VIC House 1887 12 12’

City of Melbourne Valuers Books

1875, 1641- (Murray)

Richard Cullen, owner-occupier 4 room BH, £26

(Green, Cooke, Bran, Clarke)

City of Melbourne Heritage Review (1999)

History

The house at 199 Adderley Street was built c.1871. It is first listed in the Sands & McDougall directory in 1872, when it was occupied by Richard Cullen, who remained there until 1878, when he was succeeded by James Soutter, a stevedore.

Description

The house at 199 Adderley Street is a single-storey,
West Melbourne Heritage Review

SURVEYED PLACES

single-fronted bichromatic brick Victorian cottage. Walls are of tuck-pointed reddish-brown brick with cream brick dressings to openings, and the transverse gabled roof is clad in corrugated galvanised steel. The verandah terminates at wing walls with rendered parapets, and has cast iron decoration. The entry door is timber-panelled with a fanlight, and the window is a timber-framed double-hung sash. The picket fence is recent. Significance

The house at 199 Adderley Street, West Melbourne, is representative of the modest worker’s cottage which were constructed in large numbers in North and West Melbourne in the Victorian period. It is an intact example of its type which retains its original tuckpointed bichromatic brickwork.

Grading Review

Upgraded from E to D. Since the previous study (10/1/1985), the paint has been removed from the facade, enhancing the appearance and streetscape contribution of the house. In addition, an earlier brick fence has been replaced with a timber picket fence. The houses relates visually and historically to its neighbours.

Property number: 100206

Adderley Street 201

Avoca or Murray’s house

Survey Notes:

Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1907

Creation era? ☑ Victorian-era ☑ Early Victorian-era ☑ Edwardian-era ☑ Interwar ☑ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value ☑ Historical value

☐ Scientific value ☑ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

H03 North & West Melbourne Precinct

☑ Contributory to precinct ☑ Not significant or contributory

☑ Significant individually ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index: 72584 Kelly, Michael - 28 Curzon Street Nth Melb. Murray, George West Melbourne VIC City of Melbourne registration no 511 [Burchett Index]. Fee 1.15.0 brick cottage at Adderley - 201 - 1907 06 29‘

i-Heritage search results: Abstract of Building Identification Form (BIF)

201 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level D 3

Graeme Butler & Associates 2015: Appendix 2: 127
Mary Zaclerin gained the first prize, and Ascot Hanna the second, while one by Eric Carter was accorded "honorable mention"…'

**Sands & McDougall Directory of Victoria**

1930

Henry Benbow

1915

201 Murray. George M.

1910

199 Lobb, William R.

201 Goliant, -Morris

203 Murray, Matthew

205 Gregory, , Duncan

P. 0— receiving pillar

1904

199, 203 no 201

**City of Melbourne Valuers Books**

1915, 859-

Eliz & George F Murray owners 199-201 4 room BH £24, 25

Fred Hunt in 199, Geo Murray in 201

**City of Melbourne Heritage Review (1999)**

**History**

The house at 201 Adderley Street was built c.1907. The Sands & McDougall directory for 1908 lists the house as 'vacant', while the following year the occupant is listed as Henry Remfry.

**Description**

The house at 201 Adderley Street is a single-storey single-fronted Edwardian brick cottage. The walls are of red brick with a cream brick string course at sill level, and the hipped roof is clad in slate with fish scale patterning. The verandah has a corrugated galvanised steel skillion-profile roof with cast iron decoration. The facade has a timber-panelled door with a glazed upper panel, and a pair of timber-framed double-hung sash windows. The timber picket fence is not original.

**Statement of Significance**

The house at 201 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house is a late example of the small brick cottages which were constructed in large numbers in North and West Melbourne in the late nineteenth and early twentieth centuries. Aesthetically, the house is an interesting and intact combination of Victorian and Edwardian elements.

**Recommended Alterations**

Other Comments 
Upgraded from E to D. Since the previous study (10/1/1985), the paint has been removed from the facade, enhancing the appearance and streetscape contribution of the house. In addition, an earlier wire fence has been replaced with a timber picket fence.

**Newspapers:**

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 29 May 1908

'EMPIRE DAY.

At the West Melbourne State School, King-st., the children had lessons in the morning re Empire day, and about mid-day assembled in the grounds, and the flag was hoisted and saluted, patriotic songs and the National Anthem sung a guard of honor composed of cadets being in evidence as at Errol-st. Mr. H. Remfry, the head-master, addressed the children on Empire Day, and pointed out its significance and the lessons to be learned from it.'

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 7 August 1908

'ARBOR DAY PRIZE ESSAYS. Mr. H.. N. Remfry, head teacher of the West Melbourne State school, recently offered a-first and second prize for the two best essays on Arbor Day. The essays were written in school, and under strict examination conditions. Mary Zaclerin gained the first prize, and Ascot Hanna the second, while one by Eric Carter was accorded "honorable mention"…'
SURVEYED PLACES

Adderley Street  203

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -          Proposed Grading: -

Existing Streetscape Level: -          Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1970
Creation era?
□ Victorian-era
□ Edwardian-era
□ Early Victorian-era

What are the heritage values of the place (if any)?
□ Aesthetic value
□ Historical value
□ Social value
□ Scientific value
✓ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
□ Contributory to precinct
✓ Not significant or contributory
□ Significant individually
□ Proposed for a Heritage Overlay

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Single storey brick building built 1970.'

Property number: 100208

Adderley Street  211-215

Survey Notes:
Not assessed. Reserve not part of original Crown Survey design.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -          Proposed Grading: -

Existing Streetscape Level: -          Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1946-2015
Creation era?
□ Victorian-era
□ Edwardian-era
□ Early Victorian-era

What are the heritage values of the place (if any)?
□ Aesthetic value
□ Historical value
□ Social value
□ Scientific value
□ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
□ Contributory to precinct
✓ Not significant or contributory
□ Significant individually
□ Proposed for a Heritage Overlay

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Shown as 100 Hawke St, names trees willow myrtle and gum. 'A 812m2 public reserve.
Informal Outdoor Facility (Park/Garden/Reserve).' Crown Record or Parish Plan - part CAs 6,7/93 sold in 1865 for housing.

MMBW
DP707 c1895: row house development.
### Adderley Street 217

**Dennis Madden’s row houses, part 217-221 Adderley Street**

**Survey Notes:**
See 219 for evidence to restore iron fence - otherwise generally unchanged since the City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1887</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td></td>
</tr>
<tr>
<td>[☑] Victorian-era</td>
<td>[✓] Interwar</td>
</tr>
<tr>
<td>[☐] Edwardian-era</td>
<td>[☐] Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Scientific value</th>
<th>Social value</th>
<th>Not assessed for heritage values</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>[✓]</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>[✓] Contributory to precinct</td>
</tr>
<tr>
<td>[☐] Not significant or contributory</td>
</tr>
<tr>
<td>[☐] Significant individually</td>
</tr>
<tr>
<td>[☐] Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)
217 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct

---

Graeme Butler & Associates 2015: Appendix 2: 130
The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walking.

Description/Notable Features
The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transverse gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Significance
The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Grading Review
Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group.

Original datasheet - 217-223 Adderley Street, West Melbourne

Property number: 100209

Lewis, M. Australian Architecture Index:
Three row houses in date range:
'72677 Greenlaw, J & W - Church Street Fitzroy Madden, Dennis West Melbourne VIC City of Melbourne registration no 3058 [Burchett Index]. Fee 5.5.0 three brick cottages Lavers, - 1887 09 26'
West Melbourne Heritage Review

SURVEYED PLACES

Adderley Street 218
Tyns House, part of Clark’s row houses, 218-220 Adderley Street

\[\text{Survey Notes:} \]

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: C
- Proposed Grading: C

**What was the streetscape level for this place?**

- Existing Streetscape Level: 3
- Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

- Creation date (if available): 1882-3
- Creation era:
  - Early Victorian-era
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- **MMBW**
  - DP 707 1895, pair shown with 218 on lane with large bricked yard and two storey brick factory-like building facing wide pitched lane, as existing

- **Newspapers:**
  - 'Illustrated Australian News' (Melbourne, Vic.: 1876-1889) Wednesday 20 February 1884
  - 'PROUD. — On the 5th February, at Adderley-street, West Melbourne, the wife of Joshua Proud of a daughter. '
  - 'Leader' (Melbourne, Vic.: 1862-1918) Saturday 18 August 1894 p 42
  - 'Cunningham - Proud. — On the 28th June (by special licence), at the Poplar Wesleyan Church, East India Dock-road, London, by the Rev. Mr. Dunstan, Captain John Cunningham second son of Captain Cunningham, of Preston, Lancashire, England, to Mary Eleanor, oldest daughter of Joshua Proud, of West Melbourne.'
  - 'North Melbourne Gazette' (Vic.: 1894-1901) Friday 4 October 1895 p 3
  - 'The Nuptial Knot
The marriage of Miss Sarah, second daughter of Mr Joshua Proud, of "Tyns House," Adderley-street, West Melbourne, to Mr James Lawrence. of (Coolgardie, was celebrated on Tuesday last, October 1st, at the residence of the bride's parents, the Rev Dr Strong officiating. The bridesmaids were the four sisters of the bride Mr John Lawrence was "best man"; and the bride was given away by her father.
After the ceremony the company assembled at the Mechanics Hall Errol-street where the Wedding-breakfast was laid, in Mr Hunter's very best -style, which, is proof positive of excellence, nothing that could tempt the most delicate palate being absent. About 100 guests partook of the repast; and the customary complimentary speeches were made and responded to in the usual way. The only incident which could be said to have a saddening effect upon the relatives of both parties was the fact of the young couple's early departure for the "Golden west"; but if the kind prayers of their friends are granted, fortune will smile upon them in the land of their adoption. The speeches, in view of their departure at no distant date, naturally partook of a valedictory character, and the evident reluctance shown on both sides at mention of parting, was, perhaps, the greater compliment that could be paid them. After supper the tables were cleared away, and the dancers at once took possession of the floor, and did not quit till well towards morning. Appended we give a list of the costumes:
The Bride looked charming in a hand some cream cashmere, relieved with cream brocade and satin, crowned-with the usual wreath and -veil, and shower bouquet. The four bridesmaids were attired in buttecup cashmere, relieved with figured silk to match. . . .'
  - 'The Age' (Melbourne, Vic.: 1854-1954) Thursday 24 February 1898 p 3
  - 'Probate.... intestate, may be GRANTED to Joshua Proud, of No. 218 Adderley-street. West Mel.'
  - 'Geelong Advertiser' (Vic.: 1859-1924) Friday 25 July 1913 p 5

**THE SMOKE NUISANCE.
Joshua Proud, the younger, James Waterhouse Proud and. Robert Amos Proud trading as Proud Bros., of 49 Dudley-street, West Melbourne, manufacturers, were charged at the . City Court with having on June 19 allowed a chimney to send forth smoke in such a quantity as to be a nuisance. Mr. P. G. Woods, who appeared for the prosecution said that he was not pressing for a heavy penalty as the defendants had taken steps to remedy the nuisance. A fine of £1 was imposed.'

- **Probate, VPRO**
  - Joshua Proud manufacturer late of 122 Holmes Rd,
Moonee ponds 8/4/1913 (extant Edwardian-era villa), late West Melbourne - estate £2565, Naomi widow includes part CA 6/0 North Melbourne 17x ?’ two storied B house, 6 rooms Adderley Street let at 18/- per week £650; factory and 2 cottages part CA15, 16/47 Dudley Street also Footscray property and Moonee Ponds house

i-Heritage search results: Abstract of Building Identification Form (BIF)
218 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Grads
Building Grading Streetscape Level Laneway Level
C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include fence, verandah decoration, verandah roof and structure, elaborate/high standard design of cement rendered surfaces, corner siting
Statement of Significance Not Assessed

Building Permit Application

72841 Jones, John - Hawke Street Clark, William West Melbourne VIC House-City of Melbourne registration no 9350 [Burchett Index]. Fee 1.15.0, brick house 1882 07 6 Adderley - north west of Hawke
See also
77305 Clark, David - Melbourne Clark, William West Melbourne VIC House-City of Melbourne registration no 5538 [Burchett Index]. Fee 1.0.0, three room cottage in Hawke Street - near Adderley 1873 08 18'.

Sands & McDougall Directory of Victoria
E-Side
1920
Briscoe & Co, store
Hawke st
218 Ryan, Mrs Mary
220 McLean, James
222 Grix, Mrs Annie

1915
Roden st
186 Briscoe & Co, store
Hawke st
218 O’Donnell, Hy
220 McLean. James

1910
Roden st
186 Briscoe & Co,
Hawke st

1893
186 Briscoe & Co, store
Hawke st
218 Proud, Joshua
220 Clark, William
222 Corcoran, Thomas

City of Melbourne Valuers Books
1886, 2979-2980 (Corcoran)
William Clarke owner-occupier BH 7 rooms 17.5x80 £50
Joshua Proud owner-occupier BH 6 rooms 18x54 £45

1891, 845-6 (R Jones/Corcoran)
William Clark owner-occupier 220 BH 7 rooms £45
Joshua Proud owner-occupier 218 BH 6 rooms £45
(Briscoe B store)

1900, 882-3 (Corcoran)
Maurice Drynden Will Clark 220 BH 7 rooms 19x80
(just as 222) £24 incr 32
Josh Proud owner-occupier (x-out to Thomas Lannen
public servant) 218 BH 6 rooms £30 incr to 38, 18x54
(John Jones owner-occupier B workshop off lane 36x18
£10 x-out to £8)

Property number: 100237
### Surveyed Places

**Adderley Street 218 A**
- **John Jones’ workshop**

**Survey Notes:**
Refer to Statement of Significance (Appendix 3) and References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: C</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: 3 | Proposed Streetscape Level: 2 |

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1882-3, 2003-4
- **Creation era:**
  - ✔ Victorian-era
  - □ Interwar
  - □ Edwardian-era

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - ✔ Contributory to precinct
  - □ Not significant or contributory
  - ✔ Significant individually
  - □ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 5.5 Building a manufacturing industry

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015.

**References (if any):**
- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 218 A ADDERLEY STREET WEST MELBOURNE 3003
  - Heritage Gradings
  - Building Grading Streetscape Level Laneway Level C 3
  - Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date
  - Adopted
  - Building and History Information
  - Architectural Style Victorian

---

**Period 1876-99 - Victorian**
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features (218?)
- Notable features include fence, verandah decoration, verandah roof and structure, elaborate/high standard design of cement rendered surfaces, corner sitting
- Statement of Significance
- Not Assessed
- (Image c2004 shows upper level in construction)

**City of Melbourne Town planning permits register**
- 'Permit Number TP-2003-56
  - Date Received 29/01/2003
  - Address of Land 218A Adderley Street WEST MELBOURNE VIC 3003 (Zone GRZ1)
  - Applicant’s Name and Address
  - Proposed Use or Development Alterations and additions to the existing building for use as a dwelling (three storey) and associated car parking.
  - Application Status Permit Issued
  - Decision Permit 11/08/2003’

**Sands & McDougall Directory of Victoria**
- E-Side
  - 1920 Briscoe & Co, store
    - Hawke st
    - 218 Ryan, Mrs Mary
    - 220 McLean, James
    - 222 Grix, Mrs Annie
  - 1915 Roden st
    - 186 Briscoe & Co, store
      - Hawke st
      - 218 O’Donnell, Hy
      - 220 McLean, James
  - 1910 Roden st
    - 186 Briscoe & Co, store
      - Hawke st
      - 218 Duncan, Thomas
      - 220 Dritran, Maurice?
  - 1893
    - 186 Briscoe & Co, store
      - Hawke st
      - 218 Proud, Joshua
      - 220 Clark, William
      - 222 Corcoran, Thomas

**City of Melbourne Valuers Books**
- 1891, 845-6
  - (R Jones/Corcoran)
    - William Clark owner-occupier 220 BH 7 rooms £45
    - Joshua Proud owner-occupier 218 BH 6 rooms £45
### SURVEYED PLACES

**Briscoe B store**

1900, 882-3
(Corcoran)

Maurice Drynden Will Clark 220 BH 7 rooms 19x80
(same as 222) £24 incr 32

Josh Proud owner-occupier (x-out to Thomas Lannen
public servant) 218 BH 6 rooms £30 incr to 38, 18x54
(John Jones owner-occupier B workshop off lane 36x18
£10 x-out to £8)

**Property number:** 100236

---

**Adderley Street 219**

**Dennis Madden’s row houses, part 217-221 Adderley Street**

**Survey Notes:**

Generally unchanged since the City of Melbourne Heritage
Review 1999 - refer to i-Heritage search results: Abstract of
Building Identification Form (BIF) and 1999 Statement of
Significance in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 3

| Proposed Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

**Creation date (if available)?** 1887

**Creation era?**

- [ ] Early Victorian-era
- [ ] Victorian-era
- [ ] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [X] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [X] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building
Identification Form (BIF)
219 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservatio
Study: Study and Date, Status
The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walking.

**Description/Notable Features**
The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transverse gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

**Statement of Significance**
The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

**Recommended Alterations**
Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

**Property number:** 100210
West Melbourne Heritage Review

SURVEYED PLACES

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

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C  Proposed Grading: C

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1882-3

Creation era?
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

MMBW
DP 707 1895, pair shown with 218 on lane with large bricked yard and two storey brick factory-like building facing wide pitched lane, as existing

Newspapers:
- 'Illustrated Australian News' (Melbourne, Vic. : 1876 - 1889) Wednesday 20 February 1884
- 'Proud. — On the 5th February, at Adderley-street, West Melbourne, the wife of Joshua Proud of a daughter.'

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The marriage of Miss Sarah, second daughter of Mr Joshua Proud, of "Tyns House," Adderley-street, West Melbourne, to Mr James Lawrence. of (Coolgardie, was celebrated on Tuesday last, October 1st, at the residence of the bride's parents, the Rev Dr Strong officiating. The bridesmaids were the four sisters of the bride Mr John Lawrence was "best man "; and the bride was given away by her father. After the ceremony the company assembled at the Mechanics Hall Errol-street where the Wedding-breakfast was laid, in Mr Hunter's very best -style, which, is proof positive of excellence, nothing that could tempt the most delicate palate being absent. About 100 guests partook of the repast; and the customary complimentary speeches were made and responded to in the usual way. The only incident which could be said to have a saddening effect upon the relatives of both parties was the fact of the young couple's early departure for the "Golden west"; but if the kind prayers of their friends are granted, fortune will smile upon them in the land of their adoption. The speeches, in view of their departure at no distant date, naturally partook of a valedictory character, and the evident reluctance shown on both sides at mention of parting, was, perhaps, the greater compliment that could be paid them. After supper the tables were cleared away, and the dancers at once took possession of the floor, and did not quit till well towards morning. Appended we give a list of the costumes:
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Joshua Proud, the younger, James Waterhouse Proud and Robert Amos Proud trading as Proud Bros., of 49 Dudley-street, West Melbourne, manufacturers, were charged at the . City Court with having on June 19 allowed a chimney to send forth smoke in such a quantity as to be a nuisance. Mr. P. G. Woods, who appeared for the prosecution said that he was not pressing for a heavy penalty as the defendants had taken steps to remedy the nuisance. A fine of £1 was imposed.'

Probate, VPRO

Graeme Butler & Associates 2015: Appendix 2: 137
Joshua Proud manufacturer late of 122 Holmes Rd, Moonee ponds 8/4/1913 (extant Edwardian-era villa), late West Melbourne - estate £2565, Naomi widow includes part CA 6/O North Melbourne 17x ? two storied brick house, six rooms Adderley Street, let at 18/- per week £650; factory and two cottages, part CA15, 16/47 Dudley Street also Footscray property and Moonee Ponds house

**i-Heritage search: Abstract of Building Identification**

**Form (BIF):**

<table>
<thead>
<tr>
<th>Address</th>
<th>Year</th>
<th>Period</th>
<th>Architect</th>
<th>Builder</th>
<th>Integrity</th>
<th>Condition</th>
<th>Original Building Type</th>
<th>History</th>
<th>Description/Notable Features</th>
<th>Statement of Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>220 ADDERLEY STREET WEST MELBOURNE 3003</td>
<td>1876-99</td>
<td>Victorian</td>
<td></td>
<td></td>
<td>Fair</td>
<td>Fair</td>
<td>BH 7 rooms</td>
<td>Not Assessed</td>
<td>Notable features include fence, verandah decoration, verandah roof and structure, elaborate/high standard design of cement rendered surfaces, corner siting</td>
<td>Not Assessed</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Lewis, M. Australian Architecture Index:</td>
<td></td>
</tr>
<tr>
<td>(See 72841 Jones, John - Hawke Street Clark, William West Melbourne VIC House-City of Melbourne registration no 9350 [Burchett Index]. Fee 1.15.0, brick house 1882 07 6 Adderley - north west of Hawke)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(See also 71374 Proud, John Thomas - 53 Dudley Street Proud, John T West Melbourne VIC House 1873 01 29; 77224 Proud, John T - 52 Dudley Street Proud, John T West Melbourne VIC House 1872 02 10)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Newspapers:**

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 4 November 1865
- 'The Friends of Mr. JOHN GIBBS are respectfully invited to follow the remains of his late son James, to the place of interment, Melbourne General Cemetery. The funeral to move from his residence, corner of Adderley and Hawke streets, West Melbourne, on Sunday, 5th inst., at 4 o’clock p.m. JOHN DALEY, undertaker, La Trobe and Spring streets, Melbourne.'

**Sands & McDougall Directory of Victoria**

1920

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Graeme Butler & Associates 2015: Appendix 2: 138
Adderley Street | 221 | Dennis Madden's row houses, part 217-221 Adderley Street

Survey Notes:
Chimney gone, reducing integrity, see adjoining for restoration evidence - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and City of Melbourne Heritage Review 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1887
Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
221 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Grading:
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian; c.1887
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Good
Condition Good
Original Building Type
History
The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walkling.

Description/Notable Features
The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transverse gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Statement of Significance
The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne.

Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Recommended Alterations
Other Comments Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

Lewis, M. Australian Architecture Index:
Three row houses in date range: '72677 Greenlaw, J & W - Church Street Fitzroy Madden, Dennis West Melbourne VIC City of Melbourne registration no 3058 [Burchett Index]. Fee 5.5.0 three brick cottages Lavers, - 1887 09 26.'

City of Melbourne Valuers Books
1915, 866-
(Denis Madden owns 213-221)

City of Melbourne Rate Books
1888, 831-834
Dennis Madden owner-occupier of 4 BH one 6 rooms, one 3 rooms and two 5 rooms (last 3 on 17' frontage and E76)

City of Melbourne Heritage Review (1999)

History

Graeme Butler & Associates 2015: Appendix 2: 139
West Melbourne Heritage Review

SURVEYED PLACES

The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walkling.

Description

The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transversed gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Significance

The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Grading Review

Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

Survey Notes:

Added storey to, and rebuilding or refacing of, a single-storey Victorian-era house. Poor integrity - no longer contributory.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: -

 existing Streetscape Level: 3

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1985-2004

Creation era?  

☑ Victorian-era

☐ Interwar

☐ Edwardian-era

What are the heritage values of the place (if any)?

☐ Aesthetic value

☑ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☑ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

222 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian
### Adderley Street 223 Gathercole's house

**Survey Notes:**

Generally unchanged since the City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>1883</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Victorian-era</td>
<td></td>
</tr>
<tr>
<td>☐ Edwardian-era</td>
<td></td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- ☑ Historical value
- ☐ Aesthetic value
- ☐ Scientific value
- ☐ Social value
- ☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- ☑ Contributory to precinct
- ☐ Not significant or contributory
- ☐ Significant individually
- ☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 223 ADDERLEY STREET WEST MELBOURNE 3003
- Heritage Grading Buildings Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
- Building and History Information
- Architectural Style Victorian, c.18**

---

**City of Melbourne Town planning permits register**

<table>
<thead>
<tr>
<th>Permit Number TP-1997-882</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Received 28/08/1997</td>
</tr>
<tr>
<td>Address of Land 222 Adderley Street WEST MELBOURNE VIC 3003 (Zone HO3)</td>
</tr>
<tr>
<td>Applicant’s Name Josephine Lee</td>
</tr>
<tr>
<td>Proposed Use or Development Alterations and 2nd storey addition to existing single storey dwelling used for residential accommodation</td>
</tr>
<tr>
<td>Officer’s Name and Address</td>
</tr>
<tr>
<td>Objections Received 0</td>
</tr>
<tr>
<td>Change to Application YES</td>
</tr>
<tr>
<td>Application Status Extension of Time Request</td>
</tr>
<tr>
<td>Decision Refusal 5/01/1998</td>
</tr>
<tr>
<td>Expiry Date 30/06/2004</td>
</tr>
</tbody>
</table>

**Property number:** 100234
The house at 223 Adderley Street was built c.1876-99. To be completed. The Sands & McDougall directory for 1887 lists one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran, Harry Walkling and Henry Watson.

**Description/Notable Features**

The building at 223 Adderley Street is a single-storey, single-fronted terrace house. The walls are of rendered masonry and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs terminate at wing walls with consoles; and has cast iron decoration. The facade has a timber-panelled door and a single timber-framed double-hung sash window. The chimney has been removed. The low brick fence is not original.

**Statement of Significance**

The houses at 223 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, it is substantially intact and makes a positive contribution to the mixed streetscape. It relates visually to the adjacent terrace at Nos. 217-221.

**Recommended Alterations**

Other Comments Upgraded from E to D. The house is representative of modest Victorian housing in the area. The individual value of the house is reinforced by its setting. Original datasheet - 217-223 Adderley Street, West Melbourne

**Hermes**

BIF 217-223 Adderley Street,

**Lewis, M. Australian Architecture Index:**

'72556 Campbell, J - Victoria Street Hotham Gathercole, - West Melbourne VIC City of Melbourne registration no 255 [Burchett Index]. Fee 1.15.0 four room brick cottage Adderley - off Hawke White, - 1883 04 16'

See also Gathercole in Adderley St: '72627 Gathercole, Robert Gathercole, Robert - Melbourne West Melbourne VIC House 1866 06 13 77289 Gathercole, Wm - Melbourne Gathercole, Wm West Melbourne VIC House 1869 10 19 72769 Bannan, Edward Gathercole, R West Melbourne VIC House 1874 03 5'

**City of Melbourne Valuers Books**

1891, 803-

(Madden)

owner William Gathercole 223 -225 each BH 5 rooms 16x76 £32

Henry Watson 223, William Gathercole 225

(Bredemeyer, Couch (McGinnes? X-out))

1888, 835-6

(Madden)

owner William Gathercole 223 -225 each BH 5 rooms 16x76 £32

Henry Watson 223, William Gathercole 225

(Bredemeyer, Couch (McGinnes? X-out))

1886 789-790

(Madden)

Owner: (Rob x-out to) William Gathercole 223 -225 each BH 5 rooms 16x76 £32

John Burrell? 223, William Gathercole 225

(Bredemeyer, Couch (McGinnes? X-out))

1885, 848-

(Madden)

Rob Gathercole owner-occupier 223 -225 each BH 5 rooms 16x76 £32

(Bredemeyer, Couch )

1883, 1673-

(Madden)

Rob Gathercole owner-occupier 223 -225

223 Wood H 3 rooms 16x76 £12

225 BH 5 rooms 16x76 £30

(Bredemeyer, Couch )

**City of Melbourne Heritage Review (1999)**

**History**

The house at 223 Adderley Street was built c.1876-99. To be completed.

The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran, Harry Walkling and Henry Watson.

**Description**

The building at 223 Adderley Street is a single-storey, single-fronted terrace house. The walls are of rendered masonry and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs terminate at wing walls with consoles; and has cast iron decoration. The facade has a timber-panelled door and a single timber-framed double-hung sash window. The chimney has been removed. The low brick fence is not original.

**Significance**

The houses at 223 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, it is substantially intact and makes a positive contribution to the mixed streetscape. It relates visually to the adjacent terrace at Nos. 217-221.

**Grading Review**

Upgraded from E to D. The house is representative of modest Victorian housing in the area. The individual value of the house is reinforced by its setting. Original datasheet - 217-223 Adderley Street, West Melbourne

**Property number:** 100212
**Adderley Street 224**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** D  
**Proposed Grading:** D

**Existing Streetscape Level:** 3  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

**Creation date (if available):** 1875-1900  
**Creation era?**
- Victorian-era  
- Edwardian-era

**What are the heritage values of the place (if any)?**

- Aesthetic value  
- Historical value
- Scientific value  
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct  
- Not significant or contributory
- Significant individually  
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)  
224 ADDERLEY STREET WEST MELBOURNE 3003  
Heritage Gradings  
Building Grading Streetscape Level Laneway Level D 3  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted  
Building and History Information
### SURVEYED PLACES

**Architectural Style** Early Victorian  
**Period** 1850-75 - Early Victorian  
**Construction Date**  
**Source for Construction Date**  
**Architect**  
**Builder** Not Assessed  
**First Owner**  
**Integrity** Fair  
**Condition** Fair  
**Original Building Type**  
**History** Not Assessed  
**Description/Notable Features**  
Notable features include verandah decoration, verandah roof and structure, unusual chimney cornice (dog toothed), unusual parapet cornice (dog toothed)  
**Statement of Significance**  
**Not Assessed**  
**Recommended Alterations**  
Roofing replaced (sympathetic) fences replaced (inappropriate - reinstate original design/sympathetic alternative)

#### Property number: 100233

<table>
<thead>
<tr>
<th>Adderley Street</th>
<th>225</th>
</tr>
</thead>
</table>

**Survey Notes:**  
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**  
**Existing grading:** -  
**Proposed Grading:** -

**Existing Streetscape Level:** -  
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**  
**Creation date (if available)?** 2004  
**Creation era?**  
- [ ] Victorian-era  
- [ ] Interwar  
- [ ] Edwardian-era  
- [x] Early Victorian-era

**What are the heritage values of the place (if any)?**  
- [ ] Aesthetic value  
- [ ] Historical value  
- [ ] Scientific value  
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**  
- [ ] Contributory to precinct  
- [x] Not significant or contributory  
- [ ] Significant individually  
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**  
8.2 Housing the population

**Recommendations (if any)**  
None.

**References (if any):**  
City of Melbourne online maps  
'T3 storey concrete apartment complex with ground level parking. Built & sub-divided 2004.'
SURVEYED PLACES

**Adderley Street** 226

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:
Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What is the date or era does the place express (if any)?

- Creation era? 1875-1900
- Creation era? Victorian-era
- Creation era? Edwardian-era

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 226 ADDERLEY STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information

Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah decoration, verandah roof and structure, unusual chimney cornice (dog toothed), unusual parapet cornice (dog toothed)
Statement of Significance
Not Assessed
Recommended Alterations
Roofing replaced (sympathetic) fences replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 100232
West Melbourne Heritage Review

SURVEYED PLACES

Adderley Street 228

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era? ✔ Victorian-era
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ✔ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

✔ Contributory to precinct ☐ Not significant or contributory

☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
228 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

Graeme Butler & Associates 2015: Appendix 2: 146
West Melbourne Heritage Review

SURVEYED PLACES

Adderley Street  229  Barwon

Survey Notes:

Well-preserved gabled Edwardian-era red tuck-pointed brick single-fronted cottage with Art Nouveau verandah detail, bullnose verandah, house name plate on wall, and related wire fabric front gate.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  -  Proposed Grading:  D

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  D

What date or era does the place express (if any)?
Creation date (if available)?  1900-1918
Creation era?  [ ] Victorian-era  [ ] Interwar  [X] Edwardian-era  [ ] Post WW2

What date or era does the place express (if any)?
Creation date (if available)?  1875-1900
Creation era?  [X] Victorian-era  [ ] Interwar  [ ] Post WW2

What are the historic themes represented by the place?

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage, Hermes, North and West Melbourne Conservation Study (1983), Heritage Places Inventory June 2015:
No entry.

Property number:  100214

Adderley Street  230

Survey Notes:
Fence rebuilt based on previous, reducing integrity—otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  D

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  D

What date or era does the place express (if any)?
Creation date (if available)?  1900-1918
Creation era?  [ ] Victorian-era  [ ] Interwar  [ ] Edwardian-era  [ ] Post WW2

What date or era does the place express (if any)?
Creation date (if available)?  1875-1900
Creation era?  [X] Victorian-era  [ ] Interwar  [ ] Post WW2

What are the historic themes represented by the place?

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
230 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Graeme Butler & Associates 2015: Appendix 2:  147
### Adderley Street 233 Wisteria

**Survey Notes:**
Tuck-pointed brickwork, distinctive verandah detail, side wall bricks rendered and painted over, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** D
- **Proposed Grading:** D

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1900-1918
- **Creation era:**
  - Victorian-era
  - Edwardian-era

**What are the heritage values of the place (if any)?**
- **Aesthetic value**
- **Historical value**
- **Social value**
- **Scientific value**

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - **Contributory to precinct**
  - **Not significant or contributory**
  - **Significant individually**
  - **Proposed for a Heritage Overlay**

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any):**

**References (if any):**
- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 233 ADDERLEY STREET WEST MELBOURNE 3003 heritage Gradings
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct

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**Property number:** 100230
**Surveyed Places**

Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah decoration, verandah roof and structure
Statement of Significance Not Assessed
Recommended Alterations
Door replaced (sympathetic - reinstate original design/sympathetic alternative) verandah floor replaced (inappropriate - reinstate sympathetic alternative/original design)....

**Property number:** 100215

<table>
<thead>
<tr>
<th>Adderley Street</th>
<th>234</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Notes:</td>
<td></td>
</tr>
<tr>
<td>Notable fence replaced since 1983 with Edwardian-era reproduction fence, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</td>
<td></td>
</tr>
</tbody>
</table>

| What is the heritage grading (A-D, 1-3) of the place (if any)? |
| Existing grading: D | Proposed Grading: D |
| Existing Streetscape Level: 3 | Proposed Streetscape Level: 2 |

| What date or era does the place express (if any)? |
| Creation date (if available)? 1900-1918 |
| Creation era? | |
| ☑ Victorian-era | ☐ Early Victorian-era |
| ☑Edwardian-era | ☐ Interwar |
| ☐ Post WW2 |

| What are the heritage values of the place (if any)? |
| ☑ Aesthetic value | ☑ Historical value |
| ☐ Scientific value | ☐ Social value |
| ☐ Not assessed for heritage values |

| Is the place in a Heritage Overlay? |
| HO3 North & West Melbourne Precinct |
| ☑ Contributory to precinct | ☐ Not significant or contributory |
| ☐ Significant individually | ☐ Proposed for a Heritage Overlay |

| What are the historic themes represented by the place? |
| 8.2 Housing the population |

| Recommendations (if any) |
| Revise Heritage Places Inventory July 2015. |

| References (if any): |
| i-Heritage search results: Abstract of Building Identification Form (BIF) |
| 232 TO 234 ADDERLEY STREET WEST MELBOURNE 3003 |
| Heritage Gradings |
| Building Grading Streetscape Level Laneway Level |
| D 3 |
| Conservation Study Details |
| Precinct Conservation Management Plan |
| North and West Melbourne Heritage Precinct |
| Conservation Study: Study and Date, Status |
| North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted |
Adderley Street | 235

Survey Notes:
Added picket fence since 1983 - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed grading: D

Existing streetscape level: 3  Proposed streetscape level: 2

What date or era does the place express (if any)?

Creation date (if available): 1900-1918

Creation era?
- [ ] Victorian-era
- [x] Edwardian-era
- [ ] Early Victorian-era
- [ ] Post WW2
- [ ] Interwar

What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

- [x] Contributory to precinct  - [ ] Not significant or contributory
- [ ] Significant individually  - [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
235 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
### Surveyed Places

**Adderley Street, 236-248**

<table>
<thead>
<tr>
<th>Property number: 100216</th>
</tr>
</thead>
</table>

#### Survey Notes:
Not assessed.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** -
- **Proposed Grading:** -

#### What date or era does the place express (if any)?
- **Creation date (if available):** 1999
- **Creation era?**
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Edwardian-era

#### What are the heritage values of the place (if any)?
- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- [x] Not assessed for heritage values

#### Is the place in a Heritage Overlay?
- **Contributory to precinct**
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?
- 8.2 Housing the population

#### Recommendations (if any)
None.

#### References (if any):
- City of Melbourne online maps
  - '2 storey brick townhouse complex. Built & sub-divided 1999.'

---

**Adderley Street, 236-248**

<table>
<thead>
<tr>
<th>Property number: 100228</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surveyed Places</td>
</tr>
<tr>
<td>-----------------</td>
</tr>
</tbody>
</table>

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
- Creation date (if available): 2007
- Creation era?
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - [ ] Contributory to precinct
  - [x] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
'2 storey brick townhouse complex with ground level parking. Built & sub-divided 2007. '

**Property number:** 111367

---

<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Adderley Street</th>
<th>250</th>
</tr>
</thead>
</table>

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: D
- Proposed Grading: D

**Existing Streetscape Level:** 3
- Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**
- Creation date (if available): 1872
- Creation era?
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**
- [x] Historical value

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any):**
None.

**References (if any):**
(See also Three Crowns Hotel, Victoria Street Charles Straker, owner-occupier 1872)

i-Heritage search results: Abstract of Building Identification Form (BIF)
250 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
West Melbourne Heritage Review

SURVEYED PLACES

D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell
and Associates 1999  Adopted
Building and History Information
Architectural Style Victorian; 1872
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Originally one of a pair known as Blantyre Cottages, the house at 250 Adderley Street was constructed in 1872. It is described in the 1872 rate books as a three-room brick house 'being erected' owned by a Mr Staker (sic). The rate books for the following year show the owner as John McInnes. McInnes lived in No. 248 (now demolished) and whilst the present house was occupied by a Mr Mudge (?). Each had an Average Annual Value of 20 pounds.

Integrity Good
Condition Good

Description/Notable Features
The house at 250 Adderley Street is a single-storey, single-fronted Victorian cottage. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandah has cast iron decoration and terminates at rendered wing walls. The facade has an entrance door and a single timber-framed double-hung sash window. The fence is not original.

Significance
The house at 250 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house, which originally formed a pair with No. 248 (now demolished) is representative of the speculatively-built modest housing which was constructed throughout North and West Melbourne in the Victorian period. Aesthetically, the house is reasonably intact, and despite the demolition of its pair, remains an interesting element in the streetscape, relating visually to the pair at Nos.252-254.

Recommended Alterations
Other Comments Upgraded from E to D. The house remains representative of modest nineteenth century workers' housing in West Melbourne.

Lewis, M. Australian Architecture Index: Straker
No Straker application in West Melbourne.
See '70406 Johnston, G J Straker, Mrs M Elwood VIC Houses 1917 6 16.'

City of Melbourne Valuers Books
1891, 832-
(Eleigh)
Pat Doyle owner 250-248 each BH 3 rooms 22x110, £22
(McGie)

1875, 1570-?
(Summers x2 Short x-out to Summers)
Richd Hewitt, John McInnes BH 3 rooms, £20
McNee, John McInnes BH 3 rooms, £20
(Campbell)

1872, 155?-
West Melbourne Heritage Review

SURVEYED PLACES

Adderley Street  251

Survey Notes:

Rebuilt with major upper level addition after 2006;
verandah detail gone, high fence - poor integrity - now not
contributory. Refer to i-Heritage search results: Abstract of
Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  -
Existing Streetscape Level:  3  Proposed Streetscape Level:  3

What date or era does the place express (if any)?

Creation era?  1900-1918
Victorian-era  Interwar
Edwardian-era  Post WW2

What are the heritage values of the place (if any)?

Aesthetic value  Historical value
Scientific value  Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct
Contributory to precinct  Not significant or contributory
Significant individually  Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
251 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
Adopted
Building and History Information
Architectural Style Edwardian

City of Melbourne Planning register online


History
Not Assessed
Description
A simple single fronted row house, typical of the small residential accommodation in the southern portion of North Melbourne. Built after the c1896 MMBW survey, its paired narrow windows are typical of buildings constructed in the first two decades of the twentieth century. The cast iron, which appears to be original, incorporates a less common radial pattern to the brackets. A stage parapet provides a vertical emphasis and conceals the gable roof to the house. The windows and door fenestration is substantially intact, with typical, double hung windows and panelled front door. The verandah roof and cast iron appear to be original. Some alterations may have occurred to the parapet, the fence is altered and the brickwork is painted, however, the significant elements of the early twentieth century house remain.

Statement of Significance

This section of Adderley Street combines with Hawke and Roden Streets, to form a pocket of more concentrated workers housing in the industrial framework. The integration of housing and industrial uses is typical of the historic pattern of mixed use in West Melbourne. The period, form, setback and scale contribute to the historic residential portion of West Melbourne.

Recommended Alterations

Other Comments This building illustrates the integration of workers housing and industrial activity in West Melbourne. It contributes to a group in the surrounding area. Upgrading to D recommended.

City of Melbourne Planning register online

City of Melbourne Planning register online

Permit Number TP-2006-532
Date Received 15/06/2006
Address of Land 251 Adderley Street WEST MELBOURNE VIC 3003 (Zone HO3 )
Proposed Use or Development Partial rear demolition and construction of alterations and additions for a double storey extension to the existing single storey dwelling
Officer's Name Josephine Lee
Objections Received 4
Change to Application YES
Application Status Plans Endorsed
Decision Notice of Decision to Grant Permit - 17/04/2007 Permit - 2/11/2007'
and conceals the gable roof to the house. The windows and door fenestration is substantially intact, with typical, double hung windows and panelled front door. The verandah roof and cast iron appear to be original. Some alterations may have occurred to the parapet, the fence is altered and the brickwork is painted, however, the significant elements of the early twentieth century house remain.

Significance
This section of Adderley Street combines with Hawke and Roden Streets, to form a pocket of more concentrated workers housing in the industrial framework. The integration of housing and industrial uses is typical of the historic pattern of mixed use in West Melbourne. The period, form, setback and scale contribute to the historic residential portion of West Melbourne.

Grading Review
This building illustrates the integration of workers housing and industrial activity in West Melbourne. It contributes to a group in the surrounding area. Upgrading to D recommended.

Property number: 100217

Adderley Street | 252 | St Ninnian’s Cottages, part 252-254 Adderley Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999- refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

What is the Streetscape Level (if any)?
Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available): 1872
Creation era:
☑ Victorian-era
☐ Interwar
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
252 ADDERLEY STREET WEST MELBOURNE 3003 Heritage Grading
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
First Owner The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at £26. That year, they are listed as ‘vacant’; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall directory in 1874, and by 1876 are listed as St Ninnian’s (also St Nynian’s) Cottages.

Description The houses at 252-254 Adderley Street are a pair of single-storey, single-fronted Victorian cottages. The walls are of rendered brick and the transverse gabled roofs are clad in corrugated galvanised steel. The verandahs terminate at rendered wing walls, and that at No.252 has cast iron decoration. The facades have a timber entry door with a fanlight, and a timber-framed double-hung sash window with rendered sill. The fences are not original.

Statement of Significance
St Ninnian’s Cottages, at 252-254 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are substantially intact and make a positive contribution to the streetscape.

Recommended Alterations
Other Comments Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers’ cottages. Since the previous study, an earlier brick fence at No. 252 has been replaced by a timber picket fence.

Lewis, M. Australian Architecture Index:
‘72750 Hornby, W Campbell, W West Melbourne VIC City of Melbourne registration no 4943 [Burchett Index]. Fee 2.0.0 two cottages Adderley - between Hawke & Abbotsford 1872 08 10’

North Melbourne Parish Plan
Part CA2/O W Campbell grantee.

Sands & McDougall Directory of Victoria
1930
248 Eddy, Mrs Margt.
250 Wiseman, Miss May
252 Robinson, Hy.
254 Wilson, Andw.

City of Melbourne Heritage Review (1999)

History
The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at £26. That year, they are listed as ‘vacant’; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall directory in 1874, and by 1876 are listed as St Ninnian’s (also St Nynian’s) Cottages.

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Statement of Significance
St Ninnian’s Cottages, at 252-254 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are substantially intact and make a positive contribution to the streetscape.

Recommended Alterations
Other Comments Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers’ cottages. Since the previous study, an earlier brick fence at No. 252 has been replaced by a timber picket fence.

Lewis, M. Australian Architecture Index:
‘72750 Hornby, W Campbell, W West Melbourne VIC City of Melbourne registration no 4943 [Burchett Index]. Fee 2.0.0 two cottages Adderley - between Hawke & Abbotsford 1872 08 10’

North Melbourne Parish Plan
Part CA2/O W Campbell grantee.

Sands & McDougall Directory of Victoria
1930
248 Eddy, Mrs Margt.
250 Wiseman, Miss May
252 Robinson, Hy.
254 Wilson, Andw.

City of Melbourne Heritage Review (1999)

History
The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at £26. That year, they are listed as ‘vacant’; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall directory in 1874, and by 1876 are listed as St Ninnian’s (also St Nynian’s) Cottages.

Description
The houses at 252-254 Adderley Street are a pair of single-storey, single-fronted Victorian cottages. The walls are of rendered brick and the transverse gabled roofs are clad in corrugated galvanised steel. The verandahs terminate at rendered wing walls, and that at No.252 has cast iron decoration. The facades have a timber entry door with a fanlight, and a timber-framed double-hung sash window with rendered sill. The fences are not original.
### Survey Notes:

Not assessed- previous contributory Victorian-era house on site demolished.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

**Creation date (if available):** 1946-2015

- **Creation era?**
  - [ ] Victorian-era
  - [ ] Early Victorian-era
  - [ ] Edwardian-era
  - [x] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [x] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- [x] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- [ ] 8.2 Housing the population

### Recommendations (If any)

None.

### References (if any):

**North and West Melbourne Conservation Study (1983)**
Graded D dated 1865
Vol 1 citation cites:
- 253 Adderley Street
  - RB 1866, 1324; RB 1875, 1558;
  - RB 1877.1572; RB 1890-91, 825;
  - RB 1896-97, 849;
  - D. 1891

**i-Heritage database search**
No listing.

**Hermes**
"Ungraded building included within a Heritage Precinct."
**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D |
| Proposed Grading: | D |

**What date or era does the place express (if any)?**

- Creation date (if available): 1872
- Creation era: Early Victorian-era
- Victorian-era
- Interwar
- Edwardian-era
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommended Alterations**

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers’ cottages. Since the previous study, an earlier brick fence at No. 252 has been replaced by a timber picket fence.

**References (if any):**

None.

**Architectural Style:** Victorian; c.1872

**Period:** 1850-75 - Early Victorian

**Source for Construction Date:**

First Owner

The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at #26. That year, they are listed as ‘vacant’; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall directory in 1874, and by 1876 are listed as St Ninnian’s (also St Nynian’s) Cottages.

**Condition:** Good

St Ninnian’s Cottages, at 252-254 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house are substantially intact and make a positive contribution to the streetscape.

**Sands & McDougall Directory of Victoria**

- 248 Eddy, Mrs Margt.
- 250 Wiseman, Miss May
- 252 Robinson, Hy.
- 254 Wilson, Andw.

**City of Melbourne Heritage Review (1999)**

History

The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at £26. That year, they are listed as ‘vacant’; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall
The houses at 252-254 Adderley Street are a pair of single-storey, single-fronted Victorian cottages. The walls are of rendered brick and the transverse gabled roofs are clad in corrugated galvanised steel. The verandahs terminate at rendered wing walls, and that at No.252 has cast iron decoration. The facades have a timber entry door with a fanlight, and a timber-framed double-hung sash window with rendered sill. The fences are not original.  

St Ninnian's Cottages, at 252-254 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house are substantially intact and make a positive contribution to the streetscape.

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. Since the previous study, an earlier brick fence at No. 252 has been replaced by a timber picket fence.

**Property number:** 100225

---

**Survey Notes:**

Not assessed. Replaces contributory single-storey Victorian-era house with two-storey infill, changing scale and integrity of area.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** -

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1946-2015
- **Creation era?**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**

- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct

- **Contributory to precinct**
- **Not significant or contributory**

- **Significant individually**
- **Proposed for a Heritage Overlay**

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 255 ADDERLEY STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
- Architectural Style Early Victorian
West Melbourne Heritage Review

SURVEYED PLACES

Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence, verandah roof and structure
Statement of Significance
Not Assessed
Recommended Alterations
Verandah rebuilt (sympathetic - reinstate original design) windows replaced, stone plinth painted (inappropriate - remove by approved method) verandah floor replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 100219

Adderley Street  256 -260

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 2004
Creation era?
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

  - Aesthetic value
  - Historical value
  - Scientific value
  - Social value
  - Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

  - Contributory to precinct
  - Significant individually
  - Not significant or contributory
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):
City of Melbourne online maps
‘3 storey brick & concrete apartment building. Built & sub-divided 2004.’

Property number: 592819
SURVEYED PLACES

Adderley Street 257 Fryth’s Cottages, part 257-261
Adderley Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1865-1869
Creation era? ☑ Early Victorian-era
☑ Victorian-era ☐ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
257 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999
Building and History Information
Architectural Style Victorian; c.1876-81
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth’s Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876. Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists ‘Fryth’s Cottages 1-3’, occupied by French, Thomas Goldsworth, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edwards....

Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.

Statement of Significance
The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period. Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Recommended Alterations

Other Comments
Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group. The alterations are minor in nature and reversible.

North Melbourne Parish Plan
Part CA2/93 H Cronley 1865

Lewis, M. Australian Architecture Index:
72612 French, William French, William - Byron Street - Hotham West Melbourne VIC City of Melbourne registration no 1181 [Burchett Index]. Fee 1.0.0 cottage Adderley - near Hawke 1865 11 6
72638 French, W French, W West Melbourne VIC City of Melbourne registration no 1869 [Burchett Index]. Fee 1.0.0 building cnr Adderley & Abbotsford 1867 02 5'.

Sands & McDougall Directory of Victoria 1893
257 Powell, Mrs Mary
259 Clarke, Wm. G.
261 Melrose, Jas.
City of Melbourne Valuers Books
1891, 815- (martin)
William French owner 257-263 (occupies 257)
257-9 BH 4 rooms
261-263 BH 5/7 rooms
(Greenwood)

1880, 1563- (Cropley)
William French owner (257-263 occupies 257): (257-9 )
BH 4 rooms, (261-263) BH 5/7 rooms
(Shearer, land)

1875, 1559- (Cropley)
William French owner (257-259 occupies 257): each BH
4 rooms, £30
(Goodall / Gibb 90 Adderley)

1872, 1546- (McInnes / Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Goodall / Gibb x3, 90 Adderley)

1871, 1509
(Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Gibb x3)

1870, 1469- (McInnes x3 / Cropley)
William French owner-occupier (257?): BH 4 rooms &
garden £35
(Gibb, 90 )

1869, 1446- (Cropley)
William French owner-occupier (257?): BH 4 rooms &
garden £35
(Gibb x2, 90 )

1868?

City of Melbourne Heritage Review (1999)

History
The houses at 257-261 Adderley Street comprise three
of a terrace of four known as Fryth's Cottages. The
Sands & McDougall directory suggest the terrace was
constructed in stages from c.1876. Two cottages are
listed in the 1877 directory as occupied by William
Frederick and a Mrs McGuire. The 1878 directory lists
'Fryth's Cottages 1-3', occupied by French, Thomas
Goldsworthy, an engineer, and a Mr Peacock. By 1881,
the four cottages had been constructed and they were
occupied by French, Edward Hilfirty, a Mrs Davis and
Joseph Boswell.

Description
The houses at 257-261 Adderley Street comprise three
of four single storey, single-fronted Victorian terrace
houses. The walls are of rendered masonry, and the
transverse gabled roof is clad in corrugated galvanised
steel. The verandahs are terminated by rendered wing
walls with rendered consoles, and have cast iron
decoration. The facades have timber-panelled entry
doors with fanlights, and the windows to Nos. 257 and
261 are timber-framed double-hung sashes. The
windows to No. 259 probably dates from the inter-War
period. No. 261 retains its original iron picket fence.

Significance
The houses at 257-261 Adderley Street, West
Melbourne, are of local historical and aesthetic interest.
They are representative of the modest cottages which
proliferated in North and West Melbourne in the
Victorian period. Aesthetically, the houses are
reasonably intact Victorian terrace houses which is an
important group within the streetscape.

Grading Review
Other Comments Upgraded from E to D. The houses are
reasonably intact representatives of their style and
type. The individual value of the houses is reinforced by
the collective group. The alterations are minor in nature
and reversible.
West Melbourne Heritage Review

SURVEYED PLACES

Adderley Street  259  Fryth's Cottages, part 257-261 Adderley Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)?  1870

Creation era?  
☑ Victorian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
259 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status

Sands & McDougall Directory of Victoria
1893
257 Powell, Mrs Mary
259 Clarke, Wm. G.
261 Melrose, Jas.
263 Slattery, Allan
Abbotsford st

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian; c.1876-81
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876. Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edwards...
Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.
Statement of Significance
The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period. Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.
Recommended Alterations
Other Comments Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group. The alterations are minor in nature and reversible.

Lewis, M. Australian Architecture Index:
72612 French, William French, William - Byron Street - Hotham West Melbourne VIC City of Melbourne registration no 1181 [Burchett Index]. Fee 1.0.0 cottage Adderley - near Hawke 1865 11 6
72638 French, W French, W West Melbourne VIC  City of Melbourne registration no 1869 [Burchett Index]. Fee 1.0.0 building cnr Adderley & Abbotsford 1867 02 5'.

Graeme Butler & Associates 2015: Appendix 2: 163
City of Melbourne Heritage Review (1999)

History
The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggests the terrace was constructed in stages from c.1876. Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edward Hilfirty, a Mrs Davis and Joseph Boswell.

Description
The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.

Significance
The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period. Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Grading Review
Other Comments Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group. The alterations are minor in nature and reversible.

Property number: 100221
West Melbourne Heritage Review

SURVEYED PLACES

Adderley Street 261 Fryth's Cottages, part 257-261 Adderley Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875
Creation era? 
  - Early Victorian-era
  - Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
259 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status

City of Melbourne Valuers Books

Graeme Butler & Associates 2015: Appendix 2: 165
West Melbourne Heritage Review

SURVEYED PLACES

1891, 815-
(martin)
William French owner 257-263 (occupies 257)
257-9 BH 4 rooms
261-263 BH 5/7 rooms
(Greenwood)

1880, 1653-
(Cropley)
William French owner (257-263 occupies 257): (257-9)
BH 4 rooms, (261-263) BH 5/7 rooms
(Shearer, land)

1875, 1559-
(Cropley)
William French owner (257-259 occupies 257): each BH
4 rooms, £30
(Goodall / Gibb 90 Adderley)

1872, 1546-
(McInnes/ Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Goodall / Gibb x3, 90 Adderley)

1871, 1509
(Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Gibb x3)

1870, 1469-
(McInnes x3 / Cropley)
William French owner-occupier (257?) BH 4 rooms &
garden £35
(Gibb, 90)

1869, 1446-
(Cropley)
William French owner-occupier (257?) BH 4 rooms &
garden £35
(Gibb x2, 90)

1868?

City of Melbourne Heritage Review (1999)

History
The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876 (sic). Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edward Hilfirty, a Mrs Davi s and Joseph Boswell.

Description
The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.

Significance
The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period. Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Grading Review
Other Comments Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group. The alterations are minor in nature and reversible.

Property number: 100222
West Melbourne Heritage Review

SURVEYED PLACES

Adderley Street  263  William French house

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  C  
Proposed Grading:  C  

Exisitng Streetscape Level:  3  
Proposed Streetscape Level:  2  

What date or era does the place express (if any)?

Creation date (if available):  1875  
Creation era?  
☑ Early Victorian-era  
☑ Victorian-era  
☐ Interwar  
☐ Edwardian-era  
☐ Post WW2  

What are the heritage values of the place (if any)?

☑ Aesthetic value  
☐ Historical value  
☐ Scientific value  
☐ Social value  
☐ Not assessed for heritage values  

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct  
☑ Contributory to precinct  
☐ Not significant or contributory  
☑ Significant individually  
☐ Proposed for a Heritage Overlay  

What are the historic themes represented by the place?  

8.2 Housing the population  

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:  
'72778 French, W French, W West Melbourne VIC City of Melbourne registration no 6211 [Burchett Index]. Fee 2.15.0 two houses cnr Adderley & Abbotsford 1875 01 26'  

i-Heritage search results: Abstract of Building Identification Form (BIF)  
263 ADDERLEY STREET WEST MELBOURNE 3003  
Heritage Gradings  
Building Grading Streetscape Level Laneway Level C 3  
Conservation Study Details  

Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct  
Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted  
Building and History Information  
Architectural Style Early Victorian  
Period 1850-75 - Early Victorian  
Construction Date  
Source for Construction Date  
Architect  
Builder  
First Owner  
William French developed quite a few properties around this intersection on his original crown allotment of 1865. 263 Adderley was one of two houses he built in 1875 as an investment. It was leased for the first twenty years of its life to such as Joseph Boswell, James Davis and John Wood.

Integrity Good  
Condition Fair  
Original Building Type  
History Not Assessed  

Description/Notable Features  
Owner-builder, William French constructed this two-storey, stuccoed brick house, with a parapeted roof line and arched ground-level. Cast-iron columns support three arches, with drip-moulds, above which an incised string-frieze marks the storey-line: two flat-pedimented and architraved windows, and a parapet cornice follow. An iron picket fence is used at the frontage. Notable features include the fence, verandah decoration, elaborate/high standard design of cement rendered surfaces, arched verandah, iron columns, fanlight to doorway  

Statement of Significance  
Architecturally, marks the early part of the period of Italian Romanesque/Renaissance influence on Melbourne Architecture, with the relatively uncommon arched form and is near original: of regional significance. Historically, the best of a number of buildings by French at this corner, and thus typifying the predominance of builder-owners in West and North Melbourne: of local importance.  

Recommended /Alterations  
Windows replaced (sympathetic - reinstate original design) mural to side wall (inappropriate) Retain street party mural and colour scheme as desired: consider rezoning to Residential A or Special Residential 2, to preserve residential use and form  

Other Comments  
Mural painted by owner c.1975-6. (Lewis). Integrity - Generally original; one chimney cornice has been removed; mural non-period for residence, but general scheme is sympathetic. Streetscape - Common finish, detail and set back to 257-261, also a corner building.

Probate, VPRO  
'William French Gent, 112 Railway Pl W Melbourne (redevelopment since) dies 1 Jun 1897 64/801 VPRS 28/P0, unit 828; VPRS 28/P2, unit 461; VPRS 7591/P2, unit 264'  
Estate: £2642 - Charles R French, contractor Railway Pl - beneficiary- all property to widow and children. Property at Adderley, Abbotsford and Railway Place corners, with, in Adderley Street- brick house seven rooms (this house), cottage six rooms, two cottages four rooms; Abbotsford Street six room house; Railway Place- two houses eight rooms, three houses four rooms - all valued
Anti-nuclear movement in Australia
From Wikipedia, the free encyclopedia
Nuclear weapons testing, uranium mining and export, and nuclear power have often been the subject of public debate in Australia, and the anti-nuclear movement in Australia has a long history. Its origins date back to the 1972–73 debate over French nuclear testing in the Pacific and the 1976–77 debate about uranium mining in Australia.[4][5]

Several groups specifically concerned with nuclear issues were established in the mid-1970s, including the Movement Against Uranium Mining and Campaign Against Nuclear Energy (CANE), cooperating with other environmental groups such as Friends of the Earth and the Australian Conservation Foundation.[6][7] The movement suffered a setback in 1983 when the newly elected Labor Government failed to implement its stated policy of stopping uranium mining.[8] But by the late 1980s, the price of uranium had fallen, the costs of nuclear power had risen, and the anti-nuclear movement seemed to have won its case; CANE was disbanded in 1988.[9]

About 2003, proponents of nuclear power advocated it as a solution to global warming and the Australian government began taking an interest. Anti-nuclear campaigners and some scientists in Australia argued that nuclear power could not significantly substitute for other power sources, and that uranium mining itself could become a significant source of greenhouse gas emissions.[10][11]

Sands & McDougall Directory of Victoria
1974
J Page.

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites:
263 Adderley Street
RB. 1875, 1545, RB 1877, 1576; RB 1881-82.
1670; RB 1890-91,829

History
William French developed quite a few properties around this intersection on his original crown allotment of 1865. 263 Adderley was one of two houses he built in 1875 as an investment. It was leased for the first twenty years of its life to such as Joseph Boswell, James Davis and John Wood.

Description
Owner-builder, William French constructed this two-storey, stuccoed brick house, with a parapeted roof line and arcaded ground-level. Cast-iron columns support three arches, with drip-moulds, above which an incised string-frieze marks the storey-line: two flat-pedimented and architraved windows, and a parapet cornice follow. An iron picket fence is used at the frontage.

Integrity - Generally original; one chimney cornice has been removed; mural non-period for residence, but general scheme is sympathetic.

Streetscape - Common finish, detail and set back to 257-261, also a corner building

Significance

Property number: 100223
SURVEYED PLACES

Adderley Street  279  Heaton House or John Greenwood's house

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) and 1983 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  B  Proposed Grading:  B

Existing Streetscape Level:  3  Proposed Streetscape Level:  3

What date or era does the place express (if any)?

Creation date (if available)?  1888

Creation era?

- Victorian-era  Interwar
- Edwardian-era  Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO838 Heaton House, 279 Adderley Street, West Melbourne

- Contributory to precinct  Not significant or contributory
- Significant individually  Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index:
‘72820 Greenwood, John - 12 Harcourt St Hotham
Greenwood, John West Melbourne VIC House  1880 06 21
72822 Greenwood, John - Adderley St West Melb.
Greenwood, John West Melbourne VIC Houses  1880 10 13
72537 Greenwood, John - Adderley St Greenwood
Greenwood, John West Melbourne VIC Houses  1883 01 3
72679 Greenwood, John - Adderley St Greenwood
John West Melbourne VIC Houses  1887 10 20

72897 Greenwood, J - 17 S Audley St Abbotsford
Greenwood, J West Melbourne VIC House  1902 12 8'

i-Heritage search results: Abstract of Building Identification Form (BIF)
‘279 TO 281 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah decoration, verandah roof and structure, unusual siting.
Statement of Significance
Not Assessed
Recommended Alterations
Colours (sympathetic) bricks painted, side (inappropriate - remove by approved method)
No citation in Hermes or i-Heritage

North and West Melbourne Conservation Study (1983), Vol 1: 72
Allotment: Pt. & Section P Grantee J. Shearer & Co., 1875 cites:
'BPA 3111,1887
BPA 8545,1880; BPA 8407,1880;
BPA 116. 1883.'

Planning register online
Adjoining site-
‘Permit Number TP-2013-154
Date Received 15/03/2013
Address of Land 269 Adderley Street WEST MELBOURNE VIC 3003 (Zone MUZ )
1-13 Abbotsford Street WEST MELBOURNE VIC 3003 (Zone DDO28 )
Applicant’s Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Extension to a dwelling on a lot with two or more dwellings
Officer's Name Dianna Siomos
Objections Received 2
Decision Notice of Decision to Grant Permit - 20/01/2014
Notice of Decision to Grant Permit - 12/03/2014
Permit - 11/04/2014'

Probate, VPRO
‘John Greenwood Gent W Melb 8 Jan 1915 138/242 VPRS
28/P3, unit 521; VPRS 7591/P2, unit 525
Will: resident at 143 Roden Street, Melbourne in the State
of Victoria Gentleman... 'I bequeath to my wife Margaret Greenwood the use and enjoyment during her life or widowhood of all furniture and household effects in my houses at Roden street West Melbourne and also my phaeton and pony for her use and enjoyment during life or widowhood'.

and 'four cottages in Lothian Street North Melbourne be retained by my executors during the life or widowhood of my said wife'. . . . the nine houses in Adderley Street West Melbourne and the two houses in Gregory and Cliff Street Brunswick and the two blocks of land at Altona Bay and the two blocks of land at Newport be all sold ... also One hundred and fifty pounds ... to my sister Elizabeth Lee of Wisconsin United States of America... and 'to my son Walter Greenwood the sum of Two hundred pounds...'.

... Kate Greenwood wife of my son Walter Greenwood the sum of One hundred pounds sterling... also money to various churches, hospitals and charities... It is my wish that I be buried in the Grave at the Church of England Department of the Melbourne General Cemetery, in which my first wife is buried to be finished exactly as the grave of my first wife... "my said grave be walled with brick. And cemented and then filled with sawdust and covered with stone flags about three inches thick and well cemented and then to be filled in with earth in the usual way all of which work I wish to be done under the supervision of an architect or other competent man. I DESIRE my trustees to invest the sum of twenty pounds and apply the income arising from the same in keeping my grave in order and it is my wish that an Oak coffin be used to hold my body'

Real Estate includes this house and others on the adjoining lots- CA 586/F six brick two-storey houses 3-13 Abbotsford Street, each five rooms and kitchen; 275-279 Adderley Street - three two-storey brick houses six rooms bath and copper, and 279 - eight rooms bath and copper. Value £2400. Also other properties in Roden and Lothian Streets- nett estate worth £5462.17.9.

Newspapers:
'The Western Champion and General Advertiser for the Central-Western Districts' (Barcaldine, Qld.: 1892 - 1922) Sunday 10 August 1902.

(A similar articles published in many newspapers across Australia)

'A Breach of Promise Case. The parties in a breach of promise case at Melbourne were a widow named Emily Leeds, of West Melbourne, who claimed £500 damages from a widower named John Greenwood, of Abbotsford, gentleman. Plaintiff gave her age as 55, and defendant his as 64. Both had grown-up daughters.

The widow said that she met Greenwood in a train going to Sydney in July last year. When all the passengers got out at Moss Vale for refreshments, they were left alone, and the stranger opened conversation with her upon being asked to share some tea she had in a jug. The acquaintance ripened, and at Redfern station plaintiff and her mother-in-law helped plaintiff to obtain lodgings. He used to have breakfast at the tatter's house nearly every day. Returning to Melbourne a few weeks later, the pair met again, and Greenwood proposed marriage, which was accepted. He said he had 16 houses, and would comfortably keep her. They went together one Sunday to the Sailors' Home Mission, where defendant was organist, but his daughter finding out that plaintiff was a Wesleyan, preferred that she should marry a lady of her own church, although plaintiff agreed to join the mission. Defendant in November last finally said he would not marry.

Cross-examined, Mrs. Leeds said her husband had been dead three years.

Were you going to marry Greenwood for love, or his 16 cottages?-I felt as lonely as he did.

Were you fond of him?-I had hardly time to get fond of him.

Well, where do your injured feelings come in? - He made a fool of me in the eyes of my relatives.

Defendant denied having proposed marriage.

Be became acquainted with plaintiff in the in the manner described, and on one occasion when she was ill visited her in a bedroom at her house. While there she asked him if he thought he would ever get married again. He replied, "I have turned 70." Plaintiff added, "I don't think you are too old. My late husband was much older." She frequently asked him to take her for a drive. When he was leaving her on the occasion of his visit she raised herself up in bed and he knew that she wanted a kiss. (Laughter.) He admitted saying that if he did get married he had plenty of means to live on, but he did not say that he would get married. He told plaintiff once that she would look much better if she got some teeth in. "You know," added witness, "she had only one tooth sticking out in front." (Laughter).

At the close of the judge's summing up the jury, without leaving the box, returned a verdict in favor of the defendant, for whom judgment was entered with costs.'
original detail and prominent position: of regional importance.

Historically, another of the owner-builder developers of Adderley Street (Refer William French and Henry Cropley) and the area generally: in this case, building a large house as a mark of success -of regional importance.

Recommendations
Replace missing iron; consider removal of paint from brickwork; consider repainting trim in original or typical colours; investigate replacement of fences as under Integrity; consider rezoning to Residential A or Special Residential 2 to preserve residential use and form.

Property number: 100224

Survey Notes:
Part State School Plantation Reserve, 1873, with extension to north, provided when West Melbourne State School built in Eades Place- since changed to visually unrelated character to Victorian-era. Fence gone, planting changed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1873-
Creation era?
✓ Victorian-era □ Edwardian-era □ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ✓ Historical value
☐ Scientific value ✓ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ✓ Not significant or contributory
☐ Significant individually □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.3 Educating the people
7.2 Cultivating the ‘Garden City’ aesthetic
7.1 Appreciating the natural landscape

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'A 1112m2 public reserve.'
MMBW 1895: shown as fenced ‘Reserve’, since bisected by Miller Street.
Parish Plan: shows as State School Plantation Reserve,
West Melbourne Heritage Review

SURVEYED PLACES
1873, with extension to north.

Property number: 110908

<table>
<thead>
<tr>
<th>Austin Place</th>
<th>11</th>
<th>Units</th>
</tr>
</thead>
</table>

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1998?
Creation era?
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne Town planning permits register
'Permit Number TP-1997-273
Date Received 17/03/1997
Address of Land 11 Austin Place WEST MELBOURNE VIC 3003 (Zone HO3)
7 Curzon Street WEST MELBOURNE VIC 3003 (Zone GRZ1)
Applicant’s Name and Address
Proposed Use or Development Erect 3 multi dwellings
Officer’s Name Josephine Lee
Objections Received 0
Change to Application YES
Application Status Permit Issued
Decision Permit 1/08/1997'

Property number: 106562
SURVEYED PLACES

**Batman and Jeffcott Streets, Boughton Place**

**Survey Notes:**

Enlarged Interwar industrial precinct. Refer to Statement of Significance (Appendix 3).

**Surveyed Places**

<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>Batman and Jeffcott Streets, Boughton Place</td>
<td>varies</td>
<td>varies</td>
</tr>
</tbody>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: varies

Proposed Grading: varies

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Creation date (if available)? 1920-1940

**Creation era?**

- [ ] Victorian-era
- [x] Intervar
- [ ] Edwardian-era

**What date or era does the place express (if any)?**

- [ ] Early Victorian-era
- [x] Interwar
- [ ] Post WW2

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value

- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**


**Recommendations (if any)**

- [x] Contributory to precinct
- [ ] Not significant or contributory

- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**References (if any):**

Refer to individual assessments of contributory places, Evaluation 2 and 3:

- 33-43, 45-47, 55-67 Batman Street; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.

**Heritage Inventory Comments:**

- `one- and two-storey warehouse 1905 - single storey buildings, part of tannery complex (Grann Brothers).`

**i-heritage search results**

Included as 33-53 Batman Street.

**Property number:** unknown
West Melbourne Heritage Review

SURVEYED PLACES

| Batman Street | 2-24 | St James Anglican Old Cathedral |

**Survey Notes:**

Refer to Victorian Heritage Register Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: A | Proposed Grading: A |

| Existing Streetscape Level: 2 | Proposed Streetscape Level: 2 |

**What date or era does the place express (if any)?**

- Creation date (if available)? 1837-, 1914
- Creation era? [x] Early Victorian-era
- [x] Victorian-era
- [x] Edwardian-era
- [x] Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value [x]
- Historical value [x]
- Social value
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO478 St. James Old Cathedral, 419-437 King (Victorian Heritage Register)
  - Street & 2-24 Batman St, West Melbourne (Victorian Heritage Register)
  
  - [ ] Contributory to precinct
  - [ ] Not significant or contributory
  - [x] Significant individually
  - [x] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

10.2 Belonging to a religious denomination

**Recommendations (if any):**

Buildings at 28 Batman Street were part of the Edwardian-era St. James complex (HO478) and are contributory to its history (rather than individually significant). Heritage Victoria should be requested to consider inclusion of 28 Batman Street in the Victorian Heritage Register designation. Otherwise the City of Melbourne should consider a Heritage Overlay area that includes these buildings, as proposed: ‘St James Church of England complex, part, 28 Batman Street, West Melbourne’.

**References (if any):**

Lewis, M. Australian Architecture Index: ‘72736 Rowsell, L & J Church of England West Melbourne

**Victorian Heritage Register**

**Heritage Victoria Register number:** H11

**Extent of Registration**

1. All the building marked B-1 and the fence marked B-2 on Diagram 602508A held by the Executive Director
2. All the land marked L-1 on Diagram 602508A held by the Executive Director, being part of the land described in Certificate of Title Volume 10320 Folio 585
3. All the objects held within the church as listed below:
   - All the cedar box pews
   - Two mahogany pulpits
   - The baptismal font
   - The bishop’s throne

**i-Heritage search results:** Abstract of Building Identification Form (BIF)

2 TO 24 BATMAN STREET WEST MELBOURNE 3003

**Heritage Gradings**

Building Grading Streetscape Level Laneway Level
A 2

**Conservation Study Details**

- Precinct Conservation Management Plan
- Conservation Study: Study and Date, Status
- Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

**Building and History Information**

- Architectural Style: Georgian
- Period
- Construction Date
- Source for Construction Date
- Heritage Aust. 3/50
- Architect Robert Russell (1) Charles Laing (2)
- Builder Not Assessed
- First Owner
- Integrity Good
- Condition Good
- Original Building Type Church

**History**

This old church was preceded, in Victoria, by only a small wooden hut built with the help of contributions from various denominations and initially also used by them. The new St. James' church was built on a crown grant site near the corner of William and Little Collins Streets, where the foundation was laid by His Honour Charles Latrobe, Superintendent of the District of Port Phillip, on November 9, 1839. The Diocese of Melbourne was founded in 1847 and on June 29, St. Peter's Day, Charles Perry was consecrated in Westminster Abbey as Melbourne's first Bishop. Arriving, he was enthroned in St. James’ on January 28, 1848 and St. James’ Church became the first Cathedral Church of the new diocese, though not consecrated until 1853. Two other bishops, Bishops Moorhouse and Goe, were later installed in St. James’ while it retained its Cathedral status. The new St. Paul’s Cathedral was opened for worship on January 22, 1891 and St. James’ reverted to the status of parish church. Its congregation was very small, it occupied valuable city land, and maintenance was very costly, so that in the following years the building narrowly escaped demolition. However it was eventually decided to move the Old Cathedral to its present site where it was re-consecrated.

Graeme Butler & Associates 2015: Appendix 2: 174
by Archbishop Lowther Clarke and re-opened for worship on April 19, 1914. The church was carefully reconstructed, stone by numbered stone, and is substantially in its original form. The tower was shortened by one stage and its entrance moved to face King Street. The main ceiling was lowered a little for structural reasons, and the sanctuary unfortunately shortened by a few inches. The shape of the latter was further married by later reinforcements. The space beneath the main gallery was remodelled to form a lobby and two vestries with passage and gallery stairs behind them. Two side entrances were constructed to serve the new passage.

Description/Notable Features
Notable features include the fence. Sympathetic garden / paving. Interior / fittings.

Melbourne's 'oldest' building. (Re-erected 1913) - first cathedral. Interesting features of the church. The Galleries: The unusual side galleries, or Vice-Regal boxes, were originally for the use of Governor Latrobe and the Chief Justice respectively, and have since been occupied by Governors General, Royalty and other notables. They present house the organ pipes. The main gallery was added in 1853 in order to increase the capacity of the cathedral. Communion Rail: The fine cedar communion rail is of unusual curved design. Pews: The box pews are of cedar and numbered in the old manner for rental, No. 10 was the Henty Family pew, but was subsequently used by a City Councillor for whose corpulence provision had to be made. Sedilia: The bishop's sedilia can no longer be contained in the altered sanctuary, and stands against the right hand wall in the chancel. Pulpits: The two pulpits designed for preaching and reading are of solid mahogany and were presented by the ladies of the congregation in 1847. One was sold in 1901 and replaced by a conventional lectern. It was recovered, with difficulty, in recent years. Baptismal Font: The white marble bowl, probably of the 17th Century, came from St. Katherine's Abbey on the banks of the Thames. That building was demolished in 1837. Friends of Governor Latrobe acquired the font and it was necessary to have Queen Victoria's permission before it could be brought to Victoria. The fine canopy and pedestal were designed in Melbourne and presented by parishioners. The Organ: Two successive organs occupied, approximately, the present position of the font. The second, by Fincham, was placed in the front of the church when the church was moved. It was rebuilt in 1962, but is now worn out. Great effort is needed to finance the purchase of a new one. Entrance and Bells: The present main entrance to the Old Cathedral is through the base of the

Statement of Significance
Mr. Robert Russell, a London architect and surveyor, designed the building in Colonial Georgian style. The foundations are of bluestone, and the main walls of a sandstone found in various nearby quarries. The unfinished building was opened for worship on October 2, 1842 and completed in 1847. Melbourne's oldest building, it was originally sited at the corner of Collins and Williams Streets and moved to its present location in 1913. Designed by Robert Russell, the surveyor of Melbourne, it was built in stages between 1839-51 with some design amendments in its later stages by Charles Laing. Although partially modified during its re-location, it remains as the only surviving example of Russell's architectural work and as a monument to the foundation of the city.

Recommended Alterations
Tower reconstruction (sympathetic - no recommendations)

Other Comments Interior not inspected. Deserves conservation analysis / restoration.

**Victorian Heritage Register H11**

What is significant?
St James Old Cathedral was constructed on a Crown grant site of 5 acres of land bounded by Collins, William and Bourke Streets with the foundation stone being laid on 9 November 1839 by Charles Joseph La Trobe, Superintendent of the District of Port Phillip. A simple timber pioneer church which preceded it was built with funds largely subscribed by Presbyterians and other denominations who made up the small community.

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

How is it significant?
St James Old Cathedral is of historical and architectural significance to the State of Victoria. Why is it significant?
It is of historical importance as the first Cathedral in Melbourne, the earliest surviving church in Victoria, and one of Melbourne's earliest surviving buildings. It is of architectural importance as a rare example in Melbourne of a Colonial Georgian style building of simple design and pleasing proportions with Greek detailing at the doorways, and the only known surviving work of architect Robert Russell. Although he worked in London with eminent English architect John Nash, the style reflects his experiences in Sydney, especially the work of his contemporary Francis Clarke as well as of Francis Greenway. The interior is important for rare and unusual features for Victoria, such as the traditional box pews of cedar, side galleries or Vice-Regal boxes originally for the use of Governor La Trobe and the Chief Justice, Baptismal font with the white marble bowl probably dating from the 17th century and coming from St Katherine's Abbey on the banks of the Thames, two mahogany pulpits presented by the ladies of the congregation in 1847. The World War 1 honour board...
**SURVEYED PLACES**

carved by well known master wood carver Robert Prenzel and the World War 2 honour board which was copied from the earlier honour board. The stained glass windows are also of note with the 'east window' being possibly by the Melbourne firm of Ferguson and Urie, and the five windows by Christian Waller, wife of artist Napier Waller. - See more at: http://vhd.heritagecouncil.vic.gov.au/places/767#sthash.ESRCTECa.dpuf

**Property number:** 100862

---

**Batman Street**

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1986</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

- Victorian-era
- Edwardian-era
- Interwar
- Early Victorian-era

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Scientific value
- Historical value
- Social value

☑ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

No

- Contributory to precinct
☑ Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.3 Developing a large, city-based economy

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'3 storey brick building built 1986.'
SURVEYED PLACES

| Batman Street | 28 | St James Church of England complex, part (Free Kindergarten?) |

Survey Notes:

Brick Edwardian-era or Interwar buildings at north-west corner with ecclesiastical character, adjoining car park. St James Sunday school remnant? Refer Statement of Significance.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
</table>

What date or era does the place express (if any)?

- Creation date (if available)? 1911-1920
- Creation era?
  - Victoria-eran
  - Interwar
  - Early Victorian-era
  - Edwardian-era

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
  - Proposed as: St James Church of England complex, part, 28 Batman Street, West Melbourne

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 8.3 Educating the people
- 10.2 Belonging to a religious denomination

Recommendations (if any)

Buildings at 28 Batman Street were part of the Edwardian-era St. James complex and are contributory to its history (rather than individually significant). The City of Melbourne should request Heritage Victoria to consider inclusion of 28 Batman Street in the Victorian Heritage Register designation.

Otherwise the City of Melbourne should consider a Heritage Overlay area that includes these buildings, as proposed: `St James Church of England complex, part, 28 Batman Street, West Melbourne`.

References (if any):

Lewis, M. Australian Architecture Index:

- Batman Street
  - '72736 Rowsell, L & J Church of England West Melbourne VIC City of Melbourne registration no 4709 [Burchett Index]. Fee 7.0.0 two 2-storey houses (demolition?) Watts, T & Son 1914 02 16
  - 72728 Rowsell, L J O - Downshire Rd Elsternwick Church of England Council West Melbourne VIC City of Melbourne registration no 2706 [Burchett Index]. Fee 1.5.0 brick school room - cnr Batman & King 1911 06 24 14594 VIC Gawler & Drummond. Additions to Parish Hall, for St. James Church of England, Batman St., Melbourne, Vic. (GAWLER) Urban Conservation Projects Survey of Architectural Drawings Gawler & Drummond 1928'

Victorian Heritage Register

- Heritage Victoria Register number: H11
- St James Anglican Old Cathedral

i-Heritage database search

No listing.

City of Melbourne online maps

- 1945 aerial photograph: shows these buildings with existing carpark as playground, a larger hall structure to the east (parish hall?), the church residence and then the church.

Sands & McDougall Directory of Victoria

- 1935
  - 14 Watt, Kiss M. 3., mus tchr
  - Free Kindergarten and Sunday School (188 Bulk Store)
  - 1925
  - Sunday schl
  - Free Kindercarten
  - (188 Gollin & Co Pty Ltd. warehouse 198-202 Harkins. Arthur)
  - 1920
  - BATMAN ST—N side
  - Off 439 King st
  - St. James’ Old Cathedral (C of E 12 Schofield, Rev J. A. 14 Thomson, Rev. E. C.
  - Sunday schl
  - Free Kindergarten
  - (188 Gollin & Co Pty Ltd. warehouse 198-202 Hanson, C. W.)

- 1915
  - B ATMAN ST—N SIDE
  - Off 439 King st
  - St. James’ schools
  - (Ch. of E.)
  - Free Kindergarten —
  - Macdonald, Miss
  - Farquharson, E. E.
  - Robinson, Rev T. C. (Ch of E.)
  - (188 Gollin & Co, free str
  - 1910
  - N SIDE
West Melbourne Heritage Review

**SURVEYED PLACES**

Off 439 King st
St. James’ schools (C. of E.)
(188 Draper, T., mchnry store
198 Hornidge, Richard)

**Property number:** 100861

---

**Batman Street**  
33 -43  
**W. O'Donnell Engineer works, part 33-47 Batman Street**

**Survey Notes:**

Refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** B  
**Proposed Grading:** B

**Existing Streetscape Level:** -  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

**Creation date (if available)?** 1940-1

**Creation era?**
- [ ] Victorian-era
- [ ] Edwardian-era
- [ ] Early Victorian-era
- [x] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**


- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Significant and contributory part of an existing Heritage Overlay area, with potential to have its own Heritage Overlay as: 'W. O'Donnell Engineer works, 33-43 Batman Street'. City of Melbourne should include individual Statements of Significance in any precinct policy.

Or revise the Heritage Overlay area mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'
**SURVEYED PLACES**

**References (if any):**

**Building Permit Application**
1940 21632 £6450 erection of building: Marsh and Michaelson Architect and Engineer, Collins St, Melb. 'Brick factory ... Mr W O'Donnell engineer, shows large open plan with offices at front on west end. Steel-framed windows, hopper sashes, 6"x6" tiles to facade, roller shutter to main floor, glass bricks, steel sawtooth trusses, fibre cement sheet roofing, guttering.

**Newspapers:**
'ENGINEERS. Process Workers. Good conditions. W. O'Donnell 323 Batman street. West Melbourne.'

'PRESS HANDS. Good wages and conditions, w. O'Donnell. 323 Batman street. West Melbourne.'

**Zoominfo web site, 2015**
'Heldon Products
25 Tullamarine Park Road
Tullamarine, Victoria 3043
Heldon Products was founded in 1933 as W. O'Donnell Engineer, headquartered in Melbourne Australia, and is still a privately Australian owned manufacturer of components used in the commercial refrigeration and air conditioning industries. The company is now marketing its products worldwide to leading original equipment manufacturers of refrigeration systems and wholesalers of commercial and air conditioning products. Heldon now has manufacturing locations in Melbourne Australia, China and Thailand.'

**Victorian Heritage Database**
Marsh and Michaelson:
'GLENFERRIE OVAL GRANDSTAND, 34 LINDA CRESCENT HAWTHORN, Boroondara City, Completed in 1938, the Glenferrie Oval Grandstand was built more than a decade after the Hawthorn Football Club was admitted to the Victorian Football League ...'

**City of Stonnington web site 2015**
'Coolullah and Quamby Avenues Precinct
'The Coolullah Avenue roadway was completed by Council in May 1936 and by December of that year 'Staunton' flats had been erected at 1 Coolullah Avenue (8). Development of flats had begun slightly earlier on Williams Road, with Graceville Flats at no.249 and Vaughan Flats at no.251 first listed in 1929 directories. Building activity progressed rapidly so that by the end of 1938, flats had been completed at nos. 3-5, 4, 6, 7 and 19-23. In the same year prominent architectural firm Marsh and Michaelson designed the block of flats at 2 Coolullah Avenue (10). Substantial villas had also been built at 11 and 13 Coolullah Avenue, the former to a design by noted architect Geoffrey Sommers (11).'

**THE ALEXANDRA AVENUE PRECINCT 2011**
'Another block of flats at 83 Alexandra Avenue, South Yarra was constructed in 1941, possibly to designs by architects, Marsh & Michaelson. It is currently included in HO122'

**St Kilda Historical Society web site 2015**
'Surrey Court, 71 Ormond Road, Elwood'

'...In St Kilda, Old English was a fashionable and romantic style for flats, from 1919-41: a cheery tonic after the rigours of the Great War. The earliest, pioneering the style in Victoria, was Arthur Plaisted's Hampden, 74 Barkly Street of 1919-20, well before Liberty's in London and contemporary with Bournville. He followed this with Hartpury Court, 11 Milton Street (1923), and the Tudoresque, Le Chateau flats in 1925. Next, chronologically, is Surrey Court, then Askolat, 301 Carlisle Street, by Leslie J.W.Reed (1934); 628 St Kilda Road, by Marsh & Michaelson (1936)...'

**MMBW**
DP c1895: shown as row house pair 319-321 and building group to west (325) set well back, adjoining 'paper mills' further to west.

**1945 Aerial Images**
Shown as original sawtooth.

**Heritage Places Inventory June 2015**
33-47 Batman Street B-

**i-Heritage search results**
Marsh & Michaelson
• A.N.A. Building, 28 TO 32 ELIZABETH STREET MELBOURNE 3000: Marsh and Michaelson's
• Theosophical Society Building, 181 TO 187 COLLINS STREET;
• Montgomery flats, 106 W TO 110 W TOORAK ROAD SOUTH YARRA Marsh & Michaelson

**i-Heritage search results: Abstract of Building Identification Form, [BIF]**
33 TO 47 BATMAN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level B 2
Conservation Study Details
Precinct Conservation Management Plan
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style Moderne
Period
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Good
Condition Good
Original Building Type Factory
History
Description/Notable Features
Notable features include unpainted decorative brickwork. Glass bricks / tiles.
Statement of Significance
Recommended Alterations
New entry glass screen ( inappropriate - reinstate sympathetic alternative or reinstate original design.

**Sands & McDougall Directory of Victoria**
1942
SURVEYED PLACES

BATMAN
S SIDE
319-325 O'Donnell, W., engineer
327-29 Excelsior Can Works, canister mkrs
1935
315 Atchison, Bernard
319-323 Gordon, D., mtr body bldr
327-29 Excelsior Manfg Wks, canister mfrs

1930
S SIDE
Off 415 King st
301 Longland, Arth. G.
303 Wrought, Herbt
305 Phillips, Ernest
307 Dew, Oliver E.
309 Kennedy, Thomas
311 Farmer, John
313 Smalinsky, Will
315 Bonfield, Stanley A.
319-323 Gordon, D., chbldr & mtr body bldr;
327-329 Excelsior Manfg Wks, canister mfr;
335 Moore, Leslie
339 Keep Bros. & Wood Pt y Ltd, hrdrw merchs
Spencer st

1937,
1781 Gordon, Daniel & Douglas 317-25 B warehouse,
99x165 £350
1788 Donnell, William Michael, at 23, 25 Franklin Pl 2x B
w/shops 33x72, 70x50, £180/140.
1930, 2046-
Excelsior Manfg Wks x-out, Gordon Bros, Daniel &
Douglas 317-325 B warehouse 99x165 £400

Survey Notes:

Refer to Statement of Significance (Appendix 3) and i-
Heritage search results: Abstract of Building Identification
Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1915

Creation era?
[ ] Victorian-era [ ] Interwar
[ ] Edwardian-era [ ] Post WW2

What are the heritage values of the place (if any)?

[ ] Aesthetic value [ ] Historical value
[ ] Scientific value [ ] Social value
[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO773 34-40 Batman Street, West Melbourne

[ ] Contributory to precinct [ ] Not significant or contributory
[ ] Significant individually [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.2 Melbourne as a trading port

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory June 2015
No listing.

Heritage Places Inventory July 2015
No entry

Building Permit Application
Old numbers 186-190 Batman Street
1936 additions
1941 22049 £1800 alterations and additions
e etc also covers adjoining Cathedral site
The Former Gollin and Company Building was designed by Charles D'Ebro and built in 1902 by Clements Langford. It is a five storey building, constructed of load-bearing brick with steel floor joists. It is decorated with stucco details, including elaborate main door and window surrounds, gables, and string courses at impost and sill heights. Features of the exterior are the corner sign surround front door case with a swan-neck pediment, metal eaves brackets and particularly the tourelle, which has an elaborately decorated base, foliated band, windows of different shapes and a flagpole-capped cupola.

How is it significant?
The Former Gollin and Company Building is of architectural and historical significance to the State of Victoria.

Why is it significant?
The Former Gollin and Company Building is of architectural significance as a now-rare example of a Queen Anne-style commercial building in Melbourne which possesses a number of distinctive features. It is a rather late example of the Queen Anne style, this particular form of architectural expression flourishing only briefly from the late-1880s. But perhaps because of this belatedness, the Gollin building displays the full development of the style. The use of the corner tourelle as the principal facade feature appeared in England in the 1890s, but the premature demise of the Queen Anne style's popularity amidst the collapse of the property market in the 1890s depression in Melbourne meant that it was an uncommon architectural feature here. The Gollin Building's tourelle is one of the very few, and perhaps most intact, surviving in this city. The diverse range of stylistic elements upon which the Queen Anne style drew is illustrated in this building particularly in the windows. The ground floor windows in particular are classical in form, while the first floor openings have a classical flavour and those on the second floor exhibit eclectic French Renaissance Revival traits. The upper two floors are more restrained. The Gollin building is, in sum, a skilled composition making great use of its corner site.

The Former Gollin and Company Building is of architectural significance as the work of Charles D'Ebro, an important member of Melbourne's architectural community from the 1880s until his death in 1920. D'Ebro won many awards and designed numerous important buildings. He was also a leading civil engineer and a surveyor. Some of his better known works include Princes Bridge, Georges in Collins Street, Prahran Market and Stonnington.

Heritage Inventory:
'Comments: 2 storey building: refurbished 1896 1866 map shows building on site.'

State Library of Victoria
See Airspy view 1938.

Title:
[Looking over West Melbourne to city] [picture]
Author/Creator: Charles Daniel Pratt 1892-1968 photographer.
Date: July 1938
Description: negative : glass ; 10.0 x 12.5 cm. approx.
Copyright status: This work is out of copyright.
Identifier(s): Accession no(s) H91.160/507.

City of Melbourne Planning register online search results
'Permit Number TP-1999-97
Date Received 29/01/1999
Address of Land 34-40 Batman Street WEST MELBOURNE VIC 3003 (Zone DDO33 )
Applicant's Name and Address
Proposed Use or Development Additions and alterations to the existing building for use as 7 residences with associated car parking
Decision Permit - 25/03/1999'.

i-Heritage search results: Abstract of Building Identification Form (BIF)
34 TO 40 BATMAN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level E 3
Conservation Study Details
Precinct Conservation Management Plan
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type Factory
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance
Recommended Alterations
Windows replaced ( inappropriate - reinstate original design or sympathetic alternative) Spandrels tiled
( inappropriate - reinstate original design or sympathetic alternative or remove by approved method)

MMBW
DP 725 1895, as Franklin Street:
Building shown as 186-190 Franklin Street 'Vinegar brewery', adjoining site as vacant land.

Lewis, M. Australian Architecture Index:
The Former Gollin and Company Building is of historical significance as an illustration of a successful general merchant and import firm of the late-19th and early 20th centuries. Gollin and Company had a diverse business, handling kerosene and oil distribution and shipment of fruit from Mildura to England, amongst other activities. The substance and impressiveness of this building was a specific expression of the company's prosperity and importance, and a general indication of the revived Victorian economy in the first decade of the 20th century, after the 1890s depression, and of the importance of import companies to an economy with limited industrial capacity.


**Sands & McDougall Directory of Victoria**

1935
14 Watt, Kiss M. 3., mus tchr
Free Kindergarten and Sunday School
188 Bulk Store

1925
Sunday schl
Free Kindergarten
188 Gollin & Co Pty Ltd. bulk store
198-202 Hanson, C. W.

1920
BATMAN ST—N side
Oft 413 King st
St. James' Old Cathedral (C of E 12 Schofield, Rev J. A.
14 Thomson, Rev. E. C.
Sunday schl
Free Kindergarten
188 Gollin & Co Pty Ltd. warehouse
198-202 Harkins. Arthur

1915
B ATMAN ST—N SIDE
Off 439 King st
St. James' schools
(Ch. of E.)
Free Kindergarten —
Macdonald, Miss
Farquharson, E. E.
Robinson, Rev T. C.
(Ch of E.)
188 Gollin & Co, free str
198 Edwards, W. F.

1910
N SIDE
Off 439 King st
St. James' schools (C. of E.)
188 Draper, T., mchmry store
198 Hornidge, Richard

1904
188 vacant

1893
196 Aust Vinegar Brewery Co.

**City of Melbourne Valuers Books**

1891, 1739
West Melbourne Heritage Review

SURVEYED PLACES

Batman Street 42-48

Survey Notes:
Early Modernist design? Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? 1957?
Creation era? ☐ Early Victorian-era ☑ Interwar ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value ☐ Social value
☐ Scientific value ☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.3 Developing a large, city-based economy

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'2 storey brick building built 1957 & sub-divided 1996'

Property number: 100859

---

Batman Street 45-47

Survey Notes:
Well-preserved façade. Windows replaced empathetically.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1920-1925
Creation era? ☑ Early Victorian-era ☑ Interwar ☐ Post WW2

What are the historic themes represented by the place?

Recommendations (if any)
Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

References (if any):
Heritage Places Inventory July 2015
33-47 B- (refers to 33-43 Batman Street?)

Hermes,
49-53 Batman St
Heritage Inventory
'Comments: one- and two-storey warehouse 1905 - single

Graeme Butler & Associates 2015: Appendix 2: 183
storey buildings, part of tannery complex (Grann Brothers).”

i-heritage
Included in 33-47 Batman Street - no individual listing.

Sands & McDougall Directory of Victoria
Former number 327-329 Batman Street.

Newspapers:
‘Fined For Closing Factory
MELBOURNE.-Imposing a fine of £22, with £1/11/6 costs, on a can manufacturer, who was charged at the North Melbourne Court today with having closed his factory on December 31, Mr. Hill. P.M., said that men of this type should not think they could do as they liked when the Government made regulations to direct the nation's war effort.
Defendant was Ernest Meissner, trading as Excelsior Manufacturing Works at West Melbourne.
In evidence. Meissner said that he had given instructions for the factory to be open at 7.45 a.m. each day during the holiday period and his employees had not come to work.
Leslie Stewart said that because of tinplate shortages, no work, except cleaning, could have been done if the men had attended.’

i-Heritage database search results.
W. O'Donnell Engineer works,
33 TO 47 BATMAN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 2
Conservation Study Details
Precinct Conservation Management Plan
Conservation Study: Study, Date, Status.
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style Moderne
Period
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Good
Condition Good
Original Building Type Factory
History
Description/Notable Features
Notable features include unpainted decorative brickwork.
Glass bricks / tiles.
Statement of Significance
Recommended Alterations
New entry glass screen (inappropriate - reinstate sympathetic alternative or reinstate original design.

Sands & McDougall Directory of Victoria
1942
BATMAN
S SIDE
319-325 O'Donnell, W., engineer
327-29 Excelsior Can Works, canister mfrs

1935

Property number: 573826
SURVEYED PLACES

<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Batman Street</td>
<td>49-53</td>
<td>Flagstaff Place Apartments (demolition of former contributory building)</td>
</tr>
</tbody>
</table>

Demolition of contributory building, graded D, in HO770, reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- Existing grading: D
- Proposed Grading: -

Existing Streetscape Level: -
Proposed Streetscape Level: -

What date or era does the place express (if any)?

- Creation date (if available): 2013
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO770 33-53 Batman Street, West Melbourne
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Exclude this building from Heritage Overlay 770, with revised mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

References (if any):

- Hermes, 49-53 Batman Street.
- Heritage Inventory
  'Comments: one- and two-storey warehouse 1905 - single storey buildings, part of tannery complex (Grann

City of Melbourne Planning register online

No listing

TP-2010-459 Demolition of existing building and construction of a multi-storey residential building and waiver of car parking requirements, Central Equity Development.'

City of Melbourne online maps

'Flagstaff Place Apartments:
A two storey brick building built in 1935' (former building?).

Property number: 100850
### Survey Notes:
Bricks painted over, reducing integrity, altered Moderne style.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

### Existing Streetscape Level:

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

### Creation date (if available)?
1919-1945

### What date or era does the place express (if any)?
- **Creation era?:**
  - Early Victorian-era
  - Interwar
  - Post WW2

### What are the heritage values of the place (if any)?
- **Aesthetic value**
- **Historical value**
- **Social value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?
No

- **Contributory to precinct**
  - Not significant or contributory
- **Significant individually**
  - Proposed for a Heritage Overlay

### What are the historic themes represented by the place?
- **5.5 Building a manufacturing industry**

### Recommendations (if any)
Revise Heritage Places Inventory July 2015.

### References (if any):
- **City of Melbourne online maps**
  - 'Single storey brick building.'
  - 1945 aerial: shows with sawtooth roof.
- **Sands & McDougall Directory of Victoria**
  - 1942
  - Free Kindergarten and Sunday School
  - 188 Gollin & Co Pty Ltd (storage)
  - 202 Huggins, R. E.: cartage contractor
  - 212 Studios Pty Ltd: shop fittings manufacturers
- **Property number:** 100858

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### Survey Notes:
Generally unchanged since the City of Melbourne Heritage Review 1999 - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>B</td>
</tr>
</tbody>
</table>

### Existing Streetscape Level:

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

### Creation date (if available)?
1923-4

### What date or era does the place express (if any)?
- **Creation era?:**
  - Early Victorian-era
  - Interwar
  - Post WW2

### What are the heritage values of the place (if any)?
- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?
- **Contributory to precinct**
  - Not significant or contributory
- **Significant individually**
  - Proposed for a Heritage Overlay

### What are the historic themes represented by the place?
- **5.5 Building a manufacturing industry**
- **5.2 Melbourne as a trading port**

### Recommendations (if any)
Revise the Heritage Overlay HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows:
- 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

This place is an individually significant and contributory part of an existing Heritage Overlay with potential to have its own Heritage Overlay as: Keep Brothers and Wood bulk store, 55-67 Batman Street, West Melbourne. City of
SURVEYED PLACES

Melbourne should include individual Statements of Significance in any precinct policy. Revise the Heritage Places Inventory July 2015: address and grading.

References (if any):

Heritage Places Inventory July 2015
55 D3

City of Melbourne
Melbourne Planning Scheme and City of Melbourne GIS property data has as in HO770, 33-53 Batman Street, West Melbourne- see ‘Melbourne Planning Scheme’ Map 08 - heritage overlay.

Building Permit Application
(as 339 Batman St)
1923 September 5591 £11000 erection of warehouse
Arthur and Hugh Peck Architects - proposed three storey warehouse for Keep Bros & Wood- metal-framed windows, multi-pane glazing, hopper and casement sashes, entry doors vertical boarded, ledge & braced timber pairs, large carriageway doors. Steel roof trusses columns, joists, timber flooring; 1st floor seven office rooms, half-glazed timber partitioning;
1926 Sep erection of water closet;
1928 petrol storage installation;
1993 refurbishment $1025000.

State Library of Victoria
Airspy 1938 view shows as existing.

Lewis, M. Australian Architecture Index:
‘72644 Builder: Sorensen, N - 25 Coventry Street Sth Melb.
Owner: Keep Bros. & Wood West Melbourne VIC
Warehouse or City of Melbourne registration no 2051 [Burchett Index]. Fee 1.1.0 insulated store Batman St,
Architect Ward & Carleton 1910 07 14 ’- refers to corrugated iron clad warehouse.

Victorian Heritage Database
Ward and Carleton heritage places:
ST HILDAS HOUSE, 1-19 CLARENDON STREET EAST
MELBOURNE, Melbourne City (Victorian Heritage Register)

State Library of Victoria
Massey Harris building designed by Ward and Carleton: major red brick factory.

Melbourne University Archives (MUA)
Clements Langford collection: Ward and Carleton designs
Head office and Victorian Sales Rooms of Massey-Harris Co., Implements and Machinery
510 Bourke Street
1899
Warehouse and/or factory,
Little Bourke Street
1899

Stonnington City Council web site 2015
‘Name Holy Trinity Church and Hall
Address 1449 Dandenong Road MALVERN EAST
Significance Level A2
Place Type Church, Church Hall
Citation Date 2010
Alfred Carleton
Plans were drawn up by the architect, A.E.H.Carleton and tenders were invited to commence work in 1919. Carleton set up practice with J.V.T. Ward in 1897 as Ward & Carleton. The partnership finished in 1913. From 1921 he was in partnership with his son C.R. Carleton as Carleton & Carleton. His death, in 1936, is recorded in the Herald. In 1912-13 Carleton designed a building at 285-7 La Trobe Street for H. Hearne and Company and a house in Queens Road, South Yarra. During the 1930’s he was involved with the design and re-modelling of Commercial Banks in Orbost, Casterton, Sandringham and Bourke Street, Melbourne.'

City of Melbourne CAD Database (private), Graeme Butler & Associates
Keep Bros & Wood workshop and showroom, later Stramit Building
96-102 Franklin Street
‘What is significant?
The wholesale ironmongers and coach builders, Keep Bros & Wood, commissioned this workshop in 1903 from builders, Murray & Crow of East Melbourne, to a characteristically bold classical revival design by architect DC Askew. From the role of carriage builders, the firm entered the motor trade in the early 20th century as agents for a number of locally made cars, Trumbull being one, and were producers of the Hallmark bicycle.

John Francis Keep died 22 January 1945, aged 89. With his brother, Albert Edward Keep, and. H. S. Wood, he had formed Keep Bros and Wood in 1899, after a partnership with his brother (Edward Keep and Co.) formed after his arrival in the Colony in 1876. This company moved from Lonsdale Street to Franklin Street under the style of Keep Bros & Wood. Keep Brothers & Wood’s association with carriage and later motor car fabrication and selling, is part of the transition of this part of the Capital City Zone from its typical late Victorian-era use for metalwork and engineering, as observed by Graeme Davison in his work 'Marvellous Melbourne'. This evolutionary grouping of similar land uses has been identified as a significant feature of Melbourne’s business district.

A Victorian sesquicentenary plaque on the building commemorates James Harrison the ‘investor of the refrigeration process and found of the Victorian Ice Works on this site 1859’.

Rising to five levels (three upper levels and attic), the workshop façade is composed in three parts, each having a deeply moulded gabled pediment at the parapet level and the central and largest bay rising above the others to form a strongly shaped façade silhouette. The flanking bay parapets have minor pediments set on three parapet piers. Ground floor Tuscan order pilasters frame a central entry (with related panelled entry doors), deeply set display windows and an altered vehicle entry. Upper level windows are closely spaced and deep-set, each with timber double-hung sashes. The structural frame is of iron columns and girders.

The street elevation is little changed with the addition of the roller shutter at the carriage way being the main alteration.

How is it significant?
The Keep Bros & Wood workshop and showroom is significant historically and aesthetically to the Melbourne Capital City Zone
Why is it significant?

Keep Bros & Wood workshop and showroom is significant aesthetically as a well-preserved and boldly executed Mannerist cemented façade, characteristic of Askew’s work.

Historically the long association with the rising firm of Keep Brothers & Wood is significant for their association with carriage and later motor car fabrication and selling, as part of the transition of this part of the Capital City Zone from its late Victorian-era use pattern of ‘metals and engineering’.

Newspapers:

'Daily Herald' (Adelaide, SA : 1910 - 1924) Saturday 11 March 1916

‘...meeting of the South Australian branch of the Australian Coach makers Employees’ Federation...Messrs-Keep Brothers & Wood, Melbourne, sent a communication relative to the adoption of the Australian pattern wheel for military vehicles—’...


'Idle Factories.

Numbers of Workers Involved.
The firms which have already been affected by the operation of the regulation, and the number of employees who have been temporarily discharged, include the following:
...
Barnet Glass Rubber Co...100...
Carlton and United-Breweries Pty. Ltd 500...
Keep Brothers and Wood, importers carriage materials 120...
Marshall’s Boot Factory...600...
McKay’s Harvester Works...500’

Industrial Suburbs Suffer.
The industrial suburbs of South Melbourne, Richmond, Collingwood, Fitzroy, and Footscray have felt the effect of the regulations in a marked degree. About 5,000 workers at Richmond have been thrown out of employment, and, "*a similar number at Fitzroy*. Four thousand employees were discharged yesterday at South Melbourne, and about 4,000 at Collingwood. The Richmond Council’s refuse destructor, which began operations a few days ago, will furnish steam for the municipal abattoirs, quarries, and stone-crushers. To be thrown out of employment just prior to Christmas will entail great hardship, in some families—the father, son, and daughter have all lost their employment—’

'Weekly Times' (Vic. : 1914 - 1918) Saturday 26 October 1918

Mr. Harry Stephen Wood, of the firm of Keep Brothers and Wood, of Franklin street, Melbourne, died on October 15, aged 49 years. Mr. Wood had just completed a year’s term of office as Mayor of Caulfield, where he was connected with patriotic movements. For many years he had been a vice-president of the Chamber of Manufacturers. He leaves a widow and eight children.

'The Horsham Times' (Vic. : 1882 - 1954) Friday 18 July 1924

'Motor' Hearse.
The handsome motor hearse recently acquired by Messrs. A. F. Weight & Sons was driven from Melbourne to its new garage in Horsham yesterday, by Mr. Geo. Weight. The bodywork was built solely in Melbourne to the order of the Canada Motor & Cycle Co. by Messrs. Keep Bros. & Wood. An extended “Dodge” chassis—supports the imposing superstructure, which is enamelled in royal blue with light blue dressings. The glass panels are embossed in white and gold and the repository is handsomely finished in oak. The proprietary is to be complimented on their enterprise in keeping their plant and equipment up to date in accordance with modern funeral custom. The hearse and coaches previously in use have been retained, and the new provision will be available forthwith for those who desire to utilise it.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 28 August 1936

Films for Motor Trade

A special programme of films of particular interest to the motor trade attracted an audience which filled the Comedy Theatre last night. The entertainment was sponsored by Brooklands Accessories Pty. Ltd. And Keep Brothers and Wood Pty. Ltd. The pictures screened included views of last year’s Indianapolis 500 miles race, won by Louis Mayer, who covered the course at an average speed of 109 miles an hour; the making of it spark plug, and "Thrills and Spills," an exciting film, showing smashes in motor-car racing.'
bearing the words KEEP BROS AND WOOD PTY LTD in raised rendered lettering. The facade is divided into bays by giant order red brick piers. The windows are timber-framed double-hung sashes, with pairs in the top corners having arched heads. As part of the building’s conversion to residential use, steel-framed balconies have been added to the facade, along with a small canopy at the entrance.

Statement of Significance
The former Keep Bros. and Wood factory at 55 Batman Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of the substantial industrial buildings which were constructed in West Melbourne in the early twentieth century. Aesthetically, the building is a substantially intact example of an Edwardian industrial building on an impressive scale, and which is a dominant element in the streetscape.

Recommended Alterations
Upgraded from E to D. Since the previous study, the building has been refurbished and converted to residential use, involving the addition of balconies and a small entrance canopy. The building is a dominant element in this part of Batman Street and demonstrates the early twentieth century industrial development in West Melbourne. Original datasheet - 339 Batman Street, West Melbourne (street numbering has changed)

Sands & McDougall Directory of Victoria
1955
331-335 Ross, J & W Cosmetics P/L

1942
327-29 Excelsior Can Works, canister mkrs
327-29 Okay Container Co, carton mnfrs
331-35 Ross, J. & W., Cosmetic Co, toilet preparations mnfrs
339 Brit. A’asian Tobacco Co Pty Ltd (storage)
Spencer at

1935
319-323 Gordon, D., mtr body bldr
327-329 Excelsior Manfg Wks, canister mnfrs
327-329 Okay Co. cardboard antra mnfrs
335 O’Malley. Mrs Cath.
339 Vacant
Spencer st

1930
315 Bonfield, Stanley A.
319-323 Gordon, D., chbldr & mtr body bid:
327-329 Excelsior Manfg Wks, canister mnfr;
335 Moore, Leslie
339 Keep Bros. & Wood Pt y Ltd, hrdwr merchs
Spencer st

1925
331 Gronn Bros. Pty tanners
335 Gronn. Claus HM
389 Keep Bros & Wood. bulk store
Spencer st

City of Melbourne Valuers Books
1930, 2049
Keep Bros & Wood p/L owner-occupier (Keep, Albert Edward & John Francis) 337 B W/H 3 floors and Iron W/H at rear 112x165 £1250
(Spencer St)

City of Melbourne Heritage Review (1999)

History
The Keep Bros & Wood factory was constructed c.1910 for this company, listed in the 1901 Sands & McDougall directory as coachbuilders, ironmongers and importers, operating from Franklin Street. The building is first listed in the Sands & McDougall directory in 1911, when the address is listed as 339 Batman Street. By 1945, Keep Bros & Wood, by that time involved in the motor industry, had relocated again, to La Trobe Street, and the Batman Street building was in use as a Training Centre for the Engineers Branch of the Postmaster General’s Department.

Description
The building at 55 Batman Street is a four-storey Edwardian warehouse built to the property line. Walls are of red face brick with part-rendered spandrel panels and lintels. The transverse gabled corrugated galvanised steel roof is concealed behind a rendered pedimented parapet bearing the words KEEP BROS AND WOOD PTY LTD in raised rendered lettering. The facade is divided into bays by giant order red brick piers. The windows are timber-framed double-hung sashes, with pairs in the top corners having arched heads. As part of the building’s conversion to residential use, steel-framed balconies have been added to the facade, along with a small canopy at the entrance.

Significance
The former Keep Bros. and Wood factory at 55 Batman Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of the substantial industrial buildings which were constructed in West Melbourne in the early twentieth century. Aesthetically, the building is a substantially intact example of an Edwardian industrial building on an impressive scale, and which is a dominant element in the streetscape.

Grading Review
Upgraded from E to D. Since the previous study, the building has been refurbished and converted to residential use, involving the addition of balconies and a small entrance canopy. The building is a dominant element in this part of Batman Street and demonstrates the early twentieth century industrial development in West Melbourne.

Original datasheet
339 Batman Street, West Melbourne (street numbering has changed)

Property number: 100851
### Survey Notes:

Not assessed.

<table>
<thead>
<tr>
<th>Property number:</th>
<th>100857</th>
</tr>
</thead>
</table>

### What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | - | Proposed Grading: | - |

### Existing Streetscape Level:

| - | Proposed Streetscape Level: | - |

### What date or era does the place express (if any)?

| Creation date (if available)? | 1964 |

| Creation era? |  |  |
|----------------|----------------|
| Victorian-era | Early Victorian-era |
| Edwardian-era | Post WW2 |

### What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Social value</th>
<th>Scientific value</th>
<th>Not assessed for heritage values</th>
</tr>
</thead>
</table>

### Is the place in a Heritage Overlay?

No

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

### What are the historic themes represented by the place?

6.3 Providing essential services

### Recommendations (if any)

None.

### References (if any):

**City of Melbourne online maps**

'A two storey brick Fire Station with two upper level residential units. Built in 1964.'

**Property number:** 100856
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Street</th>
<th>Numbers</th>
<th>Sands and McDougall Pty Ltd box factory, part proposed Sands &amp; McDougall precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Batman Street</td>
<td>83-113</td>
<td></td>
</tr>
</tbody>
</table>

**Survey Notes:**

Refer to Statement of Significance (Appendix 3) and proposed Sands & McDougall precinct Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:**
  - Proposed Grading: **C**

- **Existing Streetscape Level:**
  - Proposed Streetscape Level: **2**

**What does the date or era express (if any)?**

- **Creation date (if available):** 1927-8, 1937-1940
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- **Aesthetic value:**
- **Historical value:**
- **Scientific value:**
- **Social value:**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- **No**
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Include this place in a Heritage Overlay as: Sands and McDougall Pty Ltd box factory, 83-113 Batman Street, West Melbourne.

Or, as a significant and contributory part of a revised Heritage Overlay area HO771, with name and address to reflect the identified contributory elements in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.

**References (if any):**

Graeme Butler & Associates 2015: Appendix 2:
SURVEYED PLACES

Heritage Places Inventory June 2015
No entry.

Detail Fire survey plans, MUA
Block 9A
‘1924’ MUA- judged by names on plan- date is 1935-40
Fire Insurance Plan 9A shows
Vacant block at corner 599 Spencer St
379-389 Sands & McDougall Printers 4 level building plus basement (this site) - all floors reinforced concrete, steel columns, beams all encased; fibre cement sheet roof on steel trusses. 
(Sand & McDougall stables)
401-411 Demco Machinery P/L - 2 levels
417 Sands & McDougall wood working section- 1 level
421-23 Beecham & Co. At corner
(also Sands & McDougall next to main building in Jeffcott St)

State Library of Victoria
See Airspy views:
1945? (date query- pre 1941?) shown as 2 storeys, with one storey building at Spencer Street corner
1945, 1946, 1948 shown as existing.

Sands & McDougall Directory of Victoria
1952
South side
Spencer St
Sands & McDougall cardboard box factory
399-411 Demco Machinery Company (renumbering)
1942
Spencer at
Sands & McDougall Ltd (cardboard fct)
399-411 Demco Mchnry Py Ld (store)
Franklin pl
415 Sands & McDougall Ltd (cabinet fctry)
421 Beecham, H. & Co
Ltd (storage)
Adderley st

1935
S SIDE
Spencer st
Sands & McDougall Py
401 Russell & McDonald cnstr mfns
411 Goetz, W. G., & Sons Pty Ltd, engrs
Franklin pl
Sands & McDougall
Vacant
Adderley st

1930
S SIDE
Spencer st
Sands & McDougall Pty Ld (works)
399-401 Russell & McDonald cnstr mfns
403-411 Goetz, W. G., & Sons Pty Ltd, engrs

1925
Spencer st
Sands & McDougall Pty Ld (works)
399-401 Goetz, W. G., & Sons Pty Ltd, engrs
403-411 residential

1920

Spencer st
Sands & McDougall Pty Ld (works)
381 Paterson Laing & Bruce
399 Goetz, W. G., & Sons Pty Ltd, engrs
403-411 residential

1915
Advert
W. G. GOETZ & SONS,
Engineers and machinists, 399 and 401 Batman Street, West Melbourne. 
(Near Spencer Street,)
Screw Cutting, Planing, Slotting, Milling, Wheel Cutting, &c.
DIE MAKING A SPECIALITY. General Repairs promptly attended to.
Spencer st
Spencer & Krigsman, broom mnfrs (str)
881 Paterson. Laing
Hence atom,
399 Goetz. W. G. & Sons engrn and mehnst
403 Doyle, Michael
405 McAlister, Graham
407 Murphy, Wm.
409 Scott. John
411 Carter, Charles W.
Franklin pi

City of Melbourne Valuers Books
1937, 1785
Sands & McDougall P/L owner-occupier 381-389 brick warehouse 3 floors etc 170x166 [note written in add £2500] £3500 )
(2051 WG Goetz & Son P/L 399-411 brick warehouse 126x72/75 £650 (no mention of floors; Franklin Pl, Connell)

1930,
(2050 Sands & McDougall P/L owner-occupier 381-389 brick warehouse 3 floors etc 170x166 plus iron Warehouse at rear, £3500 )
2051 WG Goetz & Son P/L 399-411 brick warehouse 126x72/75 £600 (no mention of floors)

1920,
(2184 Patterson Laing & Bruce Ltd 381-389 B WH 66x103 £160
2185 land 66x75)
2186 Albert Goetz estate 399 BW prop 30x? £50 xout to £60
(403-405 houses)

1929, 2052

1926, 2123- (Spencer St)
Sands & McDougall at 381-9 2 B W/H 2 flats plus land £590 all)
(WG Goetz & Son P/L owner of 399-411:
B & C W/H 126x72/75 £600; Sands & McDougall in Franklin Pl)

1925,
( Spencer St)
2118 Sands & McDougall B WH 2 flats 44x82 £120
2119-20 see above 381-389 B WH £160 x-out to 350 land 120x166 x-out, 689x166 and 60x72 written in - £25 x-out to 120 refers to plan
(2121- WG Goetz & Son P/L owner various sites;
399 B W/H 30x72 £120 x-out to 100
403-409 BHs 4 rooms - all grouped in City of Melbourne Valuers Books and NAV increased from £287 to £600

1924,
(Stanton St)
399 B W/H 30x72 £120
(399 Batman St Sarah Goetz x-out to WG Goetz & Sons P/L B WH (old) £80 upvalue to £120 - notes on following properties

1924-5, block 9A
Sands & McDougall
379 B WH 47x80 contains factory, 'old ???'
381-9 B WH 66x166 pasting room
ROW land 60x72
(WG Goetz 399 B WH engineering shop 29x72, 4 B houses 403-411)

1923, 2112-
(Stanton St)
Sands & McDougall  B WH 2 ffs 44x82 £90;
Paterson Laing & Bruce 381-389  B WH 66x103 £160;
land PLB 7x75 £25
(Sarah Goetz 399)

1922
(Stanton St)
Sands & McDougall  B WH 2 ffs 44x82 £90;
Paterson Laing & Bruce 381-389  B WH 66x103 £160;
land PLB 7x75 £25
(Sarah Goetz 399)

1921, 2152-
(Stanton St)
Sands & McDougall  B WH 2 ffs 44x82 £90;
Paterson Laing & Bruce 381-389  B WH 66x103 £160;
land PLB 7x75 £25
(Sarah Goetz 399)

1920, 2183-
(Stanton St)
Sands & McDougall  B WH 2 ffs 44x82 £90;
Paterson Laing & Bruce 381-389  B WH 66x103 £160;
land PLB 7x75 £25
(Albert G estate to Sarah Goetz 399)

1919, 2138-
(Stanton St)
Sands & McDougall  B WH 2 ffs 44x82 £90;
Paterson Laing & Bruce 381-389  B WH 66x103 £160;
land PLB 66x75 £25
(Albert Goetz 399)

1918, 2146-
Oats/ Methodist Church Connexion x-out to Sands & McDougall B factory 2 ffs written over B store 44x82 £60 xout to 90, margin 1918 £925 ;
Paterson Laing & Bruce 381-389  B store 66x103 £160;
land PLB 66x75 £25
(Goetz Est 399)

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: B

Existing Streetscape Level: - Proposed Streetscape Level: 3

What date or era does the place express (if any)?
Creation date (if available)? 1925-
Creation era? ☐ Victorian-era ☑ Edwardian-era ☑ Interwar ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value ☑ Social value ☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No Proposed as: Autocar Industries Proprietary Limited Assembling and Motor Body Works, 100-154 Batman Street, West Melbourne.
☐ Contributory to precinct ☑ Not significant or contributory ☑ Significant individually ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

6.7 Transport

Recommendations (if any)

References (if any):
Building Permit Application
Dudley Street 101-155:
(1916 cottage, 1918 furnace, 1919 forge as part rolling mills)
1924 Sep. 6703 £60,000 erection of premises VPRS 11200/P0001/786-789 etc.
Assembling & Motor Body Works:

Property number: 100852
2.1/4- Acres in West Melbourne. Site for Motor Works.

Newspapers: moving into bodies produced by assembly line methods.'

fitted to a motor vehicle in Australia. In 1907 he made the first fully enclosed passenger car body to be fitted to a motor vehicle in Australia. In 1905 James Flood, while an employee of Tarrant, built bodies for locally manufactured chassis for the Tarrant Company. It is believed that these bodies were some of the first if not the first, constructed in Australia. Shortly afterwards the Tarrant Company procured Mr Smith's services and began to build for themselves. Later the building department grew to such dimensions that a separate organisation, the Melbourne Motor Body Company was formed to cope with the demand. This enterprise has grown into the largest of its kind in the State. The first factory was in Exhibition street, and as it extended was moved first to Carlton and then to larger premises in Little Lonsdale street but the business has now outgrown these making the new works in West Melbourne a necessity. The new works will mean more to Melbourne than a new factory because at present pressure of orders obliges Autocar Industries Proprietary Limited to place work that cannot conveniently completed in Melbourne with factories in other State and this congestion of work also makes it necessary for the company to decline orders from outside organisations which are also placed out of Victoria With the new factory in full working the firm will be in a position to conserve all its extra business for Victoria. In addition to this the various departments of the company that are scattered in different suburban will in the future be concentrated under the one roof in West

Gallipoli legend web site, 2015

Return of the Gallipoli legend Jacka VC: Associated place number 23. Browning, Bladen & Dare, Stalbridge Chambers, 443 Little Collins Street. 'In 1924 Lieutenant-Colonel Charles Dare (the third CO of the 14th Battalion) became a partner in the architectural firm of Browning, Bladen and Dare. All three partners were former officers of the AIF. The firm was located in the Stalbridge Chambers at 443 Little Collins Street, and still stands.'


State Library of Victoria Airisy 1945 view shows as existing.

Victorian Year Book 1973: 329 'The first motor vehicle with an internal combustion engine made in Australia was produced by the Tarrant Engineering Company at South Melbourne in 1901. In 1903 a Tarrant subsidiary, The Melbourne Motor Body Works, was established. Tarrant acquired the Ford agency in 1907 and ceased manufacturing Tarrant cars. The Ford agency was relinquished to the Ford Company of Canada in 1925, and a large factory was built in West Melbourne under the name of Ruskin Motors Pty Ltd, which produced motor bodies from 1925 to 1952 for various makes of cars. In 1905 James Flood, while an employee of Tarrant, made the first fully enclosed passenger car body to be fitted to a motor vehicle in Australia. In 1907 he established his own car body building firm and concentrated first on making custom-built bodies, later moving into bodies produced by assembly line methods.'

Melbourne It is the policy of the company to use Australian materials so far as possible and Australian timbers have been found to be specially adapted for body construction. In proof of that assertion the company points with special pride to a closed body designed and constructed in 1907 which has been constantly on the road since then its upholstery has not been replaced and except for some slight alteration is as it was built and has outlasted three chassis.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Thursday 11 November 1926 'MOTOR-BODY BUILDING. New Works in West Melbourne...' Describes the body patterns made- Rolls Royce, Armstrong Siddely, Auburn, Fiat, Jewett, Nash, Standard, Triumph also large luncheon room for employees, noted as the best practice by visiting British motor journalists etc...

'The Australasian' (Melbourne, Vic.: 1864 - 1946) Saturday 20 November 1926 p 38 Article 'PAINTING MOTOR BODIES. Great advance has been made in painting the coach work of cars, and motorists of years' experience will remember that the repainting or revarnishing of their cars meant very often 14 days or three weeks' hold-up. During the visit of press representatives to the new body and assembling works of Allied Motors in West Melbourne last week a demonstration was given which proved the wonderful advance which has taken place by substituting for paint and varnish a product known as Duco. In a small, steel-lined compartment a car ready for painting is: rolled in, and a large centrifugal blower is set in operation to draw from the compartment the fumes of the colour. With the aid of compressed air operating through a nozzle into which is fed the colour, the body is sprayed almost as quickly as a man can spray a similar area of lawn. The colour dries in half an hour, and the body is ready for its second coat. It was stated that a car which is already coloured with paint and varnish can be Duco finished in two days; while if the car has already been treated with Duco it can be left in the morning and driven home at night in its new colours. The press representatives were asked to select a partly built body, and in 25 minutes it was nil upholstered. It would not take long, therefore, to-day for a car; to be repainted and reupholstered.'

'The Age' 20/8/1937 'INSTITUTE OF ENGINEERS. Visit Motor Body Works. Members of the Victorian Institute of Engineers, together with a party of instructors and pupils of Caulfield Technical School, paid a visit to the Ruskin motor body works in Dudley-street, West Melbourne. They were conducted over the works by Mr. A. O. Mitchell, the general manager. The visitors, as they moved through the various departments, expressed themselves as very pleased 'with the range and quality of Australian workmanship. Among the visiting engineers was Mr. F. C. Hall, president of the institute.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 22 July 1938 'AN INVESTOR'S NOTEBOOK...Manufacturing activity in Australia is at a high level, and gives promise of becoming busier still when the defence programme gets into full swing. Sales of motor-cars also are keeping up very well, and that means that the call for bodies will be sustained...

Allied Motors. Then there Is Allied Motor Interests Ltd., with its Ruskin motor-body works at West Melbourne working on two big contracts for Morris and Hudson-Terra plane cars. The general manager and chief body engineer have been visiting England to Investigate latest body production methods with a view to their installation at the company's works. Shareholders are expecting to have a capital reconstruction plan placed before them shortly, and it would not be at all surprising if it embraced proposals for the raising of additional capital to finance expansion at the Ruskin works.'

Uniquecars web site 2015 'Tarrant Motors were the first major Australian automobile operation, being distributors for the De Dion, Argyle, Mercedes, and later Ford. The first bodies to be manufactured in Australia were by Mr. Smith, but as the demand increased his business was absorbed by the Melbourne Motor Body Works, which, by 1918, was building as many as 500 bodies a month. Soon afterward this organisation became Ruskin Motor Bodies Pty. Ltd., which by 1939 was one of the largest motor body building organisations in Australia.'

Bmexperience web site 2015 Victoria: Ruskin Motor Body Works (Dudley St, West Melbourne) built most of the Morris 8/40 bodies for Lanes in Melbourne and Motors in Adelaide. They made bodies for Series I, Series II and Series E roadsters, tourers, saloons and vans, as well as coupe and roadster buckboards (utilities)...The Morris 8/40 was introduced to Australia in early 1935 and was sold in various forms until 1948, at which time the saloons and tourers were replaced with the Issigonis-designed side-valve Morris Minor: which initially used the same engine as the "8".

Early Automotive Design in Australia by Norman Darwin RMIT Design Archives 'Perhaps one of Tarrant's most inspired moves was the purchase of Alex Smith's coach and wheel factory in Clifton Hill in 1906, which he renamed the Melbourne Body Building Co. When Tarrant took the Victorian Ford distribution in 1907 the body building company moved to larger premises, first to Carlton then to Little Lonsdale Street. Eventually, a large modern factory was built in West Melbourne to meet the demand for T Ford bodies in the early 1920s. The firm was then employing 300 men.'

Sands & McDougall Directory of Victoria North Side 1952, 1942 Spencer 252 H Bennett stables Adderley st (Dudley St 1952 Spencer St 109 Austin Motor Company etc) 1935 stables

Graeme Butler & Associates 2015: Appendix 2: 195
SURVEYED PLACES

(Dudley St 1935
93 Adamson, Mrs Emily
95 Evans, Jas. H.
97 Crawford, Geo.
Ruskin Motor Bodies Pty
Adderley st)

1930
252 stables

(Dudley St: S SIDE
Spencer st
91 Not available
93 Rigby, Mrs Ellen
95 Jones, Robt. E.
97 Matear, Miss Eliz.
Melb Motor Body & Asmbly Co Py Ld
Adderley St)

1925
252 stables
260 William Wardie

1920
Spencer st
248-50 Bennett, H.W., bkr
252 O’Leary, John
256 Blair, William
260 Elder, Louis

Property number: 102953

Survey Notes:

Redevelopment of Interwar complex, major upper level additions: lower level contributory as part of proposed Sands & McDougall precinct (see Statement of Significance, Appendix 3), as enlarged HO771 - façades only.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1925, 1935

Creation era?

- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No Proposed: part Sands & McDougall precinct, 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street.

Yes Contributory to precinct

- Not significant or contributory

- Significant individually

- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Include this place in revised Heritage Overlay area, HO771, with the name and place address to reflect the contributory elements identified in this report: ‘Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street’, as mapped.

References (if any):

Building Permit Application

1925 7261 £4000 erection of factory: Proposed brick workshop for W G Goetz & Coy P/L, Joy and McIntyre

Graeme Butler & Associates 2015: Appendix 2: 196
Consulting and Designing Engineers and Architects 243
Collins St, Melb; part elevations, street elevation as one storey building with entry bay, diagonal glazing bars to windows, vertical boarded doors, Greek revival character with name panel over, one floor plan - refers to Building Permit Application 16037.

1935, 16037 £3500 als & additions
Brick façade addition of a 1st floor and part ground floor with entry wing on east end- design by Joy & Dixon, Architects & Engineers
1978 $15000 alterations.
1988 Refurbishment warehouse to offices 83-113 Batman Street
(1989 construct office building (115) $26m)

Fire Detail Survey Melbourne plans 1924-, MUA
Shown as Demco Machinery Company.

State Library of Victoria
Airspy views:
Dated as 1945? (date query- pre 1941?) shown as one storey?

Newspapers:
'The Argus':  31/8/1907
'DEATHS
WILLIAMS.—On the 30th August, at the residence of his son-in-law, W. G. Goetz, 15 Franklin place, West Melbourne, Stephen, the dearly beloved father of Mrs W. G. Goetz, of Upper Beaconsfield, aged 77 years.'

'Daily Commercial News and Shipping List' (Sydney, NSW: 1891 - 1954) Wednesday 30 July 1924
"Goetz (W. G.) and Sons Pty., Ltd.-engineers, etc. 1891 - 1954) Wednesday 30 July 1924
'Daily Commercial News and Shipping List' (Sydney, NSW: 1891 - 1954) Wednesday 30 July 1924
"Goetz (W. G.) and Sons Pty., Ltd.-engineers, etc. — Regd. 8.7.24.
Objects: To acquire as going concern business of W. G. Goetz and Sons, Regd office: 399-401 Batman Street, West Melbourne. Capital: £40,000 in £1 shares. Directors: James Herbert Moss, Otto Goetz, Albert Goetz, Sarah Goetz, Bertha Goetz.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Thursday 30 March 1939
"W. G. GOETZ NEW ISSUE
Public Company
Steps are being taken to convert the firm I of W. G. Goetz and Sons Pty. Ltd. - engineers, of West Melbourne, Into a public company. The company specialises in the manufacture of dies, hydraulic presses, 'canning, and all other types of heavy machinery.
Additional capital is being raised by the company to erect a new factory' on land which has been acquired near Spotswood and for the Installation of new plant.
When the new works take over it is likely that the company will dispose of its present property.
At present the company. It is understood, has on issue about £70,000 of ordinary capital.
A new Issue of 35,000 fully paid 20/ 7 per cent, cumulative preference shares is being placed by three share broking houses. Immediately the conversion to a public company has been completed application will be made to the Stock Exchange for the listing of shares.

20 April 1940
'W G GOETZ AND SONS LTD
In an Interim report directors of W G Goetz and Sons Ltd engineers state that turnover was well maintained in the half year ended December 31 Orders on hand are reported to be very satisfactory During December the factory In West Melbourne was vacated and plant moved to the new Spotswood factory which is now In full production and working to capacity.'

Hobsons Bay Heritage Study
'W Goetz & Sons Ltd Complex (Former)
Address 136-140 Hall Street, Spotswood 1939 HO139
Builder: JG Shillitow
Historical background...
Goetz advertised their wares in newspapers, citing sheet metal working machinery, food processing units, packing machines, canister and can making. Manufactured items included dies, die-sets, jigs, and gauges among their products. The firm was established in 1875 and by the mid twentieth century had works in all states and New Zealand. Other product lines included Bakelite moulds. In the 1960s the company was under the direction of JH Moss (chairman), OT Goetz (deputy chair), JS Moss, PS Moss, RJ Burns, and F Craddock who was also company secretary. The authorised capital was £500,000 and the paid up capital £234,000 (BWWOA, 1964:172)

Why is it Significant?
Historically, it is significant as an intact industrial complex, which demonstrates the scale of development that occurred in Newport and Spotswood during the Interwar period when it became one of the most important and largest industrial centres in Melbourne. (AHC criterion A4 and D2)
Aesthetically, it is significant as a superior and intact example of a Moderne factory building, which is one of the few examples in the municipality. (AHC criteria B2 and E1).

Lewis, M. Australian Architecture Index:
No Goetz listing.

Sands & McDougall Directory of Victoria
1952
Spencer St
South side
Sands & McDougall cardboard box factory
399-411 Demco Machinery Company (renumbering)
Franklin Pl

1930
S SIDE
Spencer st
Sands & McDougall Pty Ltd (works)
399-401 Russell & McDonald cnstr mfrs
403-411 Goetz, W. G., & Sons Pty Ltd, engrs
Franklin Pl

1925
Spencer st
Sands & McDougall Pty Ltd (works)
399-401 Goetz, W. G., & Sons Pty Ltd, engrs
403-411 residential
Franklin Pl

1920
Spencer st
Sands & McDougall Pty Ltd (works)
381 Paterson Laing & Bruce
399 Goetz, W. G., & Sons Pty Ltd, engrs

Graeme Butler & Associates 2015: Appendix 2: 197
West Melbourne Heritage Review

SURVEYED PLACES

403-411 residential
Franklin Pl

Property number: 100853

Survey Notes:

Well-preserved; corner site to Franklin Place, adding prominence, part Interwar industrial streetscape and part proposed Sands & McDougall precinct (see Statements of Significance, Appendix 3), as enlarged HO771.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: D

Existing Streetscape Level: -  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era?
☐ Victorian-era  ✓ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ✓ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

No  Proposed: part Sands & McDougall precinct, 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street.

☐ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ✓ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Include this place in a revised Heritage Overlay area HO771, with the name and address to reflect the contributory elements identified in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.

References (if any):
West Melbourne Heritage Review

SURVEYED PLACES

University Archives (MUA)
Shown as 'Sands & McDougall wood working section' - surrounded by 'Sands & McDougall' buildings

Sands & McDougall Directory of Victoria
south side west of Franklin Pl
1930
S SIDE
Spencer st
Sands & McDougall
Ld (works)
399-401 Russell & McDonald
cnstr mfrs
403-411 Goetz, W. G., Sons Pty Ltd, engrs
Franklin pl
Sands & McDougall
419 Vacant
425 Stables
Adderley st

1925
Spencer st
Sands & McDougall PY Ld (works)
399-401 Russell & McDonald
cnstr mfrs
403-411 Goetz, W. G., & Sons Pty Ltd, engrs
Franklin pl
Sands & McDougall
419 Vacant
425 Stables
Adderley st

1920
419 Charles Forbes
425 H Beecham & Company stables

Property number: 100854

Boughton Place 4 Townhouse

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation era?

Early Victorian-era
Interwar
Post WW2

What are the heritage values of the place (if any)?

Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO770 33-53 Batman Street, West Melbourne

Contributory to precinct
Not significant or contributory

Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Remove from Heritage Overlay area HO770 and revise the Heritage Overlay mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.

References (if any):
City of Melbourne online Maps
see 48 Jeffcott Street, West Melbourne
'Building Details:
2 storey concrete townhouse built 2009.
Primary landuse: Dwelling
Site Area: 87 m2.'

Property number: 623962
What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: -

What date or era does the place express (if any)?

Creation date (if available)? 2009
Creation era:
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?
HO770 33-53 Batman Street, West Melbourne
- Contributory to precinct  
- Significant individually

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Remove this place from Heritage Overlay area, HO770, in the Heritage Overlay schedule, as proposed, with revised mapping and addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

References (if any):
City of Melbourne online Maps
see 48 Jeffcott Street, West Melbourne
'Building Details:
2 storey concrete townhouse built 2009.
Primary landuse: Dwelling
Site Area: 87 m2.'
### Surveyed Places

**Property number:** 105110

**Capel Street**

<table>
<thead>
<tr>
<th>Survey Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</td>
</tr>
</tbody>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: B</th>
<th>Proposed Grading: B</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:** 2

<table>
<thead>
<tr>
<th>Proposed Streetscape Level: 1</th>
</tr>
</thead>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)? 1866-</th>
</tr>
</thead>
</table>

**Creation era:**

| Victorian-era ✔ | Interwar  || Post WW2  |
| --- | --- | --- |

<table>
<thead>
<tr>
<th>Edwardian-era</th>
</tr>
</thead>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value ✔</th>
<th>Historical value ✔</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Scientific value</th>
<th>Social value</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Not assessed for heritage values</th>
</tr>
</thead>
</table>

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Contributory to precinct ✔</th>
<th>Not significant or contributory</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Significant individually ✔</th>
<th>Proposed for a Heritage Overlay</th>
</tr>
</thead>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**North and West Melbourne Conservation Study (1983)**

Vol 1: Statement of Significance

**Lewis, M. Australian Architecture Index:**

Cooper in Capel Street

77108 Cooper, Alex - Capel Street Cooper, Alex West Melbourne VIC Houses 1890 05 5

77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2

77110 Cooper. A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28°
About 210ft on length on the shore end will be of stone with dressed facings and in addition there will be 333ft. Of a substantial wood pier, some of the piles for which are already driven. The pier will be 31ft 6in in width and it is understood to be intended specially for the accommodation of the P and O Company’s steamers. A line of rails will be laid down on the pier communicating with the Victorian Railways so that cargo will be conveyed direct from Spencer street to the ship’s side as is now done at the rail way pier. When the dock wharf is completed the end berth of the railway pier now occupied by the mail steamers will be available for ordinary use. Mr Alex Cooper is the contractor for this new wharf at £8700. Four large patent capstans are now being fixed in the dock yard, two at the inner and two at the outer end of the dock. The extension of the Ann-street pier now under way will afford much needed accommodation for our coasting vessels. The 300ft of woodwork comprising the present berthage of this wharf is to be renewed by new planking and beams and in addition the wharf is to be extended 201ft. Mr Cooper has also the contract for this work which is to cost £5 400. This extension will be found of considerable advantage not only on account of the extra berths it will provide but also because of the increased depth of water. The water in this locality has shallowed very much of late which is attributed to a great extent to the diversion of the river scour by the new channel at the mouth of the Yarra. It is very evident that when these wharves are completed there will be tolerably full work for a dredge in keeping the silt down at the Williamstown piers and in preserving a channel into the Graving Dock.

Houses from 1866
77090 Allison, Henry Allison, Henry - undertaker - Victoria Street West Melbourne VIC Houses 1866 02 10
77091 Simpson, James Simpson, James - Melbourne West Melbourne VIC House 1866 06 1

i-Heritage search results: Abstract of Building
Identification Form (BIF)
16 CAPEL STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
B 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCs
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include unpainted cement render, fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, verandah friezes

Statement of Significance
Not Assessed
Recommended
Alterations Verandah frieze, balustrade (sympathetic)

Hermes
BIF but no Statement of Significance

Probate, VPRO
Alexander Cooper Contractor W Melb. 3 May 1891
45/779 VPRS 28/P0, unit 574;
VPRS 28/P2, unit 313;
VPRS 7591/P2, unit 178 -

Estate: Real estate £12360 and personal estate £17334: 16 Capel Street, one of many properties, two storey eight rooms, verandah, balcony and walls of stone and brick, partitions of brick, lath and plaster, roof slate, and iron. Garden and workshop at rear (occupied by Cooper) rated at £80/annum.

Newspapers:
The Argus': 25/6/1874
'Certain harbour improvements are now being effected at Williamstown which will provide increased accommodation for shipping in Hobson's Bay. The various incidental works necessary to the perfection of the Alfred Graving Dock are being pushed forward and in a short time those signs of incompleteness now so patent there will be removed. The uprights for the dock workshops are in position on the west side of the dock yard near the engine house. A commencement has also been made with the dock wharf which will be run out on the west side of the caisson.'
COOPER-ROCKE.-On the 2nd inst., at East Melbourne, by the Rev. R. Hamilton, William, only son of Alex. Cooper, West Melbourne, to Nellie, only daughter of M.J. Rocke, North Melbourne. 

Ray Cowling, personal communication 2015
Queries surmised changes in the 1870s effect on façade (1879 NAV rise from £60-80 and added two rooms to description) - believes likely increase in the NAV was a pressed brick wing at the rear:

"Further evidence is,
1. the entry from the bluestone body of the house to the wing is via a low doorway cut through the bluestone and a short low passage. This doorway was obviously forced to be low to dodge (by one cm) the underneath of the existing staircase within the bluestone building. The short passageway was needed to avoid the brick extension cutting across an existing window in the bluestone house.
2. there is a narrow unused chimney inserted in the adjacent wall of 18 Capel which could only have been used to serve an original kitchen lean-to in 16 Capel behind the N-E corner of the bluestone building.
3. the bricks used in the chimney of 16 Capel are hand made, (if pressed bricks were to be used anywhere, they would be used in the chimney.)...

The veranda may in fact have been built at the time of the original bluestone building, because:
1. the unique and old nature of the cast iron columns with no allowance for a top row of cast iron to butt into, hence the addition of timber decoration.
2. the existence of the same very simple swag belly iron on the balcony (newspaper photo 26-6-76) as at 63 Peel Street - built 1868
3. the top of the southern veranda wall before restoration shows no sign of urns '

Cites:
"The Age' 26-6-1976 newspaper clipping asking why City of Melbourne is buying up the block, Peel, Dudley, William, Capel, Victoria Streets, potential for a buffer zone residential redevelopment between North & West Melbourne and the proposed Victoria Market development - shows this house with bellied cast-iron balustrade.

Sands & McDougall Directory of Victoria
1893
Capel st-E side
William st
2 Bennett, Mrs Eliza
4 Hall, Mrs Emily
6 Short, George
16 Cooper, Alex., builder
18 McMahon, Mrs Mary
20 Philip, Mrs Catherine
22 Wragg & Son, engravers
24 Knox, William
26 po.Imer, Harry
34 Fox, Mrs E.
36 Out
38 Barry, David F.
40 Connaughton, John
42 Lawrence, Alfred
44 Banner, George
46 Hearse, Mrs Ell',II,beth
Right-of-way

North and West Melbourne Conservation Study 1983 cites
16 Capel Street
1866, 1217; April 1890 , 225; 1896, 2214

North and West Melbourne Conservation Study (1983)

History -Alex Cooper, built, owned and occupied this house from 1865-66 until after 1890. By 1897 William Cooper, also a builder and probably his son, is listed as the owner occupier. 1

Description -A two-storey, unpainted stuccoed stone house with a two-level verandah of timber. supported on slender iron columns. and a stone-piered, iron picket front fence. By the aligned disposition of the openings. on the two levels. and a rise in NAV during 1879, it appears that the house may have been renovated then and the stuccoed facade, verandah and walls added. The stucco detailing consists of a simple cornice, plain curved-topped verandah side-walls and pedestals for urns (now gone). Keyhole pattern fretted verandah valences, in the Gothic manner. is unlikely to be original, as is the balustrade slatting (respaced) but appears more typical of early this century (particularly where the valence is cut around the column capital) •. It is thought that bellied iron balustrade panels were used originally; refer 64 Capel Street. The colour scheme is an old one.

Integrity -Given the above uncertainty. the building appears otherwise original except for missing urns.

Streetscape -An early and contributing part of the Capel Street residential streetscape combining with 18-26 (qv) to present the most original group. in overall appearance within the study area.

Significance -
Architecturally, from at least two stages of construction. this house remains strongly evocative of its generally early construction period, given the unpainted stucco and old trim colours, also the visible stone work is an uncommon material and the house contributes to a streetscape: of high regional significance. Historically, built by the original grantee and an owner-builder typical of the many in the study area and particularly in this street.

Recommendations -Maintain unpainted stucco. by steam cleaning and patching as required; retain existing trim colours or investigate original colours; replace missing urns; consider rezoning to Residential A or Special Residential 2. to preserve residential use and form.

Property number: 101576

Graeme Butler & Associates 2015: Appendix 2: 203
### Surveyed Places

**Capel Street** 18

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

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#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** B

**Proposed Grading:** B

### What date or era does the place express (if any)?

**Creation date (if available):** 1890-1

**Creation era:**
- [ ] Early Victorian-era
- ✔ Victorian-era
- [ ] Interwar
- [ ] Edwardian-era
- [ ] Post WW2

### What are the heritage values of the place (if any)?

- ✔ Aesthetic value
- ✔ Historical value
- [ ] Scientific value
- [ ] Social value

- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually

### Proposed for a Heritage Overlay

- [ ]

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**North and West Melbourne Conservation Study (1983)**

Vol 1: Statement of Significance

**Lewis, M. Australian Architecture Index:**

Cooper in Capel St

- 77108 Cooper, Alex - Capel Street Cooper, Alex West Melbourne VIC Houses 1890 05 5
- 77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2

---

No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)

18 CAPEL STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

B 2

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date: NWMCS

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes.

Statement of Significance Not Assessed

Recommended Alterations

Stucco painted (inappropriate - remove by approved method/reinstate original design/sympathetic alternative) repainted to match, cleaned stucco colour

**Hermes**

BIF but no Statement of Significance.

**Probate, VPRO**

‘Alexander Cooper Contractor W Melb. 3 May 1891

45/779 VPRS 28/P0, unit 574;

VPRS 28/P2, unit 313;

VPRS 7591/P2, unit 178 -'

Estate: Real estate £12360 and personal estate £17334

18-26 Capel Street, part of many properties, terrace-four two storey each seven rooms, one of six rooms, baths etc.
fences brick walls brick, partitions of brick, lathe and plaster and brick, roofs slate, and iron. Rented at £400/annum, rated at £286/annum.

**Sands & McDougall Directory of Victoria 1893**

Capel st-E side

William st

2 Bennett, Mrs Eliza

4 Hall, Mrs Emily

6 Short, George

16 Cooper, Alex., builder

18 McMahon, Mrs Mary

20 Philp, Mrs Catherine

22 Wragg & Son, engravers

24 Knox, William

26 po.imer, Harry

34 Fox, Mrs E.

36 Out

38 Barry, David F.

40 Connaughton, John
West Melbourne Heritage Review

SURVEYED PLACES

42 Lawrence, Alfred
44 Banner, George
46 Hearse, Mrs Ell’Ih,beth
Right-of-way

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
18-26 Cape1 Street
1891, 21 91-5; 1896 , 2209-13

North and West Melbourne Conservation Study (1983)

History - Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. 1 Cooper was one of the grantees of the lots comprising the site.

Description - A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall- faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity - Orbs are missing from 26, 22 and 18, but generally original.

Streetscape - Contributive part of the Capel Street residential streetscape.

Significance - Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron, contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations - Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18); consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 101575

Capel Street 20 Cooper’s row houses, part 18-26 Capel Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B Proposed Grading: B

What date or era does the place express (if any)?
Creation date (if available)? 1890-1

What creation era?
☑ Victorian-era ☐ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
North and West Melbourne Conservation Study (1983)
Vol 1: Statement of Significance 18-26 Capel Street.

Lewis, M. Australian Architecture Index:
Cooper in Capel St
77108 Cooper, Alex - Capel Street Cooper, Alex West Melbourne VIC Houses 1890 05 5
77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2
77110 Cooper. A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28’
No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)
20 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS

Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, unpainted cement render.
Statement of Significance Not Assessed
Recommended Alterations Parapet orbs gone (inappropriate) roofing replaced (sympathetic)

Hermes
BIF but no Statement of Significance

Probate
Alexander Cooper Contractor W Melb. 3 May 1891
45/779 VPRS 28/P0, unit 574;
VPRS 28/P2, unit 313;
VPRS 7591/P2, unit 178 -'

Estate: Real estate £12360 and personal estate £17334
18-26 Capel Street, part of many properties, terrace-four two storey each seven rooms, one of six rooms, baths etc.
fences brick walls brick, partitions of brick, lathe and plaster and brick, roofs slate, and iron. Rented at £400/annum, rated at £286/annum.

Sands & McDougall Directory of Victoria
1893
Capel st-E side
William st
2 Bennett, Mrs Eliza
4 Hall, Mrs Emily
6 Short, George
16 Cooper, Alex., builder
18 McMahon, Mrs Mary
20 Philp, Mrs Catherine
22 Wragg & Son, engravers
24 Knox, William
26 po.Imer, Harry
34 Fox, Mrs E.
36 Out
38 Barry, David F.
40 Connaughton, John

42 Lawrence, Alfred
44 Banner, George
46 Hearse, Mrs Ell',II,beth

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
18- 26 Capel Street
1891, 21 91-5; 1896 , 2209- 13

North and West Melbourne Conservation Study
(1983): 18-26 Capel St

History -Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. 1 Cooper was one of the grantees of the lots comprising the site.

Description -A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity -Orbs are missing from 26, 22 and 18, but generally original.

Streetscape -Contributive part of the Capel Street residential streetscape.

Significance -Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron. contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations -Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18);consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 101574

Graeme Butler & Associates 2015: Appendix 2: 206
## SURVEYED PLACES

| Capel Street | 22 | Cooper's row houses, part 18-26 Capel Street |

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- Existing grading: B
- Proposed Grading: B

### What date or era does the place express (if any)?

- Creation date (if available): 1890-1
- Creation era:
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [x] Early Victorian-era
  - [ ] Post WW2
  - [ ] Interwar

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [x] Not assessed for heritage values
- [ ] Scientific value
- [ ] Social value

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**North and West Melbourne Conservation Study (1983)**
Vol 1: Statement of Significance 18-26 Capel Street.

**Lewis, M. Australian Architecture Index:**
Cooper in Capel St
‘77108 Cooper, Alex - Capel Street Cooper, Alex West Melbourne VIC Houses 1890 05 5
77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2
77110 Cooper, A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28’

### i-Heritage search results: Abstract of Building Identification Form (BIF)

22 CAPEL STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading: Streetscape Level: 2
Laneway Level: 1

- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status

**North and West Melbourne Conservation Study - Graeme Butler, no date** Adopted

- Building and History Information
- Architectural Style Victorian
- Period 1876-99 - Victorian
- Construction Date
- Source for Construction Date NWMCS

**Architect**

- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed

**Description/Notable Features:**

Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, unpainted cement render.

**Statement of Significance**

- Not Assessed

**Recommended Alterations**

Parapet orbs gone (inappropriate) roofing replaced (sympathetic)

**Hermes**

BIF but no Statement of Significance.

**Probate, VPRO**

‘Alexander Cooper Contractor W Melb. 3 May 1891
45/779 VPRS 28/P0, unit 574;
VPRS 28/P2, unit 313;
VPRS 7591/P2, unit 178 - ’

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Capel st-E side
William st
2 Bennett, Mrs Eliza
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16 Cooper, Alex., builder
18 McMahon, Mrs Mary
20 Philp, Mrs Catherine
22 Wragg & Son, engravers
24 Knox, William
26 po.Imer, Harry
34 Fox, Mrs E.
36 Out
38 Barry, David F.
40 Connaughton, John
City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
18-26 Cape1 Street
1891, 21 91-5; 1896, 2209-13

North and West Melbourne Conservation Study (1983): 18-26 Capel St

History - Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. Cooper was one of the grantees of the lots comprising the site.

Description - A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall-faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity - Orbs are missing from 26, 22 and 18, but generally original.

Streetscape - Contributive part of the Capel Street residential streetscape.

Significance - Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron, contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations - Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18); consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What are the historic themes represented by the place?
8.2 Housing the population

What are the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B
Proposed grading: B

What date or era does the place express (if any)?
Creation era?

Victoria-era
Edwardian-era

What is the heritage grading (A-D, 1-3) of the place (if any)?

Aesthetic value
Historical value

Scientific value
Social value

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

Contributory to precinct
Not significant or contributory

Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
North and West Melbourne Conservation Study (1983)
Vol 1: Statement of Significance 18-26 Capel Street.

Lewis, M. Australian Architecture Index:
Cooper in Capel St
77108 Cooper, Alex - Capel St Cooper, Alex West Melbourne VIC Houses 1890 05 5
77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2
77110 Cooper, A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28'
No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)
24 CAPEL STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, unpainted cement render.
Statement of Significance
Not Assessed
Recommended Alterations
Roofing replaced (sympathetic)

Hermes
BIF but no Statement of Significance

Probate, VPRO
Alexander Cooper Contractor W Melb. 3 May 1891
45/779 VPRS 28/P0, unit 574;
VPRS 28/P2, unit 313;
VPRS 7591/P2, unit 178
Estate: Real estate £12360 and personal estate £17334
18-26 Capel Street, part of many properties, terrace-four two storey each seven rooms, one of six rooms, baths etc. fences brick walls brick, partitions of brick, lathe and plaster and brick, roofs slate, and iron. Rented at £400/annum, rated at £286/annum.

Sands & McDougall Directory of Victoria 1893
1893
Capel st-E side
William st
2 Bennett, Mrs Eliza
4 Hall, Mrs Emily
6 Short, George
16 Cooper, Alex., builder
18 McMahon, Mrs Mary
20 Philp, Mrs Catherine
22 Wragg & Son, engravers
24 Knox, William
26 po.IMER, Harry
34 Fox, Mrs E.
36 Out
38 Barry, David F.
West Melbourne Heritage Review

SURVEYED PLACES

Capel Street 26

Cooper's row houses, part 18-26

Capel Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B

Proposed Grading: B

Existing Streetscape Level: 2

Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1890-1

Creation era?

☑ Victorian-era

☐ Interwar

☐ Edwardian-era

☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☐ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

H03 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☑ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015
Capel Street 18-26 B 2
Capel Street 32-34 B 2

North and West Melbourne Conservation Study (1983)
Vol 1: Statement of Significance 18-26 Capel Street.

Lewis, M. Australian Architecture Index:
Cooper in Capel St

'77108 Cooper, Alex - Capel Street Cooper, Alex West
Melbourne VIC Houses 1890 05 5

77109 Cooper, Alex - Cooper, Alex West Melbourne VIC
Houses 1890 07 2

77110 Cooper. A - Capel Street Cooper. A West Melbourne
VIC House 1890 07 28'

No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)
26 TO 30 CAPEL STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
B 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, unpainted cement render.
Statement of Significance
Not Assessed
Recommended Alterations
Roofing replaced (sympathetic) chimneys extended, window altered, plumbing, roof (inappropriate - reinstate original design/sympathetic alternative)

Hermes
BIF but no Statement of Significance

Probate, VPRO

'Alexander Cooper Contractor W Melb. 3 May 1891
45/779 VPRS 28/P0, unit 574;
VPRS 28/P2, unit 313;
VPRS 7591/P2, unit 178 -'

Estate: Real estate £12360 and personal estate £17334
18-26 Capel Street, part of many properties, terrace-four two storey each seven rooms, one of six rooms, baths etc. fences brick walls brick, partitions of brick, lathe and plaster and brick, roofs slate, and iron. Rented at £400/annum, rated at £286/annum.

Sands & McDougall Directory of Victoria
1893
Capel st-E side
William st
2 Bennett, Mrs Eliza
4 Hall, Mrs Emily
6 Short, George
16 Cooper, Alex., builder
18 McMahon, Mrs Mary
20 Philp, Mrs Catherine

Graeme Butler & Associates 2015: Appendix 2: 210
History - Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. 1 Cooper was one of the grantees of the lots comprising the site.

Description - A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity - Orbs are missing from 26, 22 and 18, but generally original.

Streetscape - Contributive part of the Capel Street residential streetscape.

Significance - Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron. Contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations - Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18); consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 101571

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B

Proposed Grading: B

What date or era does the place express (if any)?

Creation era?

Early Victorian-era

Interwar

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct

Not significant or contributory

Significant individually

Proposed for a Heritage Overlay

What are the historic themes represented by the place?

13.1 Public recreation

13.6 Eating and drinking

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
3 07 1871 City of Melbourne registration no 4466 [Burchett Index]. Fee 2.10.0 eight room house Owner Moran, Michael
Builder: Moran, Michael.

i-Heritage search results: Abstract of Building Identification Form (BIF):
32 TO 34 CAPEL STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level B 2
### Surveyed Places

**Conservation Study Details**
- **Precinct Conservation Management Plan**
- **North and West Melbourne Heritage Precinct**
- **Conservation Study: Study and Date, Status**
- **North and West Melbourne Conservation Study - Graeme Butler, no date**
  - **Adopted**

**Building and History Information**
- **Architectural Style Early Victorian**
- **Period 1850-75 - Early Victorian**
- **Construction Date**
  - Source for Construction Date: NWMCS

**Architect**
- Builder: Not Assessed

**First Owner**
- Integrity: Fair

**Condition**
- Fair

**Original Building Type**
- History: Not Assessed

**Description/Notable Features**
- Not Assessed

**Statement of Significance**
- Not Assessed

**Recommended Alterations**
- Orb, parapet gone (inappropriate - reinstate original design) doors altered, grilles added (inappropriate - reinstate original design/sympathetic alternative)

### Hermes
- **BIF but no Statement of Significance**

#### Seek.estate web site 2015
- **Category:** Offices
- **Floor area:** 265 m²
- **Land area:** 166 m²
- **Property ID:** 2006177186 Updated: 11 Dec 2006

- **Unique two storey double fronted (circa 1871) whose former glory has included uses such as The Rob Roy Hotel, Deckers Restaurant & now a substantial residential dwelling.**
  - Comprising of nine principal rooms, two being large separate living areas & seven bedrooms, this property can double as a home / office or be occupied as a spacious city residence.
  - Have the city at your doorstep, Flagstaff Gardens minutes away & the Queen Victoria Market through your back door.
  - All rooms have a working fire place & there is further space below in the form of an original bluestone cellar. Offers plenty of natural light & hydronic heating. Also retains scope for further development. Can be divided into two 3 bedroom single fronted dwellings.'

#### Newspapers:
- ‘The Argus’: 15/3/1873
- ‘CITY LICENSING BENCH. John Connolly, for the Rob Roy Hotel, Capel-street’

#### Sands & McDougall Directory of Victoria
- **1893**
  - Capel st-E side
  - William st
  - 2 Bennett, Mrs Eliza
  - 4 Hall, Mrs Emily
  - 6 Short, George
  - 16 Cooper, Alex., builder
  - 18 McMahon, Mrs Mary
  - 20 Philp, Mrs Catherine
  - 22 Wragg & Son, engravers
  - 24 Knox, William
  - 26 po.IMER, Harry

#### City of Melbourne Rate Books
- **North and West Melbourne Conservation Study 1983**
- **32-4 Capel Street**
- **1872, 1352-3; 1879, 1390; 1885, 2288; 1889, 2232; 1891, 2190; 1896, 2208.**

#### North and West Melbourne Conservation Study (1983)
- **ROB ROY HOTEL**
  - **History** -This restaurant, former hotel, is another of the buildings in the area constructed and owned by Michael Moran the builder (Refer 162-4 Adderley Street). Soon after its construction in 1871, he sold the hotel to Edward Grieve, the publican at that time being John Connolly. From c1875 it is described as a brick shop and for the twelve years after 1885, it was owned by Elizabeth Johnstone and leased to Mrs. England, -Mrs. Ellingsworth, Mrs. Ward and Perry Moorhouse.

  - **Description** -A two-storey, stuccoed brick building with a corniced and parapeted roof line, flat window pediments and architraves, a storey string mould and unusual, naively-expressed, scalloped acroteria at the parapet. Coupled upper windows provide the central emphasis to parallel the wide, bracketed and pedimented entrance below (now altered). To the north is a single-level residence which shares simplified moulding lines with its neighbour as well as quoins. Integrity -Entrance altered, presumed bipartite like upper window: evaporative cooler added.

  - **Streetscape** - Parallels with 26 of 18-26 Capel Street and in scale to 62-4 and 80-6 Capel Street, whilst form, detail and site disposition are shared with 38, 44-2, 66-78.

  - **Significance** -Architecturally, a near original example of a typical early hotel or commercial form with the added unusual detail and fenestration and D an important and early part of the Capel Street residential streetscape: of high regional importance. Historically, a use-pattern which presumably always served as an hotel or boarding house function within this formerly residential street and thus has a focus of social activity: of local importance.

  - **Recommendations** -Repaint in original or typical colours; investigate restoration of doorway and relocation of cooler; consider re-zoning to Residential A or Special Residential 2, to encourage possible residential use and retain form.

- **Property number:** 101570

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Graeme Butler & Associates 2015: Appendix 2: 212
**West Melbourne Heritage Review**

**SURVEYED PLACES**

| Capel Street | 36 | Florence, or Hawkins house |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** B
- **Proposed Grading:** C

**Exisitng Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- Creation date (if available): 1865
- Creation era:
  - Early Victorian-era
  - Victorian-era
  - Edwardian-era

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 36 CAPEL STREET WEST MELBOURNE 3003
- Building Grading Streetscape Level Laneway Level B 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include unpainted cement render, chimney-panelling and pot notable

Statement of Significance Not Assessed

Recommended Alterations

Door (inappropriate - reinstate original design/sympathetic alternative)

**Hermes**

BIF but no Statement of Significance.

**North and West Melbourne Conservation Study (1983)**

Graded C-D; BIF 1985 graded B2.

**Lewis, M. Australian Architecture Index:**

No Hawkins as owner within Capel Street and range BUT: '77088 Hawken, W Hawken, W (sic) - Melbourne West Melbourne VIC City of Melbourne registration no 1020 [Burchett Index]. Fee 1.10.0 cottage 1865 08 10'

**MMBW**

DP c1895- shown with 32-34 Capel Street, similar zero set back

**North Melbourne Parish Plan, CPO**

Murray and Teale grantees CA8/C

**Newspapers:**

'The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 28 December 1895 p 45

'Hawkins.—On the 21st inst., at his residence, 83 M’Kean-street, North Fitzroy, William Hawkins, the dearly beloved husband of Jane Hawkins and beloved father, of William J. Hawkins, of 151 Smith-street, Fitzroy, late of Bath (England), Preston, and North Melbourne, in his 75th year. Colonist of 48 years.'

**Sands & McDougall Directory of Victoria**

1904

24 Young. Mrs Mary

26 Morris. Thomas

32 Tnte. Wm. A.

36 Stafford. Thomas J.

88 Connelly, William H.

1893

34 Fox, Mrs E

36 Out

38 Dr David F Barry

**City of Melbourne Valuers Books**

1900, 2170-

Albt Fletcher x-out to Richard Atkins, Willis Trustees owner, (also 38) both BH 3 rooms, 16x60, £20
SURVEYED PLACES

1891, 2189
(Laurence Goudie 46-40)
William Willis owner, (also 38) both BH 3 rooms, 16x60, £30
Pat Nicholson x-out to Geo Burgess?
(Johnstone 34)

1886, 2270-
one of 3 x 3 room B houses 34-38? owned by Mrs
Hawkins £26
occupied by Charles Lane, x-out to Mrs Parker (34 £28)
1875
(Bower adjoining owner)
1334 James Dalton of customs house, William Hawkins ,
BH 3 rooms £26
1335 Edward Martin, WH, BH 3 rooms £26 reporter
1336 Geo Pearce, WH, engineer, BH 3 rooms £28
(Goudie adjoining)
1870,
two houses (38-36?)
(Bower adjoining)
1299 Mrs Pierce, Hawkins, BH 3 rooms and shed £25
1300 Hawkins owner-occupier BH 3 rooms £25
(Goudie adjoining )

1869
(Bower adjoining)
1271 Hawkins owner-occupier , BH 3 rooms and shed £25
(Goudie adjoining )

1868
(B?th adjoining)
1257 Hawkins owner-occupier , BH 3 rooms and shed £25
(Goudie adjoining )

1867
(Railton adjoining)
1234 Hawkins owner-occupier , BH 2 rooms and kitchen £25
(Goudie adjoining )

Property number: 101569

Survey Notes:
Generally unchanged since North and West Melbourne
Conservation Study and City of Melbourne Heritage Review
1999 - refer to i-Heritage search results: Abstract of Building
Identification Form (BIF) in References below. New Heritage
Places Inventory July 2015 grading C2 not supported by
documentation?

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: C

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1871
Creation era?
☑ Victorian-era
☐ Interwar
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Heritage Places Inventory July 2015
Capel Street 38 C 2
(No BIF available)

Melbourne Planning Scheme Amendment C198
Explanatory Report
Revised grading C2

Heritage Places Inventory 2008
Capel Street 38 D2
Hermes
BIF 1999 graded D

North and West Melbourne Conservation Study (1983)
graded E.

Lewis, M. Australian Architecture Index:
‘27 07 1871 City of Melbourne registration no 4486
[Burchett Index]. Fee 1.10.’

Three room cottage
Owner: Dawson, John
Builder: Dawson, John - Melbourne

i-Heritage search results: Abstract of Building
Identification Form (BIF)
38 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted

Building and History Information
Architectural Style Victorian; c.1872
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Good
Condition Good
Original Building Type
History
The house at 38 Capel Street was constructed c.1872. The rate books are inconclusive as to the exact date of construction. It is one of two adjacent three-room brick houses listed as owned by J Dawson both of which had an Average Annual Value of £28. By 1890, the house was owned by William Willis and occupied by John Schuh, and was rated at £30.

Description
Isabella is a single-storey, single-fronted Victorian brick cottage with a ruled ashlar facade and a transverse gabled slate roof. The concave profile verandah terminates at wing walls, and has unusual timber and cast iron decoration and a tessellated tiled floor. The facade has a door and a single timber-framed double-hung sash window, both with moulded architraves. The cast iron palisade fence is recent.

Significance
Isabella, at 38 Capel Street, West Melbourne, is of local historical and aesthetic interest. The house is representative of the type of small cottages which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house is substantially intact and make a positive contribution to the streetscape. It is distinguished from much similarly-scaled building stock in the area by its verandah and architrave details.

Grading Review
Upgraded from E to D. The house is a reasonably intact representative of a nineteenth century inner-suburban cottage. Since the previous study, an earlier timber fence has been replaced by an appropriate cast iron palisade fence.

City of Melbourne Heritage Review (1999)

History
The house at 38 Capel Street was constructed c.1872. The rate books are inconclusive as to the exact date of construction. It is one of two adjacent three-room brick houses listed as owned by J Dawson both of which had an Average Annual Value of £28. By 1890, the house was owned by William Willis and occupied by John Schuh, and was rated at £30.

Description
Isabella is a single-storey, single-fronted Victorian brick cottage with a ruled ashlar facade and a transverse gabled slate roof. The concave profile verandah terminates at wing walls, and has unusual timber and cast iron decoration and a tessellated tiled floor. The facade has a door and a single timber-framed double-hung sash window, both with moulded architraves. The cast iron palisade fence is recent.

Significance
Isabella, at 38 Capel Street, West Melbourne, is of local historical and aesthetic interest. The house is representative of the type of small cottages which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house is substantially intact and make a positive contribution to the streetscape. It is distinguished from much similarly-scaled building stock in the area by its verandah and architrave details.

Grading Review
Upgraded from E to D. The house is a reasonably intact representative of a nineteenth century inner-suburban cottage. Since the previous study, an earlier timber fence has been replaced by an appropriate cast iron palisade fence.

Property number: 101568
Contemporary recognition for new type of Victorian government housing in the 1980s that was contextual, deriving form and finish from its historic context.

Existing grading: -

Proposed Grading: C

Existing Streetscape Level: -

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1988-1990

Creation era?

Victorian-era

Edwardian-era

Interwar

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value  Y

Historical value  Y

Scientific value  

Social value  

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct  

Not significant or contributory  

Significant individually  Y

Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

'Architect Victoria'

Winter 2012: 14

'Official Journal of the Australian Institute of Architects Victorian Chapter'

'This was in the Hamer period of Liberal government, as was the infill phase, the next stage in Government housing, at its outset. This saw a complete refocus on the single or two-storeyed house, as a terrace, dropped into a row of other houses, or continuing a suburban street pattern. Here a convergence of later ideas was brought to bear: mixed urban use as prescribed by Jane Jacobs in 1963 seemed more reachable if you integrated new housing visually within older suburbs. And concerns about social stigma of conspicuously different housing projects could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The Carlton and North Fitzroy housing of Station, Kay, and Canning Streets, the incursions there by Edmond and Corrigan, Greg Burgess, Peter Crone and Norman Day, accompanied by the act of buying older houses (establishing a new social role and meaning in that process).

By 1983-4 this genre had expanded to larger groupings of 26, as with Leo delong’s Public Works development in North Melbourne of up to over 100 or more units; also Cox and Carmichael’s Higghett development... (image)

Capel Street Housing, West Melbourne, Peter Elliott (1988)'

Property number: 101566
West Melbourne Heritage Review

SURVEYED PLACES

<table>
<thead>
<tr>
<th>Capel Street</th>
<th>47-53</th>
</tr>
</thead>
</table>

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available): 1946-2015
Creation era:
- Victorian-era
- Edwardian-era
- Post WW2

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available): 1850-1875
Creation era:
- Victorian-era
- Interwar
- Post WW2

What are the historic themes represented by the place?
8.2 Housing the population

What are the heritage values of the place (if any)?

Aesthetic value
Historical value
Scientific value
Social value

- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Two storey brick office building with gnd level parking.'

Sands & McDougall Directory of Victoria
1942
W SIDE
Off 426 William at
25 May, Mrs A. M.
47 Puli, Domenico
49 Italians
51 Neal, Jas.
53-55 Chinese
57 Mintern, Arth. W.

Property number: 101515

Capel Street 55
Row house, part 55-61 Capel Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available): 1850-1875
Creation era:
- Victorian-era
- Interwar
- Post WW2

What are the historic themes represented by the place?

8.2 Housing the population

What are the heritage values of the place (if any)?

Aesthetic value
Historical value
Scientific value
Social value

- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
55 CAPEL STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
<table>
<thead>
<tr>
<th>Property number:</th>
<th>101516</th>
</tr>
</thead>
</table>

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 57 CAPEL STREET WEST MELBOURNE 3003
- Heritage Gradients
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
**SURVEYED PLACES**

- **Building and History Information**
- **Architectural Style** Early Victorian
- **Period** 1850-75 - Early Victorian
- **Construction Date**
- **Source for Construction Date**
- **Architect**
- **Builder Not Assessed**
- **Integrity Fair**
- **Condition Fair**
- **Original Building Type**
- **History Not Assessed**
- **Description/Notable Features**
- **Notable features include the verandah and fence**
- **Statement of Significance**
- **Not Assessed**
- **Recommended Alterations**
- **Bricks painted (inappropriate - remove by approved method) new roof (inappropriate - reinstate as original/sympathetic alternative to the original)**

**Property number:** 101517

---

**Capel Street 59**

- **Row house, part 55-61 Capel Street**

**Survey Notes:**

- Added fence similar to 57 as enhancement- otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1850-1875
- **Creation era?**
  - ✓ Victorian-era
  - □ Edwardian-era

**What are the heritage values of the place (if any)?**

- ✓ Historical value

- □ Aesthetic value
- □ Scientific value
- □ Social value
- □ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - ✓ Contributory to precinct
  - □ Not significant or contributory
  - □ Significant individually
  - □ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)

- 59 TO 61 CAPEL STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme
**West Melbourne Heritage Review**

**SURVEYED PLACES**

**Capel Street 61**

**Property number:** 612807

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
</table>

| Existing Streetscape Level: | 2 | Proposed Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

- Creation era? Yes
  - Early Victorian-era
  - Victorian-era
  - Edwardian-era
- Creation date (if available)? 1850-1875

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 59 TO 61 CAPEL STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
West Melbourne Heritage Review

SURVEYED PLACES

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include the verandah
Statement of Significance Not Assessed
Recommended Alterations
Fence new-see 57 (sympathetic - reinstate as original)
bricks painted (inappropriate - remove by approved method) new roof (inappropriate - reinstate as original/sympathetic alternative to the original)

Property number: 612808

Capel Street 62 Noble’s house

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to the Victorian Heritage Register Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B Proposed Grading: A

What date or era does the place express (if any)?
Creation date (if available)? 1864-1868
Creation era?
☑ Victorian-era ☐ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO461 Residence, 62 Capel Street, West Melbourne (Victorian Heritage Register H630)
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015 to reflect Heritage Victoria Register H0630 designation.

References (if any):
Heritage Places Inventory July 2015
B2

i-Heritage search results: Abstract of Building Identification Form (BIF)
62 CAPEL STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
North and West Melbourne Conservation Study (1983)

Vol 1: 111 cites:
62 Capel Street
1. RB 1866, 1209; RB 1881-82, 1387; RB 1890-91, 2209; RB 1896-97, 2194; PA 2499/1868; PA 2981/1868.
2. PA 349/1864; RB 1868, 1252.
3. DeGruchy and Lee (State Library of Victoria), isometric.

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite:
62 Capel Street
1866, 1209; 1881-82, 1387; 1890-91, 2209; 1896-97, 2194;

North and West Melbourne Conservation Study (1983)

History -This house was built for, or by, Thomas Noble, a carpenter in 1864. He owned and occupied it until after 1882 when other family members, William and James Noble s assumed ownership. Before 1897 s they leased it to a Mrs. Foley and one, Silas Hughes' l Noble was responsible for many works in the area including Moore's Cottages, Chetwynd Street (qv) and a cottage for one Thompson in Spencer Street. Description -A two-storey part stuccoed and part basalt masonry house with a corniced parapet and quoins to lower openings and corners. Commencing as a three room stone house in 1864, it was extended by 1868 presumably in stuccoed brick, to a six-room residence to appear in this form, in the 1866 isometric of Melbourne. Remnants of this growth include the lower party wall, buttressed modillions, whilst the later stage is elegantly shown in sharply defined, but simple detailing at the parapet: a foliated entablature panels an acroterion s
West Melbourne Heritage Review

SURVEYED PLACES

Capel Street 63 Allison's row houses, part 63-65 Capel Street

Survey Notes:
Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1866

Creation era? ☑ Early Victorian-era  ☑ Interwar  ☑ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value

☐ Scientific value  ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Heritage Places Inventory July 2015

D2

i-Heritage search results: Abstract of Building Identification Form (BIF)

63 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

Building and History Information

Architectural Style Mid-Victorian; 1866

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History

The houses at 63-65 Capel Street first appear in the rate books in 1866, when they are described as unfinished two-room brick houses, each with an Average Annual Value of £18. The houses were owned by Henry Allison, and later the Allison Trust, for over thirty years. By 1889, the houses are described in the rate books as three-room brick houses, and were rated at £26 each.

Description/Notable Features

The houses at 63-65 Capel Street are a pair of single-storey Victorian cottages, constructed in brick with transverse gabled slate roofs and a central red brick chimney. The roofs are partially concealed by a rendered parapet, from which part of the cornice of No. 65 has been removed. The verandahs have been substantially altered.

Statement of Significance

The houses at 63-65 Capel Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are reasonably intact and form an interesting element in the streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. The appearance and streetscape value of the houses would be enhanced by the reconstruction of traditional Victorian verandah details.

Hermes

No BIF

Lewis, M. Australian Architecture Index:

10 02 1866 City of Melbourne registration no 1329 [Burchett Index]. Fee 3.0.0

Two three room cottages

Owner: Allison, Henry - undertaker - Victoria Street

Builder: Allison, Henry

City of Melbourne Heritage Review (1999)

History

The houses at 63-65 Capel Street first appear in the rate books in 1866, when they are described as unfinished two-room brick houses, each with an Average Annual Value of £18. The houses were owned by Henry Allison, and later the Allison Trust, for over thirty years. By 1889, the houses are described in the rate books as three-room brick houses, and were rated at £26 each.

Description

Graeme Butler & Associates 2015: Appendix 2:

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SURVEYED PLACES

The houses at 63-65 Capel Street are a pair of single-storey Victorian cottages, constructed in brick with transverse gabled slate roofs and a central red brick chimney. The roofs are partially concealed by a rendered parapet, from which part of the cornice of No. 65 has been removed. The verandahs have been substantially altered.

Significance
The houses at 63-65 Capel Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are reasonably intact and form an interesting element in the streetscape.

Grading Review
Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. The appearance and streetscape value of the houses would be enhanced by the reconstruction of traditional Victorian verandah details.

Property number: 101519
The Residence at 64 Capel Street, West Melbourne, was built by Joseph Dean probably between 1859 and 1866, possibly in two stages, the second storey being added some time after the first. Dean was a stonemason and lived in the house himself for short periods but generally leased it until selling in 1897. It has been painted; and roof plumbing changed.

Integrity -The verandah has been altered by removal of details and provision of a prop at the lower level; the parapet appears to have been squared-off and urns removed, whilst the cornice mould has been rendered over; a sympathetic new or amended (cut down picket) fence has been placed at the frontage; stone work has been painted; and roof plumbing changed.

Streetscape -An early, prominent and contributive part of the Capel Street residential streetscape, pairing with 62.

Significance
Architecturally, possible combination of designs by the one builder (i.e., stucco overlaying stone) but possessing early and uncommon details, iron pattern and the use of combined stone work (basalt and freestone) on modestly scaled residential work: of regional importance. Historically, built by another of the many builder-owners in the study area who was responsible for at least one of its public buildings: of regional importance.

Recommendations
Restore/repair verandah (roof, guttering, prop removal); repair/restore eroded stonework; investigate restoration of parapet, via photographic evidence, record upper opening details for restoration data; consider re-zoning to Residential A or Special Residential 2 to preserve residential use and form.'

North and West Melbourne Conservation Study (1983)
Cites:
'64 Cape1 Street
1. RB 1866, 1208; RB 1871, 1316; RB 1881-82, 1386; RB 1896-97, 2193; RB 1890-91, 2208; RB 1879, 1376.
2. PA 1056/4.6.1866.'

Lewis, M. Australian Architecture Index:
Dean
'77089 Dean, Joseph - Peel Street Goudie, Lawrence West Melbourne VIC Houses ... 29 08 1865 City of Melbourne registration no 1058 [Burchett Index]. Fee 2.10.0' Two cottages;
Owner: Goudie, Lawrence;
Builder Dean: Joseph - Peel Street
'77104 Dean, Joseph Zeplin, - West Melbourne VIC House; alterations 1873 07 25.'

Victorian Heritage Register H631
See Statement of Significance

i-Heritage search results: Abstract of Building Identification Form (BIF)
West Melbourne Heritage Review

SURVEYED PLACES

Victorian Heritage Register H631

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

How is it significant?
The Residence at 64 Cape Street, West Melbourne, is of historical and architectural significance to the State of Victoria.

Why is it significant?
The Residence at 64 Capel Street, West Melbourne, is of historical significance as evidence of the early form of residential development in inner Melbourne. The house is one of the earliest in the area, the land here having been sold in the late 1850s. It provides an excellent example of the kind of buildings erected by the small-scale owner-builders that were common in this part of Melbourne in the 1850s and 1860s. Dean, the builder and occupier of this house, built several others in the area.
The Residence at 64 Capel Street, West Melbourne, is of architectural significance as an example of domestic architecture displaying uncommon early details and cast iron pattern and as an unusual example of combined stone (basalt and freestone) and stucco work.

Property number: 101564

Survey Notes:
Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1866
Creation era? 
☑ Early Victorian-era
☐ Victorian-era
☐ Edwardian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

☑ Contributory to precinct
☐ Not significant or contributory

☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Heritage Places Inventory July 2015
D2

i-Heritage search results: Abstract of Building Identification Form (BIF)
65 CAPEL STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
The houses at 63-65 Capel Street first appear in the rate books in 1866, when they are described as unfinished two-room brick houses, each with an Average Annual Value of £18. The houses were owned by Henry Allison, and later the Allison Trust, for over thirty years. By 1889, the houses are described in the rate books as three-room brick houses, and were rated at £26 each.

Description
The houses at 63-65 Capel Street are a pair of single-storey Victorian cottages, constructed in brick with transverse gabled slate roofs and a central red brick chimney. The roofs are partially concealed by a rendered parapet, from which part of the cornice of No. 65 has been removed. The verandahs have been substantially altered.

Significance
The houses at 63-65 Capel Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are reasonably intact and form an interesting element in the streetscape.

Grading Review
Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers’ cottages. The appearance and streetscape value of the houses would be enhanced by the reconstruction of traditional Victorian verandah details.

Property number: 101520

Hermes
No BIF

Lewis, M. Australian Architecture Index:
"10 02 1866 City of Melbourne registration no 1329 [Burchett Index]. Fee 3.0.0"

Two three room cottages
Owner: Allison, Henry - undertaker - Victoria Street
Builder: Allison, Henry

City of Melbourne Heritage Review (1999)
History The houses at 63-65 Capel Street first appear in the rate books in 1866, when they are described as unfinished two-room brick houses, each with an Average Annual Value of £18. The houses were owned by Henry Allison, and later the Allison Trust, for over thirty years. By 1889, the houses are described in the rate books as three-room brick houses, and were rated at £26 each.
West Melbourne Heritage Review

SURVEYED PLACES

Capel Street  66-78

Survey Notes:
Post-Modern style government housing infill. Potentially significant, historical background required. Not assessed—see 40-60 Capel Street.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing Grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?

- Creation date (if available)? 1990 approx.
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

- 'Architect Victoria'
  Winter 2012: 14
- 'Official Journal of the Australian Institute of Architects Victorian Chapter'.
  'This was in the Hamer period of Liberal government, as was the infill phase, the next stage in Government housing, at its outset. This saw a complete refocus on the single or two-storeyed house, as a terrace, dropped into a row of other houses, or continuing a suburban street pattern. Here a convergence of later ideas was brought to bear: mixed urban use as prescribed by Jane Jacobs in 196317 seemed more reachable if you integrated new housing visually within older suburbs. And concerns about social stigma of conspicuously different housing projects could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The Carlton and North Fitzroy housing of Station, Kay, and Canning Streets, the incursions there by Edmond and Corrigan, Greg Burgess, Peter Crone and Norman Day, accompanied by the act of buying older houses (establisment of a new social role and meaning in that process).
  By 1983-4 this genre had expanded to larger groupings of 26, as with Leo development Jong’s Public Works development in North Melbourne of up to over 100 or more units; also Cox and Carmichael’s Highett development... (image of 40-60 Capel Street) Capel Street Housing, West Melbourne, Peter Elliott (1988)'

City of Melbourne online maps

- '2 storey brick and weatherboard public housing units built around 1990.
  This property contains 7 residential properties.'

Property number: 101563
### Capel Street 69

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**What date or era does the place express (if any)?**
- Creation date (if available)? 1950-1960?
- Creation era?
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2

**What are the historic themes represented by the place?**
5.5 Building a manufacturing industry

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps
'Single storey brick building built around 1950.'

**Property number:** 101521

---

### Capel Street 71-75

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**What date or era does the place express (if any)?**
- Creation date (if available)? 1960s?
- Creation era?
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps
'A two storey brick office and warehouse building built in the early 1960's.'

**Property number:** 101522
West Melbourne Heritage Review

SURVEYED PLACES

Capel Street  77 -79

Survey Notes:

Not assessed. Post-Modern style façade

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  - Proposed Grading:  -

Existing Streetscape Level:  - Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)?  1988?
Creation era?  □ Early Victorian-era  ✓ Post WW2
□ Victorian-era  □ Interwar
□ Edwardian-era  

What are the heritage values of the place (if any)?
□ Aesthetic value  □ Historical value
□ Scientific value  □ Social value
✓ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
□ Contributory to precinct  ✓ Not significant or contributory
□ Significant individually  □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne Town planning permits register
'Permit Number CM-12849
Date Received 24/03/1988
Address of Land 77-79 Capel Street WEST MELBOURNE
VIC 3003 (Zone DDO32)
Applicant’s Name and Address
Proposed Use or Development Refurbish the existing building for office accommodation
Objections Received 0
Change to Application YES
Application Status Permit Issued
Decision Permit 11/05/1988'

Property number:  101523

Capel Street  80 , 86 near
Elm ('Ulmus' sp.) street trees x2

Survey Notes:

Mature elms x2 ('Ulmus' sp.) typical of Victorian-era City of Melbourne street tree planting. West of 187 Victoria Street (-37.806022, 144.955225) and 'Ulmus sp.' near 80-86 Capel Street (-37.806290, 144.955173). Includes land within 5m of the root ball. See Statement of Significance Appendix 3.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  - Proposed Grading:  C

Existing Streetscape Level:  - Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)?  1900-1918
Creation era?  ✓ Victorian-era  □ Early Victorian-era
□ Interwar  □ Post WW2

What are the heritage values of the place (if any)?
□ Aesthetic value  ✓ Historical value
□ Scientific value  □ Social value
□ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct. Proposed as: Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne.
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
6.6 Streetmaking, drainage and river works
7.2 Cultivating the 'Garden City' aesthetic

Recommendations (if any)
Proposed Heritage Overlay or Vegetation Protection Overlay as: Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne.

References (if any):
City of Melbourne online map:
Shown as 'Ulmus glabra' Wych elm west of 187 Victoria Street and 'Ulmus sp.' near 80-86 Capel Street
1945 aerial imagery: trees shown
MMBW DP 1027 c1895: trees shown
Newspapers:

`The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 1 November 1887
'CITY COUNCIL ELECTIONS. Mr. J. W. PEIRCE AT WEST MELBOURNE
Mr. J. W. Peirce, the retiring councillor for Bourke Ward, met about 30 ratepayers at the James Watt Hotel, Spencer-street, last night. Dr. Lloyd occupied the chair. Mr. Peirce said that when he sought election three years ago he made many promises to the ratepayers, but he had never broken faith with them. It was in consequence of his action in the City Council that 75 extra lamps were erected in the ward, and the Flagstaff-gardens were improved, so that citizens could take their wives through them at night time. The 350 trees recently planted in the streets of the ward were the outcome of his energies. It had been proposed to erect a refrigerating room in the reserve of the Victoria Market, but he thought the land would be turned to better account if shops were erected on it, and he had this done. The shops already opened were returning 12 per cent, on the money expended on them. He acted on four committees of the council, and read a return of attendances to show that he was most regular. The work of the council was really done in committee, and not by those gentlemen who aired their eloquence at council meetings. It had always been his object to keep down the rating on citizens, and the council would soon be in such a position that it would not know what to do with its money. The Western Market would soon be acquired by it, and the returns which would be received from it would pay the expenditure of one ward.... While for 28 years their members of Parliament had been promising to obtain for them a recreation reserve, he had done so within six months of his election, and that was for no other reason than that he exercised some influence in both Parliament and the council.'

'ARBOR DAY, North and West Melbourne'
'...The tree planting portion of the day's programme was then taken in hand, trees being planted by the Lord Mayor and Lady Mayoress, Director of Education, Messrs. Aikman and Edgar, members of the board of advice and others. At the King-street school, West Melbourne, Arbor day was also duly observed. The morning was occupied in lessons bearing on trees and their cultivation, and in the afternoon the board of advice attended, and a squad of cadets paraded with the flag, and the bugle band played. Trees were planted in the ground, and a large number of visitors were present.'

42.02 Vegetation Protection Overlay

**Property number:** unknown

---

**Capel Street 80-86 Touzel's row houses**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** C
- **Proposed Grading:** C

**Existing Streetscape Level:** 2
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1867-8
- **Creation era:**
  - ✔ Victorian-era
  - □ Interwar
  - □ Post WW2

**What are the heritage values of the place (if any)?**

- ✔ Aesthetic value
- ✔ Historical value
- □ Scientific value
- □ Social value
- □ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- ✔ Contributory to precinct
- □ Not significant or contributory
- ✔ Significant individually
- □ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

**Heritage Places Inventory July 2015**

C2

**Lewis, M. Australian Architecture Index:**

22 OCT 1867 City of Melbourne registration no 2276 [Burchett Index]. Fee 1.10.0

'House Capel Street- adjoining 66';

Owner: 'Touzel, Philip - 43 Peel Street, West Melb.'

Builder: Touzel, Philip

**Newspapers:**

'The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 6 November 1880
SURVEYED PLACES

A two-storey, face brick row of four houses with two level timber verandahs and simply corniced parapets, fronting a transverse gable roof line - typical of the row's early construction. Sparse detail occurs at the party-wall faces where the usual panelled and bracketed shapes combine with precise shell and diamond motifs set within and without panels. Presumably reinforcing this diamond shape, is the uncommon Chinese-like timber balustrading which contains a saltaire-cross with panelled borders, whilst early pattern serpentine iron friezes are set within timber rails nearby. Notable features include iron details, verandah, bricks voussoirs

Statement of Significance

Architectural, a typical early row utilising one of the decorative options of the pre-local cast-iron manufacturing period i.e. timber balustrading which, in the material and pattern used, is rare (if original); of regional importance. Historically, built by another of the many owner-builder developers from the area and particularly this street: of local importance.

Recommended Alterations

Restore detail of 80-2 using 84-6 as a model as desired; repaint row in original or typical colours; record timber balustrade for restoration data; rebuild timber picket fences in arrow-head form unless evidence found to show original; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

80, 82 Fence and balustrade new (inappropriate - reinstate original design/sympathetic alternative) lower frieze gone (inappropriate - reinstate original design) 84, 86 Stucco new (sympathetic - remove by approved method) upper frieze gone (inappropriate - reinstate original design) fence gone (inappropriate - reinstate original design)

Other Comments

Integrity - The row, as a whole has been altered in detail by removal of balustrading and the panelled timber fences (80, 84-6); 82 has been part painted and 84-6 stuccoed.

Streetscape - Contributing part of the Capel Street residential streetscape adjoining its termination (88 Capel and 189 Victoria Street) and sharing its scale, finish and ornament.

North and West Melbourne Conservation Study (1983)

80-86 Capel Street  BIF 1991 shows early/original balustrade on 84-86 similar fence on 82 cites:

84- 6 (part 80-6) Capel Street
RB 1867, 1224; RB 1890, 2197; D.1881; RB 1875, 1319; RB 1881-82, 1376; RB 1869, 1260; PA 2276/1867

State Library of Victoria
DeGruchy & Leigh isometric shows row.

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983

84- 6 (part 80-6) Capel Street
1867, 1224; 1890, 2197; 1875, 1319; 1881-82, 1376; 1869, 1260.

North and West Melbourne Conservation Study (1983)

History

Phillip Touzel who lived in Peel Street at the time, owned and built this row of houses in 1867-8. He remained the owner for at least 30 years and among his many tenants were John Siegenburg, a tobacconist, John Cheffers, David Kirk, Thomas Haggart. Phillip Touzel himself lived in 86 Capel on brief occasions

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Touzel himself lived in 86 Capel on brief occasions.

Description
A two-storey, face brick row of four houses with two level timber verandahs and simply corniced parapets, fronting a transverse gable roof line - typical of the row’s early construction. Sparse detail occurs at the party-wall faces where the usual panelled and bracketed shapes combine with precise shell and diamond motifs set within and without panels. Presumably reinforcing this diamond shape, is the uncommon Chinese-like timber balustrading which contains a saltire-cross with panelled borders, whilst early pattern serpentine iron friezes are set within timber rails nearby.

Integrity - The row, as a whole has been altered in detail by removal of balustrading and the panelled timber fences (80, 84-6); 82 has been part painted and 84-6 stuccoed.

Streetscape - Contributing part of the Capel Street residential streetscape adjoining its termination (88 Capel and 189 Victoria Street) and sharing its scale, finish and ornament.

Significance
Architectural, a typical early row utilising one of the decorative options of the pre-local cast-iron manufacturing period i.e. timber balustrading which, in the material and pattern used, is rare (if original); of regional importance. Historically, built by another of the many owner-builder developers from the area and particularly this street: of local importance.

Recommendations
Restore detail of 80-2 using 84-6 as a model as desired; repaint row in original or typical colours; record timber balustrade for restoration data; rebuild timber picket fences in arrow-head form unless evidence found to show original; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Fence and balustrade new (inappropriate - reinstate original design/sympathetic alternative) lower frieze gone (inappropriate - reinstate original design)

Property number: 101562

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1871
Creation era? [ ] Early Victorian-era [x] Victorian-era [ ] Edwardian-era

What are the heritage values of the place (if any)?
[ ] Aesthetic value [x] Historical value
[ ] Scientific value [ ] Social value
[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?
[ ] Contributory to precinct [x] Not significant or contributory
[ ] Significant individually [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Probate, VPRO
'Patrick Cleary Boot maker West Melbourne 7 Jun 1891
46/017 VPRS 28/P0, unit 578; VPRS 28/P2, unit 314; VPRS 7591/P2, unit 180'
Estate- Victoria Street shop and residence, two storey, four rooms, 18x83', with rear two storey brick and wooden room used as a factory, occupied by widow; also west side of Capel street 36x122' £1900, with two five room brick cottages £1300 also Coburg property and two two-storey brick houses, one wooden house Harcourt Street, North Melbourne - £ 3875, executor Richard Fitzgerald customs clerk and gentleman, William O’Byrne.
Detailed list of furniture and shop stock. Eldest son William Henry Cleary receives £100, daughter Isabella £50, rest to widow Jane Cleary and children.

**Newspapers:**

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 17 May 1869 p 2

'GEO. R. JOHNSON, architect, invites TENDENS for the ERECTION of HOUSE and SHOP in Victoria-Street, West Melbourne, for Mr. Patrick Cleary. Plans and specification at his office, 46 Elizabeth-street, where tenders are to be sent by 22nd instant.'

'Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 14 April 1877

'ST. PATRICK'S SOCIETY...held their ... monthly meeting in St. Patrick's Hall... The sick visitors for the current quarter are:— East Melbourne, John Boland; West Melbourne, Patrick Cleary; Hotham, W. A. O'Byrne; Brunswick, Patrick Hennessy; Collingwood...'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 11 June 1892

'Cleary— In sad and loving, remembrance of my dear husband, Patrick Cleary, who died at his late residence, 199 Victoria-street, West Melbourne on the 7th June 1891 R.I.P.'

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

81 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style

Period

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Fair

Original Building Type

History

Not Assessed

Description/Notable Features

Notable features include parapet chimney, bricks, design, fence, balustrade

Statement of Significance

Not Assessed

**Lewis, M. Australian Architecture Index:**

'71893 Francis & Bassington Cleary, P West Melbourne VIC City of Melbourne registration no 3273 [Burchett Index], Fee 2.0.0 shop & dwelling 1869 06 3 Victoria - near Capel

77099 Adams & Hardy Cleary, P West Melbourne VIC City of Melbourne registration no 4424 [Burchett Index], Fee 1.10.0 cottage 1871 05 26 Capel St

71905 Snowden, C Cleary, P - 24 Victoria Street West Melbourne VIC City of Melbourne registration no 5379 [Burchett Index], Fee 1.0.0 cottage 1873 05 5'

**Sands & McDougall Directory of Victoria**

1930

W side

75 Holt, Tweedie T.

77 Sexton, Miss Mary

79 Leeming, Jos

83 Greives, Arthur G

83 Barge, Mrs Louisa

83a Gordon, Chas. G., wool store Victoria st

1925

77 Sexton. Miss Mary

79 Roache, Frank

81 Ringmse, Chas E.

83 Pattison, Mrs Margt.

83a Simpson, J., horse & cattle med store Victoria st

1920

79 Nixon. Harold

81 Daley. Mrs Beatrice

83 Ringrose, Chas.

83a Simpson, J., horse cattle med store

91 Albert hotel—Fraser, Miss Mary Victoria st

1915

79 Mackinnon, John

81 Mackie, Mrs Mary A.

83 Justice. George

83a Simpson. J., horse cattle med store

91 Albert hotel—Fraser, Miss Mary Victoria at

1910

79 Courtney, E. W.

81 Mackie, Mrs Mary

83 Fogarty, Andrew

83a Monbulk F ruitgrowers' Assocn—McIntosh, F. G., mgr

91 Albert hotel—Fraser, Miss Mary Victoria st

1893

79 Gaylard , Samuel

81 Reynor, Mrs Mary

83 Burrow, William

83a Widner, Philip

Right-of-way Albert Hotel-Farrell, Victoria st

**City of Melbourne Valuers Books**

1915, 2002, Owner John Harding

Mary Mackle, B H 5 rooms £22

Frank Lord B H 5 rooms £22

1891, 2219 (Purvis)

Mrs Rogers x-out, Pat Cleary owner of 81, 83 both BH 5
## Surveyed Places

### 1886
(Purvis)
2305-
Fred Ma...? x-out to Mrs Rainer, Pat Cleary owner of 17, 19 both BH 5 rooms, 20x106, £40

### 1875
(Bell)
1370 Lazarus?
1371 Mrs Murphy
owner Pat Cleary, both BH 5 rooms, 81 with a bath, 20x106, 81 £40, 83 £44
(English)

### 1870
1328 owner Bell BH 5 rooms at 15 (79) Capel St £35, adjoining English

**Property number:** 101524

### Capel Street

**83**

### Dominick Cleary's workshop, later Fibrini (or Fibrin) Milling Company

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to the Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** -  
- **Proposed Grading:** C

### What date or era does the place express (if any)?
- **Creation date (if available):** 1897
- **Creation era?**
  - [✓] Victorian-era  
  - [ ] Edwardian-era  
  - [ ] Post WW2
  - [ ] Early Victorian-era
  - [ ] Interwar

### What are the heritage values of the place (if any)?
- [✓] Aesthetic value  
- [✓] Historical value  
- [ ] Scientific value  
- [ ] Social value  
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?
- [✓] Contributory to precinct  
- [ ] Not significant or contributory  
- [✓] Significant individually  
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?
5.5 Building a manufacturing industry

### Recommendations (if any)
Revise Heritage Places Inventory July 2015.

### References (if any):
- i-Heritage, Hermes
  - No entry.
- MMBW
  - DPs 1026, 1027- c1895 shown
- Lewis, M. Australian Architecture Index:
  - No listings
fibrin
[fahy-brin]
noun
1. the insoluble protein end product of blood coagulation, formed from fibrinogen by the action of thrombin in the presence of calcium ions.
2. Botany: a fibrin-like substance found in some plants; gluten

Newspapers:
`Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 15 June 1895
'CATHOLIC YOUNG MEN'S SOCIETY. THE usual weekly meeting of the North Melbourne branch of the C.Y.M.S. was held in St. Mary's schoolroom, Victoria-street, West Melbourne,...Forty odd members were then enrolled, and a musical programme was proceeded with. The following gentlemen contributed: Messrs. D. Cleary, T. Cassidy, P. O'Hare, Downie, J. Gay, ...'

`North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 19 February 1897
'NORTH and WEST MELBOURNE CITIZENS' and SCHOLARS' EXCURSION. Donations.--The following have been received and promised:...D. Cleary, pair boots...'

'The Argus': 5/2/1925
'CLEARY.—On the 4th February, 1925, Dominick (Dom.) Cleary, electrician, of Point Nepean road, Edithvale (for many years a resident of Victoria street, West Melbourne), the dearly beloved husband of Annie (nee Hudson), and loving father of Carmel, loved son of the late Patrick and Jane Cleary, aged 57 years.'

Friday 25 June 1897
'TEMPERANCE LEAGUE OF THE CROSS CONCERT above society held a very successful concert, the proceeds of which were in aid of the society's funds, on Friday evening, June 18th, in St. Mary's School room, Victoria-street, ...Mr. M. A. Joyce's dancing in a sailor's hornpipe was appreciated by the audience. Miss C. Cleary, who was accompanied by her brother, Mr. D. Cleary, sang "Katie Tyrell," with much sweetness. Miss B. Holden sang in a clear, sweet soprano voice, "The Children's home".'

Australia, Electoral Rolls, 1903-1980
1903, 1906 Cleary, Dominick, boot salesman, 6 Harcourt Street, North Melbourne
1909 Dominick and Annie Cleary 64 Lang Street, North Carlton, instrument fitter.

Probate, VPRO
'Dominick Cleary Postal Electrician Edithvale 4 Feb 1925
201/602 VPRS 28/P3, unit 1536; VPRS 7591/P2, unit 712 '

Australia, Death Index, 1787-1985
'Name: Dominic Cleary
Birth Year: abt 1868
Age: 57
Death Place: Melbourne, Victoria
Father's name: Patk Cleary
Mother's name: Jane
Registration Year: 1925
Registration Place: Victoria
Registration Number: 2271'

City of Melbourne Valuers Books
1891, 2220 (83) no 83A
1898, 2221 Dominic Cleary off Capel St ROW B Wshop 2 flrs 18x36 £10
1900, 2198 (J F Wilson? Written in) onwer Dominic Cleary, off Capel next to 83, B workshop 2 flats 18x36 £10
<table>
<thead>
<tr>
<th>Property number:</th>
<th>101526</th>
</tr>
</thead>
</table>

**Cleary's houses, part 81-83 Capel Street**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:
Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 3

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1871 |

**Creation era?**

- [✓] Victorian-era
- [ ] Edwardian-era
- [ ] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [✓] Aesthetic value
- [✓] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [✓] Contributory to precinct
- [ ] Not significant or contributory
- [✓] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

*Probate, VPRO*

"Patrick Cleary Boot maker West Melbourne 7 Jun 1891
46/017 VPRS 28/P0, unit 578; VPRS 28/P2, unit 314; VPRS 7591/P2, unit 180"

Estate- Victoria Street shop and residence, two storey, four rooms, 18x83’, with rear two storey brick and wooden room used as a factory, occupied by widow; also west side of Capel street 36x122’ £1900, with two five room brick cottages £1300 also Coburg property and two two-storey brick houses, one wooden house Harcourt Street, North Melbourne - £ 3875, executor Richard Fitzgerald customs clerk and gentleman, William O’Byrne."
Detailed list of furniture and shop stock. Eldest son William Henry Cleary receives £100, daughter Isabella £50, rest to widow Jane Cleary and children.

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 17 May 1869 p 2
'GEO. R. JOHNSON, architect, invites TENDENS for the ERECTION of HOUSE and SHOP in Victoria-Street, West Melbourne, for Mr. Patrick Cleary. Plans and specification at his office, 46 Elizabeth-street, where tenders are to be sent by 22nd instant. '

'Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 14 April 1877

'ST. PATRICK'S SOCIETY…..held their … monthly meeting in St. Patrick's Hall… The sick visitors for the current quarter are:— East Melbourne, John Boland; West Melbourne, Patrick Cleary; Hotham, W. A. O’Byrne; Brunswick, Patrick Hennessy ; Collingwood…'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 11 June 1892
' Cleary — In sad and loving, remembrance of my dear husband, Patrick Cleary, who died at his late residence, 199 Victoria-street, West Melbourne on the 7th June 1891 R.I.P.'

i-Heritage search results: Abstract of Building Identification Form (BIF)
83 CAPEL STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include finishes, parapet design
Statement of Significance
Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) new balustrade (inappropriate - reinstate as original/sympathetic alternative to the original) verandah altered, chimney gone (inappropriate - reinstate as original)
Other Comments
81 provides evidence for restoration

Lewis, M. Australian Architecture Index:
'71893 Francis & Bassington Cleary, P West Melbourne

Sands & McDougall Directory of Victoria
1930
W side
75 Holt, Tweedie T.
77 Sexton, Miss Mary
79 Leeming, Jos
83 Greives, Arthur G
83 Barge, Mrs Louisa
83a Gordon, Chas. G., wool store
Victoria st

1925
77 Sexton. Miss Mary
79 Roache, Frank
81 Ringmse, Chas E.
83 Pattison, Mrs Margt.
83a Simpson, J., horse & cattle med store
Victoria st

1920
79 Nixon. Harold
81 Daley. Mrs Beatrice
83 Ringrose, Chas.
83a Simpson, J., horse cattle med store
91 Albert hotel—Fraser, Miss Mary
Victoria st

1915
79 Mackinnon, John
81 Mackie, Mrs Mary A.
83 Justice. George
83a Simpson. J., horse cattle med store
91 Albert hotel—Fraser, Miss Mary
Victoria at

1910
79 Courtney, E. W.
81 Mackie, Mrs Mary
83 Fogarty, Andrew
83a Monbulk Fruitgrowers’ Assocon—McIntosh, F. G., mgr
91 Albert hotel—Fraser, Miss Mary
Victoria st

1893
79 Gaylard , Samuel
81 Reynor, Mrs Mary
83 Burrow, William
83 Widner, Philip
Right-of-way
Albert Hotel-Farrell,
Victoria st

1891, 2219
(Purvis)
Mrs Rogers x-out, Pat Cleary owner of 81, 83 both BH 5
West Melbourne Heritage Review

SURVEYED PLACES

rooms, 25x66, £40
1886,
(Purvis)
2305-
Fred Ma...? x-out to Mrs Rainer, Pat Cleary owner of 17, 19 both BH 5 rooms, 20x106, £40
1875,
(Bell)
1370 Lazarus?
1371 Mrs Murphy
owner PC, both BH 5 rooms, 81 with a bath, 20x106, 81
£40, 83 £44
(English)
1870,
1328 owner Bell BH 5 rooms at 15 (79) Capel St £35, adjoining English

Property number: 101525

Capel Street  87

Survey Notes:
Once part of Albert hotel, renovated Interwar?

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -
Proposed Grading: D

Existing Streetscape Level: -
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945
Creation era? ✓ Interwar
✓ Victorian-era
✓ Edwardian-era
□ Early Victorian-era
□ Post WW2

What are the heritage values of the place (if any)?

□ Aesthetic value
✓ Historical value
□ Scientific value
□ Social value
□ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
✓ Contributory to precinct
□ Not significant or contributory
□ Significant individually
□ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage, Hermes
No entry.

MMBW
DP1026, 1027- c1895
shown rear of hotel with bricked entry on north.

City of Melbourne online maps
'2 storey brick building built around 1910.'

Sands & McDougall Directory of Victoria
1950, 1955 No entry
1904
Right-of-way
91 Albert hotel—Webb
**SURVEYED PLACES**

1893  
(83 Burrow, William Widmer, Phillip)  
Right-of-way  
Albert hotel—  

**Property number:** 573407

---

| Chetwynd Street | 1-3 | Charles Barber’s shop and two residences |

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**Survey Notes:**  
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**  
Existing grading: A  
Proposed Grading: A

**Existing Streetscape Level:** 1  
Proposed Streetscape Level: 1

**What date or era does the place express (if any)?**  
Creation date (if available)? 1867

**Creation era?**  
☑ Victorian-era  
☐ Edwardian-era

**What are the heritage values of the place (if any)?**  
☑ Aesthetic value  
☑ Historical value  
☐ Scientific value  
☐ Social value  
☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**  
HO3  
North & West Melbourne Precinct

☑ Contributory to precinct  
☐ Not significant or contributory

☑ Significant individually  
☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**  
8.2 Housing the population  
5.5 Building a manufacturing industry

**Recommendations (if any)**

Check Heritage Places Inventory July 2015 address conformity with City of Melbourne property data.

**References (if any):**

Heritage Places Inventory July 2015  
1-3 Chetwynd street A1

City of Melbourne online maps, com GIS map shows as 3 Chetwynd Street

Lewis, M., Australian Architecture Index:  
'2 01 1867 City of Melbourne registration no 1815 [Burchett Index]. Fee 1.10.0 building Stanley near cnr
WILLIAMS—KNIGHT.—On the 28th ult., at the residence of Mr. C. Barber, Chetwynd and Stanley streets, Melbourne, by the Rev. N. Kinsman, John, the third son of Mr. James Williams, of Hoddesdon, Hertfordshire, England, to Elizabeth Sarah, second daughter of Thomas Knight, builder, Chertney, Surrey, England.

Probate, VPRO
Charles Barber Cooper W Melbne 3 Mar 1897 64/360
VPRS 28/P0, unit 822; VPRS 28/P2, unit 458
£830 estate to daughter Fanny Eliza Stephan. Henry and Marian Wraith, storekeepers, Bright and Harrietville as executors. Property includes this building as a ten room house of stone and brick, iron roof occupied by deceased.

Occupier of house, personal communication 2015
States descended from original owners, notes evidence of early roof inside building when in one storey form; also indication of early staircase and the cellar.

i-Heritage search results: Abstract of Building Identification Form (BIF)
1,3 CHETWYND STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
A 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
A cooper, Charles Barber owned these houses from their construction in 1867 until past 1897. He lived in 1 Chetwynd Street during that time and for a period is listed as also residing in 3 Chetwynd Street (1873-1882). For the rest of the time he leased it to such people as Henry Cooke a merchant; Thomas Davey and Helen Lynch. Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
Builders, Holmes and Co., constructed this parapeted, two-storey corner row, of quoined, rock face basalt masonry. Multi-panel window sashes are typical and show windows (2) in 1 Chetwynd Street have survived, as has the heavily moulded four-panel door, which differs from the shallow mouldings on the private residences adjoining. Of note is the street name plate, fixed to the wall in the traditional way. The building is at the street alignment. Notable features include shopfront, stone finish, design. Enamel street sign on wall.

Statement of Significance
Architecturally, high integrity, uncommon well-laid wall material, unusual combination of uses in a row, early construction date and obvious corner siting give this building State significance. Historically, owned and occupied by a man of a horse-trade allied occupation typical of the study area and prominently located: of local importance.

Recommended Alterations
Maintain existing trim colours or repaint in original colours; record show-window and street-name details for restoration data. Chimney gone (inappropriate - reinstate original design)

Other Comments Integrity - Generally intact, existing colour scheme sympathetic. Streetscape - A major corner building at the brow of the Chetwynd Street hill, linked with the later 9 Chetwynd (qv), 5, 7 and 8 Stanley (qv) by period detail and parapeted form.

MMBW DP732, c1896
Corner Stanley, Chetwynd Streets: shown adjoining 8 Stanley Street on south.
SURVEYED PLACES

Chetwynd Street during that time and for a period is listed as also residing in 3 Chetwynd Street (1873-1882). For the rest of the time he leased it to such people as Henry Cooke a merchant; Thomas Davey and Helen Lynch.

Description
Builders, Holmes and Co., constructed this parapeted, two-storey corner row, of quoined, rock face basalt masonry. Multi-paned window sashes are typical and show windows (2) in 1 Chetwynd Street have survived, as has the heavily moulded four-panel door, which differs from the shallow mouldings on the private residences adjoining. Of note is the street name plate, fixed to the wall in the traditional way. The building is at the street alignment.

Integrity - Generally intact, existing colour scheme sympathetic.
Streetscape - A major corner building at the brow of the Chetwynd Street hill, linked with the later 9 Chetwynd (qv), 5, 7 and 8 Stanley (qv) by period detail and parapeted form.

Significance
Architecturally, high integrity, uncommon well-laid wall material, unusual combination of uses in a row, early construction date and obvious corner siting give this building State significance.
Historically, owned and occupied by a man of a horse-trade allied occupation typical of the study area and prominently located: of local importance.

Recommendations
Maintain existing trim colours or repaint in original colours; record show-window and street-name details for restoration data. Chimney gone (inappropriate - reinstate original design)

Property number: 101913
**SURVEYED PLACES**

**Building and History Information**
- Architectural Style Early Victorian
- Period 1850-75 - Early Victorian
- Construction Date
- Source for Construction Date
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Notable features include verandah (altered) and fence
- Statement of Significance
- Not Assessed
- Recommended Alterations
- Verandah altered, verandah floor (inappropriate - reinstate original design/sympathetic alternative)

**MMBW DP732, c1896**

Near corner Stanley, Chetwynd Streets, shown near identical to number 7 Chetwynd Street.

**North and West Melbourne Conservation Study (1983)**

BIF date 1991

**Property number:** 101914

<table>
<thead>
<tr>
<th>Street</th>
<th>No.</th>
<th>Survey Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chetwynd</td>
<td>7</td>
<td>Corner site, adding prominence, - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</td>
</tr>
</tbody>
</table>

| What is the heritage grading (A-D, 1-3) of the place (if any)? |
|---|---|
| Existing grading: | D |
| Proposed Grading: | D |

| Streetscape Level: | 2 | 1 |

| What date or era does the place express (if any)? |
|---|---|
| Creation date (if available)? | 1837-1875 |

<table>
<thead>
<tr>
<th>Creation era?</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>✔</td>
<td>Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td></td>
<td>Post WW2</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| What are the heritage values of the place (if any)? |
|---|---|
| Aesthetic value | ✔ |
| Historical value | |
| Social value | |
| Not assessed for heritage values | |

| Is the place in a Heritage Overlay? |
|---|---|
| HO3 | North & West Melbourne Precinct |

| Contributory to precinct | ✔ |
| Not significant or contributory | |
| Significant individually | |
| Proposed for a Heritage Overlay | |

| What are the historic themes represented by the place? |
|---|---|
| 8.2 Housing the population |

| Recommendations (if any) |
|---|---|
| Revise Heritage Places Inventory July 2015. |

| References (if any): |
|---|---|
| i-Heritage search results: Abstract of Building Identification Form (BIF) |
| 7 CHETWYND STREET WEST MELBOURNE 3003 |
| Heritage Gradings |
| Building Grading Streetscape Level Laneway Level D 2 |
| Conservation Study Details |
| Precinct Conservation Management Plan |
| North and West Melbourne Heritage Precinct |
| Conservation Study: Study and Date, Status |
| North and West Melbourne Conservation Study - Graeme Butler, no date | Adopted |
| Building and History Information |
### Surveyed Places

#### Architectural Style Victorian
- **Period**: 1876-99 - Victorian
- **Construction Date**: Source for Construction Date
- **Architect**: Not Assessed
- **Builder**: Not Assessed
- **First Owner**: Not Assessed
- **Integrity**: Poor
- **Condition**: Fair
- **Original Building Type**: History Not Assessed
- **Description/Notable Features**: Notable features include the verandah.
- **Statement of Significance**: Not Assessed
- **Recommended Alterations**: New fence and verandah floor, verandah detail gone (inappropriate - reinstate original design/sympathetic alternative)
- **Survey Notes**: Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**Property number**: 101915

<table>
<thead>
<tr>
<th>Chetwynd Street</th>
<th>9</th>
<th>Shoreham, or Duke's house and stable</th>
</tr>
</thead>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>B</th>
<th>Proposed Grading:</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
<td>1</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1898 | Creation era? | Early Victorian-era
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Victorian-era</td>
<td>✔ Interwar</td>
<td></td>
<td></td>
</tr>
<tr>
<td>❑ Edwardian-era</td>
<td>❑ Post WW2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- ✔ Aesthetic value
- ✔ Historical value
- ❑ Scientific value
- ❑ Social value
- ❑ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Contributory to precinct</td>
</tr>
<tr>
<td>❑ Significant individually</td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Assess interior given historical description.

**References (if any):**

Australia, Electoral Rolls, 1903-1980

Victoria, Melbourne, Railway

`Name: Walter Duke
Gender: Male
Electoral Year: 1903
Subdistrict: Railway
State: Victoria
District: Melbourne
Country: Australia`

1903, 1905, 1906:
Duke, Walter 9 Chetwynd Street, independent means;
Harriett home duties (h.d.)

Newspapers:

Duke
‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Thursday 17 November 1870
‘Walter Duke, aged 31, a stoker on the Victorian Railways, living in Lonsdale-street, was admitted likewise (to hospital) yesterday, with his right leg broken, The limb twisted under him as he was stepping from his engine at the Newmarket station,

‘The Australasian’ (Melbourne, Vic. : 1864 - 1946) Saturday 22 September 1906
DUKE.—On the 17th September, at his residence, 9 Chetwynd-street, West Melbourne, Walter Duke (late of Victorian Railways), the beloved husband of Harriett, and father of Mrs. T. Opie, of Deer-park; Mrs. T. Ogden, Edmund, Victor, aged 71 years.

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Tuesday 11 December 1906
‘A DISPUTED WILL.
A dispute between the members of the family of the late Walter Duke, of 9 Chetwynd street, West Melbourne, over the terms of the deceased will …'

Died aged 71 leaving sizeable estate of £6393 - left to wife Harriett and children in varying proportions, his oldest son 4 wooden cottages in South Melbourne, with other cottages were given to daughter and Charlotte Ogden and youngest son Victor...but bulk of property given to oldest daughter Mrs Elizabeth Opie who was executrix and a Deer Park farmer- she had aided her father in administering his business matters and tended him when ill. Duke was a former officer of the railway department but had died afflicted by paralysis- proposed that he was not fit to make a will but many testified that he was.'

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Friday 17 September 1909
‘Memorium
DUKE. — In sad and loving memory of our dear father, Walter Duke, who passed peacefully away at "Shoreham," Chetwynd-street, West Melbourne, on the 17th September, 1906.

 Farewell, my dear, kind father,
My love is with thee still...
Inserted by his loving daughter and son-In-law;
DUKE.-In loving memory of my dear husband and - father, ...
Inserted by his loving wife and son Victor
DUKE. — In loving memory of my dear father
-Inserted by his loving daughter and son-in-law, C. and T. O. (Ogden)
In loving memory of our dear father,...
inserted by son and daughter in law, Edmund & Louisa
Duke.'

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Wednesday 20 March 1907
‘THIS DAY.
At 3 o'clock.
"SHOREHAM." 9 CHTEWYND-STREET,
Between VICTORIA and STANLEY STREETS WEST
MELBOURNE,
In the CITY of MELBOURNE.
ESTATE of WALTER DUKE, DECEASED.

J R. BUXTON and Co. in conjunction with R.- J. MILLS and SONS Estate Agents, South Melbourne) are instructed by- Mrs. E. A. Opie, executrix, to sell by public auction, at their rooms, Collins-street, Melbourne facing Market-street, rear Scott s Hotel.

That handsome nearly new and very substantial RESIDENCE, known as SHOREHAM," No. 9 CHTEWIND-STREET, just opposite St. Mary's Cathedral-buildings. This house was built by the deceased in 1898 for his own use and enjoyment, from plans prepared by Mr. W. H. Webb, architect, the building being erected- by Messrs, McConnell and McIntosh, the well-known contractors, and, it may fairly be claimed that it is one of the best built houses ever erected in Melbourne.

It has a handsome appearance and contains nice drawing and dining rooms, hall (7 ft. 0 in. wide), roomy and comfortable kitchen (12 ft., .8 in, x 15 ft.,) storeroom (now used as servant's bedroom), pantries, wash house with copper and troughs, and enamelled bath etc. Five very fine bedrooms upstairs, enclosed vestibule at side, good yard enclosed by brick walls and paved with bricks, and having stable for one horse. buggy house, feed room, loft etc., all carried out in brickwork of first class character. Handsome Balcony and verandah, the verandah being paved with Minton tiles. Iron palisade fence on dressed bluestone base in front.

The house has a wonderfully solid bluestone foundations all round, and lofty ceilings is splendidly fitted up throughout with marble mantelpieces. Electric lights to all rooms (27 points), gas is also laid to all rooms; wardrobes, cupboards, dresser, &c. Bronze statuette on newel post in hall; cathedral glass, glass sidelights and skylight. Copper and brass electroliers, etc first class doors, skirtings and architraves, expensive and handsome fibrous plaster ceilings etc. The place is in perfect order throughout and from the front fence to the back wall of the stable at the end of the yard has not a blemish or defect about it, it is rare indeed and very gratifying to find such an honestly constructed house, built like its neighbour, the cathedral, opposite not for a day but for centuries. Anyone wanting a good home or an exceptionally sound investment is earnestly advised to inspect this property...

Title, Crown certificate. . Terms-cash in a month.'

Webb
‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Friday 12 March 1886
‘IMPROVEMENT ASSOCIATIONS
The usual meeting of the West Melbourne Mutual Improvement Association was held in the lecture hall of the Independent Church last Friday week, Vice. president P.. Purves presiding. Stray leaves formed the subject of the evening, when three of an interesting character were read and debated upon by the members :-1. Music and its Power; 2. Local Option; 3. Selections from Charles Dickens, viz., The Village Schoolmaster and The Scholar's Deathbed, with comments thereon. These papers were well received, and bespoke very favourable comments on the merits of the anonymous writers. During the preliminary business of the evening the annual election of delegates and members to represent the association on the executive of the Victorian Improvement Societies' Union took place, when the following gentlemen were appointed as delegates to the convention to be held during this month :-Messrs W. H. Webb, J. H. Cayzer, W. J. Cooper, II. Purves, and the secretary, James Spittle ;Messrs W. H.
W. H. Webb occupied the chair. Fourteen members were present. The Melbourne Local Option League was held in the Friendly Palace, on Friday evening, the president, Mr. W. H. Webb, occupied the chair; 57 members were present. It was also decided that a temperance public demonstration should be held shortly in the local town hall, of which due notice will be advertised in the daily papers, to support the decision arrived at. The meeting then adjourned to Thursday next, a hope being expressed by the president that all supporters of the principles advocated by the council would become members and thus assist to give effect to the selections made.

The meeting discussed the question of taking a local option poll in either North or West Melbourne, but no decision was arrived at as to the district to be selected for the first contest, although the opinion was expressed that there was not as yet much prospect of carrying a poll for closing hotels without compensation in North Melbourne...

---

**Butler, no date Adopted**

**Factory**

**B. 2**

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Fair

Original Building Type

History

Walter Duke, who operated a carriage building company with his brother, built this house in 1898 and lived there until after 1900.

Description/Notable Features

North Melbourne architect, William Webb, designed this ornately decorated, two-storey face-brick and stucco house, with a two-level cast-iron verandah and iron picket fence. Local builders, McConnell and McIntosh carried out this design. A piered and balustraded parapet, with a central segment-arched entablature, surmounts a dentilled cornice with a foliated frieze to the secondary entablature and tympanum. Candle-snuffer pinnacles to the verandah walls are supported by deep brackets which are repeated at the storey line, as are the pinnacles on the fence piers. Balloon arches in the iron friezes, reflect the full arched openings, which are picked out with contrasting brick and flanked by colonettes, and the spiked fanlight to the side-lit doorway. Notable features include verandah, details, finishes, design and fence.

Statement of Significance

Architecturally, of a common inner suburban form and of a late date but richly and skilfully decorated, near original and part of a related streetscape: of regional importance. Historically, owned by a man of the horse-trade allied industry of carriage building, so pertinent to North Melbourne’s proximity to the horse markets: of regional importance.

Recommended Alterations

Repaint, trim in typical or original colours; rebuilt fence post pinnacle to match existing; examine parapet for evidence of urns and replace as desired. Stone plinth painted (inappropriate - remove by approved method)

Other Comments

Integrity - Generally original except the northern fence post (missing a pinnacle) and possible loss of parapet urns.

Streetscape - Contributing part of a group of 19th century
housing pivoting around 1-3 Chetwynd (qv) and including 8, 2 Stanley, 5-7 Chetwynd and the distant but similar 21-5.

Lewis, M. Australian Architecture Index:
'21 02 1898 City of Melbourne registration no 7122
[Burchett Index]. Fee 2.10.0 house;
Architect/s: Webb, W H
Owner: Duke, Walter; Builder: McConnell & McIntosh - Leveson St Nth Melb'

Some of the many work by William Henry Webb
'40618 Carlton VIC Shops Webb, William H 1888 12 22
33657 North Melbourne VIC Office Buildings Webb, William H 1888 3 10
40704 North Melbourne VIC Shops Webb, William H 1889 11 9
28057 North Melbourne VIC Houses Webb, William H 1889 6 15
28023 North Melbourne VIC Houses Webb, William H 1889 7 20
27969 North Melbourne VIC Houses Webb, William H 1889 7 6
45645 North Melbourne VIC Stables; Warehouses Webb, William H 1890 9 21
4741 Webb, William H 1890 5 10
13119 Taylor, John Taylor, John North Melbourne VIC Factories; Houses Webb, William H 1890 5 17
27829 Flemington VIC Houses Webb, William H 1890 6 14
27830 Flemington VIC Houses Webb, William H 1890 6 14
6175 Fitzgerald Street VIC Webb, William H 1890 6 7
13120 Hutt, T - King William Street North Melbourne VIC Factories; Houses Webb, William H 1890 6 7
27983 North Melbourne VIC Houses Webb, William H 1890 7 19
27985 North Melbourne VIC Warehouses Webb, William H 1890 8 23
40746 North Melbourne VIC Shops Webb, William H 1890 8 9
40747 North Melbourne VIC Shops Webb, William H 1890 8 9
27977 North Melbourne VIC Houses Webb, William H 1891 1 3
40711 North Melbourne VIC Shops Webb, William H 1891 1 31
40712 North Melbourne VIC Shops Webb, William H 1891 1 31
26954 North Melbourne VIC Houses Webb, William H 1891 10 24
28418 West Melbourne VIC Houses Webb, William H 1891 2 14
28058 North Melbourne VIC Houses Webb, William H 1891 2 28
28059 North Melbourne VIC Houses Webb, William H 1891 3 7
40708 North Melbourne VIC Houses; Shops Webb, William H 1891 6 13
26944 North Melbourne VIC Houses; Shops Webb, William H 1891 6 20
40755 North Melbourne VIC Shops Webb, William H 1891 8 1
40756 North Melbourne VIC Shops Webb, William H 1891 8 22
26933 North Melbourne VIC Houses Webb, William H 1892 4 26
4742 Webb, William H 1893 9 23'

MMBW DP732 1896
Shown near vacant land with shed at rear; corner site to R.O.W. that goes to stable in L-shape block

Google Earth view
Shows stable at rear of 9 Chetwynd Street.

North and West Melbourne Conservation Study (1983) cites:
9 Chetwynd Street
1 RB 1898, 2206; RB 1899-1900, 2283
2: PA 7122/1898

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
9 Chetwynd Street
1 RB 1898, 2206; RB 1899-1900, 2283

North and West Melbourne Conservation Study (1983)

History
Walter Duke, who operated a carriage building company with his brother, built this house in 1898 and lived there until after 1900.

Description
North Melbourne architect, William Webb, designed this ornately decorated, two-storey face-brick and stucco house, with a two-level cast-iron verandah and iron picket fence. Local builders, McConnell and McIntosh carried out this design. A piered and balustraded parapet, with a central segment-arched entablature, surmounts a dentilated cornice with a foliated frieze to the secondary entablature and tympanum. Candle-snuffer pinnacles to the verandah walls are supported by deep brackets which are repeated at the storey line, as are the pinnacles on the fence piers. Balloon arches in the iron friezes, reflect the full arched openings, which are picked out with contrasting brick and flanked by colonettes, and the spoked fanlight to the side-lit doorway.

Integrity - Generally original except the northern fence post (missing a pinnacle) and possible loss of parapet urns.

Streetscape - Contributing part of a group of 19th century housing pivoting around 1-3 Chetwynd (qv) and including 8, 2 Stanley, 5-7 Chetwynd and the distant but similar 21-5.

Significance
Architecturally, of a common inner suburban form and of a late date but richly and skillfully decorated, near original and part of a related streetscape: of regional importance. Historically, owned by a man of the horse-trade allied industry of carriage building, so pertinent to North Melbourne's proximity to the horse markets: of regional importance.

Recommendations
Repaint, trim in typical or original colours; rebuilt fence post pinnacle to match existing; examine parapet for evidence of urns and replace as desired. Stone plinth painted (inappropriate - remove by approved method)
SURVEYED PLACES

Property number: 101916

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

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C Proposed Grading: C

Existing Streetscape Level: 3 Proposed Streetscape Level: 3

What date or era does the place express (if any)?
Creation date (if available)? 1868
Creation era? [✓] Early Victorian-era
[✓] Victorian-era [☐] Interwar
[☐] Edwardian-era [☐] Post WW2

What are the heritage values of the place (if any)?
[✓] Aesthetic value [✓] Historical value
[☐] Scientific value [☐] Social value
[☐] Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
[✓] Contributory to precinct [☐] Not significant or contributory
[✓] Significant individually [☐] Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Lewis, M. Australian Architecture Index: '11 03 1868 City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0'
seven houses;
Owner: Moore, Dr George
Builder: Noble, Thomas - Capel Street
See also 62-74 Rosslyn Street

VPRO Probate
SURVEYED PLACES

'George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526, VPRS 7591/P2, unit 526'.

Real Estate: May 1915 includes V365 F 72820-1 rood, 1.3 perches- corner Rosslyn and Chetwynd Streets, West Melbourne, on which is one shop and 10 cottages, value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2

Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

Australia, Electoral Rolls, 1903-1980

1912 'George Moore 7 Marlton Cres, St Kilda, med pract.'

Victorian Parliamentary Papers (VPP)

'Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91.'

1891, No 178, p101.

( Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)

'Dr. George :Moore, examined. doctor of medicine. ...

Where do you reside ?

-At St. Kilda and Moe, Gippsland.

What experience, have you of coalmining ?

-I have been connected with coal mining since 1882.

4333. In this district ?-Yes.

4334. Where and how ?

-in the Narracan Valley, about four miles from Moe.

4335. A seam of coal was discovered there ?

-Yes, some year or two before that by a Mr. Milia. A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, ,Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.

43:36. That was how it was formed ?

-Yes. An outcrop in Mr. Stephenson's ground was discovered in a gully by a man cutting scrub; the coal was visible.

4337. Is that outcrop near the mouth of the tunnel of the present mine?

-Half-a-mile this side.

4338. North-west?-Yes.

4339. Up the hill ?-Towards Mr. Stephenson's house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...

4358. Do you think the fact of there being coal there had any thing to do with the construction of the Narracan Valley railway line ?

-I think it had a good deal to do with it, and if it had not been for the mine there never would have been a railway there.

4359. Do yon know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line ?

-I believe they did so. 4360. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the :Minister as to the need of that line ?

-That is perfectly correct .. I know they were asked to visit with that object. We had made a definite offer to supply them at a certain sum, and they were then requested to visit the mine and give their opinion, and I have every reason to believe that after that visit the railway was passed. ...etc.'

Newspapers:

'The Age' 15/3/1869

'SMALLPOX IN HOTHAM....

( warning of by) GEORGE MOORE, M.R.C.S.L.

Public Vaccinator for North Melbourne. Hotham.'

'The Argus': 29/12/1870

'Wanted person to WET NURSE infant- apply ...2 Moore's cottages'.

'The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 2 August 1873

'THE HOTHAM TRAGEDY.

The adjourned inquest on the body of the child Ruth Shannon, aged 16 months, who died from the effects of laudanum administered by her mother, Elizabeth Shannon, who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham.... Dr. George Moore stated that after Mr. Johnson's evidence he was of opinion the cause of death was poisoning by opium. The post-mortem appearances Accorded with opium poisoning.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 15 June 1878

'SUICIDE AT HOTHAM.

Mr Candler held an inquest at Hotham yesterday on the body of Alice Worthington, aged 42 years, who was found hanging dead in her residence there on the 12th inst. The deceased was the wife of a stonemason, and lived near the swamp....

'George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead She had been dead for about an hour 'there was a distinct mark of a cord around the neck, and found her quite dead She had been dead for about an hour 'there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased hanged herself whilst of unsound mind .'
resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henthorne to see Dr. Moore, the proper vaccinator of the district, without delay. Henthorne readily consented, and Dr. Workman's connection with the case then ceased.

"It appears that Henthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox." In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession."

"The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

'The Argus': 28/8/1920

'WEDNESDAY-NEXT

... At Three O'clock. On the Property,
Corner CHTEWTYND and ROSSLYN STREETS. WEST MELBOURNE
Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore,
REALISING AUCTION SALE OF SPLENDID INVESTMENT PROPERTY...

Comprising
TERRACE of 10 COTTAGES and SHOP,...
. Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute, 'Walk to G P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.
The Land Has 151t Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne. Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

'The Argus': 17/9/1923

'MOORE. — On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years.'

i-Heritage search results: Abstract of Building Identification Form (BIF)
12-20 CHETWYND STREET WEST MELBOURNE 3003
Heritage Gradients
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Statement of Significance
Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets' irregular junction angles and the small confined scale evokes this early period well: of regional significance. Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommended Alterations
Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments
Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

North and West Melbourne Conservation Study (1983)

Cites:
12-20 Chetwynd Street, 62-74 Rosslyn Street
1 PA 2499, 11/3/68. 1895; D. 1885
2: ibid; D. 1884, 1885; D. 1895

Graeme Butler & Associates 2015: Appendix 2: 250
North and West Melbourne Conservation Study (1983)

History
In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Description
A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer’s shop, hemi-hexagonal in plan, which links this row with another similar row of Moore’s Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

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Significance
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Historically, a development by a local resident and a local builder, typical of the introversion of much of the area’s speculative development: of local interest.

Recommendations
Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Door (sympathetic - reinstate original design)

Property number: 101971

City of Melbourne Valuers Books

1891, 2616-
74-62 Rosslyn St owned by Geo Moore BH 3 rooms, 16x40 £26, B shop 3 rooms £40

2296-
12-20 Chetwynd St owned by Geo Moore BH 3 rooms, 16x40 £26,
West Melbourne Heritage Review

SURVEYED PLACES

Chetwynd Street 14 Dr Moore’s row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C Proposed Grading: C

Existing Streetscape Level: 3 Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1868

Creation era?

☑ Early Victorian-era ☐ Interwar

☐ Victorian-era ☐ Post WW2

Edwardian-era

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value

☐ Scientific value ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory

☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index: '11 03 1868 City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0' seven houses;
Owner: Moore, Dr George
Builder: Noble, Thomas - Capel Street
See also 62-74 Rosslyn Street

VPRO Probate

Australia, Electoral Rolls, 1903-1980
1912 "George Moore 7 Marlton Cres, St Kilda, med pract."

Victorian Parliamentary Papers (VPP)

'Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91.'
1891, No 178, p101-
(Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)

'Dr. George Moore, examined. doctor of medicine.
...
Where do you reside ?
-At St. Kilda and Moe, Gippsland.
What experience, have you of coalmining ?
-I have been connected with coal mining since 1882. 4333. In this district ?-Yes.
4334. Where and how ?
-In the Narracan Valley, about four miles from Moe. 4335. A seam of coal was discovered there ?
-Yes, some year or two before that by a Mr. Milia.
A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company. 43:36. That was how it was formed ?
-Yes. An outcrop in Mr. Stephenson’s ground was discovered in a gully by a man cutting scrub; the coal was visible.
4337. Is that outcrop near the mouth of the tunnel of the present mine?
-I think it had a good deal to do with it., and if it had not been for the mine there never would have been a railway there.
4338. Do you know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the Narracan Valley railway line ?
-I believe they did so.

Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

References (if any):

Lewis, M. Australian Architecture Index: '11 03 1868 City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0' seven houses;
Owner: Moore, Dr George
Builder: Noble, Thomas - Capel Street
See also 62-74 Rosslyn Street

VPRO Probate
other members of the family; finding, however, that they
At the request of the latter, he agreed to vaccinate the
the case at once to Dr. Shields, the Inspector of the
of his club patients named Mrs. Henthome; he reported
for West Melbourne. A case of small pox appeared in one
following report: " Dr. Workman was public vaccinator
the complaint of Dr. Workman, beg to submit the
`The sub-committee appointed by the Society to consider

Australian Medical Journal' 1884, V6
'The sub-committee by the Society to consider the

Newspapers:
'The Age' 15/3/1869
'SMALPOX IN HOTHAM.....
(warning of by) GEORGE MOORE, M.R.C.S.L.
Public vaccinator for North Melbourne. Hotham.'
'The Argus': 29/12/1870
'Wanted person to WET NURSE infant- apply .... 2 Moore's cottages'.
'The Australasian' (Melbourne, Vic.: 1864 - 1946)
Saturday 2 August 1873
'THE HOTHAM TRAGEDY.
The adjourned inquest on the body of the child Ruth Shannon, aged 16 months, who died from the effects of laudanum administered by her mother, Elizabeth Shannon, who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham... Dr. George Moore stated that after Mr. Johnson's evidence he was of opinion the cause of death was poisoning by opium. The post-mortem appearances Accorded with opium poisoning.'
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'George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead She had been dead for about an hour 'there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased had hanged herself whilst of unsound mind. '

Australian Medical Journal' 1884, V6
'The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report: " Dr. Workman was public vaccinator for West Melbourne. A case of small pox appeared in one of his club patients named Mrs. Henforth; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henforth to see Dr. Moore, the proper vaccinator of the district, without delay. Henforth readily consented, and Dr. Workman's connection with the case then ceased.
" It appears that Henforth did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox. " In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private, patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

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'WEDNESDAY-NEXT.
At Three O'clock. On the Property,
Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE
Under Instructions from the Executrix and Trustee of the
Will and Codicil of Dr. George Moore,
REALISING AUCTION SALE OF SPLENDID INVESTMENT
PROPERTY...
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TERRACE of 10 COTTAGES and SHOP,
...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute, ' Walk to G P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.
The Land Has 151 ft Frontage to Chetwynd Street, Also ???
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'MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years. '
In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Description
A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

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Recommended Alterations
Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. 12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments
Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

North and West Melbourne Conservation Study (1983)
Cites:
12-20 Chetwynd Street, 62-74 Rosslyn Street
1 PA 2499, 11/3/68. 1895; D. 1885
2: ibid; D. 1884, 1885; D. 1895

North and West Melbourne Conservation Study (1983)
Cites:
1893
Chetwynd st-E side
Rosslyn st
12 Out
14 Out
16 Tyrrell, Walter
18 Jacobe, Henry
20 Hart. Charles
22 O'Donnell, Wijiam
Rosslyn st N side
58 Davies & White, signwr
Moore's cots-
62 McAtee, Thomas
64 Davis Lewis,
66 Charles Brown
68 Pretty, William
70 Vacant
72 Sowter, F. J., watchmkr
74 Sowter, Mrs R., dressmr
King st
(Moore, Dr George, 3 Dickens -et, St. K.)

1880
Chetwynd st-E side...
10 Hardie, John
Moore's cottages-S to 1
5 Iredale, Wilson
4 Arthur, Charles
3 Basham, Mrs Eliza
2 Madden, John
Rosslyn st
Rosslyn St N side
...
Moore's cot-6 to 1
6 McAtee, Thomas
5 Robertson, James
4 Baker, Edward
3 O'Neil, John
2 Kelleher, Michael
1 Sowter, Ralph
Sowter, Mrs, tracing for braiding& dress-maker
King st

City of Melbourne Valuers Books
1891, 2616-
74- 62 Rosslyn St owned by Geo Moore BH 3 rooms, 16x40 £26, B shop 3 rooms £40

2296-
12-20 Chetwynd St owned by Geo Moore BH 3 rooms, 16x40 £26,

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History
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West Melbourne Heritage Review

**SURVEYED PLACES**

Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

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Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommendations
Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Door (sympathetic - reinstate original design)

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D |
| Proposed Grading: | C |

**What date or era does the place express (if any)?**

| Creation era? | Early Victorian-era |
|              | Interwar |
|              | Post WW2 |

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3  North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry
- 5.2 Melbourne as a trading port

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Building Permit Application
  1923 5879 £3370 erection of a garage
  Amended ground plan for garage shows open plan, with trussed roof, B Dunstan Reynolds, Architect 19 Queen Street, Melbourne - see files ordered for owner.

- MMBW
  DP732  c1895
  Shows as three row houses

- Electoral Rolls
SURVEYED PLACES

1914, 1924 Bruto Gardini wine merchant 7 Chetwynd St, North Melbourne; also Bice Gardini, HD 1924 Bruto Gardini also at 107-111 Lonsdale St, Melb - leasehold warehouse, wine merchant 1931 Bruto Gardini 309 Hawthorn Rd, Caulfield, merchant; Anthony Gardini also

Probate, VPRO
Bruto Gardini, merchant, 5 Jan 1934.

Personal communication, 2015
Occupant of 3 Chetwynd Street recalls his brother buying a car from this show room, selling large cars of North American origin.

Headstone Index
Bruto Gardini, Coburg Cemetery born 1874 also
Joseph Fabri (-1918)
Caterina Gardini (Fabri) (1862-1940)
wife Beatrice Gardini (Argenti) (1877-1941)

Museum of Victoria
See ‘History of immigration from Italy’

i-Heritage search results: Abstract of Building Identification Form (BIF)
15 TO 19 CHETWYND STREET WEST MELBOURNE 3003 Heritage Gradings Building Grading Streetscape Level Laneway Level D 2 Conservation Study Details Precinct Conservation Management Plan North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status North and West Melbourne Conservation Study - Graeme Butler, no date Adopted Building and History Information Architectural Style Neo-Greg Period 1926-39 - Inter War Construction Date Source for Construction Date Architect Builder Not Assessed First Owner Integrity Fair Condition Fair Original Building Type History Not Assessed Description/Notable Features Notable features include cement details Statement of Significance Not Assessed Recommended Alterations New shutter door (inappropriate - reinstate original design/sympathetic alternative) bricks painted (inappropriate - remove by approved method)

North and West Melbourne Conservation Study (1983)
BIF 1991 shows as near original except for roller door.

Building Permit Applications
15-19 Chetwynd Street.
Building Permit Applications 2358, 6134, 7095, 10104, 11577.

Notes on occupancy- Army Ordinance Stores, Water heating appliances.

Newspapers:
The Sydney Morning Herald’ (NSW : 1842 - 1954) Tuesday 11 April 1911 'ROYAL SHOW WINE AWARDS. Judging in the wine section of the Royal Show was continued on Saturday. The judges were Professor Blunno (light wines) and Mr. Robert Caldwell (sweet wines). The judges acted in conjunction in the sparkling wines. Miscellaneous Products of the Vine.-Australian vermouth: Thos, Hardy and Sons, Ltd., 1; Fabrl and Gardini, 2...'

‘North Melbourne Courier and West Melbourne Advertiser’ (Vic. : 1895 - 1913) Friday 15 August 1913 'HEALTH ACT PROSECUTIONS. Inspector J. W. Mellis, -f the Board of Health, charged Bruto Gardini, a person engaged in the sale of wine, with having failed to cause a glass washing machine to, be kept clean. The inspector said that on June 19th, he called at Gardini’s wine shop in Chetwynd-St., and found that a machine on the counter for washing glasses was not clean. The glasses stood upside down on a perforated plate, and this was greasy, and there was some sediment in the bottom of the machine. To defendant’s solicitor-The rest of the place, was remarkably clean, and defendant cleansed the machine at once. A fine of .40/-, with 10/6 costs, was imposed.'

‘The Register’ (Adelaide, SA : 1901 - 1929) Saturday 16 September 1916 'AUSTRALIAN WINES. VICTORIAN SHOW AWARDS. MELBOURNE, September 15. The awards in the Australasian wines section in connection with the approaching Royal Show were announced to-day. Subsequently Mr. W. Senior (Chairman of the judges) stated that the wines exhibited were, on the whole, the best he had adjudicated upon, in his experience of 15 consecutive years at the show. White wine, full bodied, sweet, two 'years old or more— Mr. W. H Chambers, 1; Messrs. Fibri & Gardini, 2...White wine, full bodied, dry, sherry type, two years old or more— Messrs. Fibbri & Gardini, 1...'


‘The Argus’: 7/1/1953 'TYPOISTE-CLERK. 18-25 years, with knowledge of bookkeeping. Hours, 9 to 5. 5-day week. Good salary and conditions. Apply Personally. FABBRI & GARDINI PTY. LTD., 47 Chetwynd Street, North Melbourne.'
When the Gardini Motor Company built this warehouse in 1925, it selected the gritty West Melbourne location for its convenience, storing its vehicles and machinery under the solid brick beauty's eight-metre ceilings.

These days, Melbourne’s old inner-city industry has metamorphosed into new-age residency. Rustic warehouses provide the much-longed-for space apartment living just can’t satisfy, and enable work-life balance with room to set up a shop, office or studio under the same roof.

Who better to oversee such a transformation than architect Susan Banks, who renovated the 698-square-metre property to incorporate two floors of living space about 15 years ago?

Behind the ivy-covered facade are three bedrooms, two bathrooms and an open-plan kitchen, dining and lounge. A large rooftop garden adjoins the latter - sitting above the iconic Gardini sign. There’s still space to park a car or 20 in the adjoining warehouse, which, with laneway access, provides scope for development.

No.15-19 Chetwynd Street is a stroll from Errol Street and a trolley trawl from the Queen Victoria Market. Hocking Stuart (9328 8388) is quoting between $2.5 million and $2.7 million, with the auction at 1pm on November 17. architect Susan Banks.'
The railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the Minister as to the need of that line.

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"It appears that Henthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox." In consequence of this miscarriage, Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

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'The Argus': 28/8/1920

'WEDNESDAY-NEXT

... At Three O'clock. On the Property.
Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE
Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore,
REALISING AUCTION SALE OF SPLENDID INVESTMENT PROPERTY...
Comprising
TERRACE of 10 COTTAGES and SHOP,
...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute,' Walk to G P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.
The Land Has 151t Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne.
Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

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'MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years.'

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12-20 CHETWYND STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level

C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features
A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Statement of Significance
Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets' irregular junction angle and the small confined scale evokes this early period well: of regional significance. Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommended Alterations
Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments
Integrity - Details such as doors have changed (16) and as well, new tiles placed on 72-4 Rosslyn, however the overall character is unaltered.

Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

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12-20 Chetwynd Street, 62-74 Rosslyn Street
1 PA 2499, 11/3/68. 1895; D. 1885
2: ibid; D. 1884, 1885; D. 1895

Graeme Butler & Associates 2015: Appendix 2: 259
SURVEYED PLACES

1893
Chetwynd st-E side
Rosslyn st
12 Out
14 Out
16 Tyrell, Walter
18 Jacobe, Henry
20 Hart, Charles
22 O'Donnell, William

Rosslyn St N side
58 Davies & White, signwr
Moore’s cott-
62 McAtee, Thomas
64 Davis Lewis,
66 Charles Brown
68 Pretty, William
70 Vacant
72 Sowter, F. J., watchmkr
74 Sowter, Mrs R., dressmr
King st
(Moore, Dr George, 3 Dickens -et, St. K.)

1880
Chetwynd st-E side...
10 Hardie, John
Moore’s cottages 5 to 1
5 Iredale, Wilson
4 Arthur, Charles
3 Basham, Mrs Eliza
2 Madden, John
Rosslyn st

Rosslyn St N side
...
Moore’s cot-6 to 1
6 McAtee, Thomas
5 Robertson, James
4 Baker, Edward
3 O’Neil, John
2 Kelleher, Michael
1 Sowter, Ralph
Sowter, Mrs, tracing for braiding& dress-maker
King st

City of Melbourne Valuers Books
1891, 2616-
74-62 Rosslyn St owned by Geo Moore BH 3 rooms,
16x40 £26, B shop 3 rooms £40

2296-
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Recommendations
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Property number: 506139
### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

### Existing Streetscape Level: 3  Proposed Streetscape Level: 2

### What date or era does the place express (if any)?

- **Creation date (if available):** 1868
- **Creation era:**
  - ✓ Early Victorian-era
  - ✗ Interwar
  - ✗ Edwardian-era
  - ✗ Post WW2

### What are the heritage values of the place (if any)?

- ✓ Aesthetic value
- ✓ Historical value
- ✗ Social value
- ✗ Scientific value
- ✗ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- ✓ Contributory to precinct
- ✗ Not significant or contributory
- ✓ Significant individually
- ✗ Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**Lewis, M. Australian Architecture Index:**

- `'11 03 1868 City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0' seven houses;
- Owner: Moore, Dr George
- Builder: Noble, Thomas - Capel Street
- See also 62-74 Rosslyn Street

**Probate, VPRO**

- `'George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526'
- Real Estate: May 1915 includes V365 F 72820- 1 rood, 1.3 perches- corner Rosslyn and Chetwynd Streets, West Melbourne, on which is one shop and 10 cottages , value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2
- Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

**Australia, Electoral Rolls, 1903-1980**

- 1912 `'George Moore 7 Marlton Cres, St Kilda, med pract. '

**Victorian Parliamentary Papers (VPP)**

- `'Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91.'
- 1891, No 178, p101- (Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)
- `'Dr. George :Moore, examined. doctor of medicine. ...'
- Where do you reside ?
  - At St. Kilda and Moe, Gippsland.
- What experience, have you of coalmining ?
  - I have been connected with coal mining since 1882. 4333. In this district ?.Yes. 4334. Where and how ?
  - In the Narracan Valley, about four miles from Moe. 4335. A seam of coal was discovered there ?
  - Yes, some year or two before that by a Mr. Milia. A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company. 43:36. That was how it was formed ?
  - Yes. An outcrop in Mr. Stephenson's ground was discovered in a gully by a man cutting scrub; the coal was visible.
- 4337. Is that outcrop near the mouth of the tunnel of the present mine?
  - I think it had a good deal to do with it., and if it had not been for the mine there never would have been a railway there.
- 4338. Do yon know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line ?
  - I believe they did so.
4360. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the :Minister as to the need of that line ?

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12 Out
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20 Hart. Charles
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Rosslyn St N side
58 Davies & White, signwr
Moore's cots-
62 McAtee, Thomas
64 Davis Lewis,
66 Charles Brown
68 Pretty, William
70 Vacant
72 Sowter, F. J., watchmk
74 Sowter, Mrs R., dressmr
King st
(Moore, Dr George, 3 Dickens -et, St. K.)

1880
Chetwynd st-E side...
10 Hardie, John
Moore's cottages-5 to 1
5 Iredale, Wilson
4 Arthur, Charles
3 Basham, Mrs Eliza
2 Madden, John
Rosslyn st

Rosslyn St N side
...
Moore's cot-6 to 1
6 McAtee, Thomas
5 Robertson, James
4 Baker, Edward
3 O'Neil, John
2 Kelleher, Michael
1 Sowter, Ralph
Sowter, Mrs, tracing for braiding& dress-maker
King st

City of Melbourne Valuers Books
1891, 2616-
74- 62 Rosslyn St owned by Geo Moore BH 3 rooms, 16x40 £26, B shop 3 rooms £40

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SURVEYED PLACES

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Survey Notes:
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What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: C

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1868
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct
☐ Not significant or contributory
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What are the historic themes represented by the place?
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Recommendations (if any)
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'Australian Medical Journal' 1884, V6
The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report. "Dr. Workman was public vaccinator for West Melbourne. A case of small pox appeared in one of his club patients named Mrs. Enthomme; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they..."
resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henthorne to see Dr. Moore, the proper vaccinator of the district, without delay. Henthorne readily consented, and Dr. Workman's connection with the case then ceased.

"It appears that Henthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox." In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise."

Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest."

'The Argus': 28/8/1920

'WEDNESDAY-NEXT

... At Three O'clock. On the Property,
Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE

Under Instructions from the Executrix and Trustee of the
Will and Codicil of Dr. George Moore,

REALISING AUCTION SALE OF SPLENDID INVESTMENT
PROPERTY...

Comprising

TERRACE of 10 COTTAGES and SHOP,
...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute,' Walk to G P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.

The Land Has 151t Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne.

Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

'The Argus': 17/9/1923

'MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years. '

i-Heritage search results: Abstract of Building Identification Form (BIF)

12-20 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS

Architect

Builder Not Assessed
First Owner

In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Integrity Fair
Condition Fair

Original Building Type
History Not Assessed

Description/Notable Features
A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Statement of Significance

Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets' irregular junction angle and the small confined scale evokes this early period well: of regional significance. Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommended Alterations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments

Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

North and West Melbourne Conservation Study (1983)

Cites:

12-20 Chetwynd Street, 62-74 Rosslyn Street
1 PA 2499, 11/3/68. 1895; D. 1885
2: ibid; D. 1884, 1885; D. 1895
In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

**Description**

A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer’s shop, hemi-hexagonal in plan, which links this row with another similar row of Moore’s Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

**Integrity**

Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

**Streetscape**

Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

**Significance**

Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets’ irregular junction angle and the small confined scale evokes this early period well: of regional significance.

Historically, a development by a local resident and a local builder, typical of the introversion of much of the area’s speculative development: of local interest.

**Recommendations**

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Door (sympathetic - reinstate original design)

**Property number:** 506137
# Surveyed Places

**Chetwynd Street 21**

**Row house, part 21-25 Chetwynd Street**

---

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level**

| 2 |

**Proposed Streetscape Level**

| 2 |

---

**What date or era does the place express (if any)?**

- Creation date (if available): 1875-1900
- Creation era: [ ] Early Victorian-era
  - [x] Victorian-era
  - [ ] Interwar
  - [ ] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 21 CHETWYND STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
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<th>Existing grading:</th>
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<th>Proposed Grading:</th>
<th>D</th>
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</thead>
</table>

#### Existing Streetscape Level:

<table>
<thead>
<tr>
<th>3</th>
<th>Proposed Streetscape Level:</th>
<th>2</th>
</tr>
</thead>
</table>

#### What date or era does the place express (if any)?

- **Creation era?**
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [x] Interwar
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

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### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

---

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 22 CHETWYND STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information

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Property number: 101968
SURVEYED PLACES

| Chetwynd Street | Row house, part 21-25 Chetwynd Street |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
23 CHETWYND STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
### Chetwynd Street

**Survey Notes:**

Not assessed.

<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chetwynd Street</td>
<td>-</td>
<td>-</td>
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</tr>
</thead>
<tbody>
<tr>
<td>Chetwynd Street</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: 
  - Proposed Grading: 

- **What date or era does the place express (if any)?**
  - Creation date (if available): unknown
  - Creation era:
    - Early Victorian-era
    - Interwar
    - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Scientific value
  - Social value

  - Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - HO3 North & West Melbourne Precinct

  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

- **Recommendations (if any)**

- **References (if any):**
  - MMBW
  - DP732 c1896, shows houses 24, 26, 28 Chetwynd Street.
  - City of Melbourne online maps
    - 'Vacant Residential Land. Site Area: 394 m2'

- **Property number:** 101967

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### Chetwynd Street

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chetwynd Street</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chetwynd Street</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: D
  - Proposed Grading: D

- **What date or era does the place express (if any)?**
  - Creation date (if available): 1875-1900
  - Creation era:
    - Early Victorian-era
    - Interwar
    - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Scientific value
  - Social value

  - Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - HO3 North & West Melbourne Precinct

  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

- **Recommendations (if any)**

- **References (if any):**
  - i-Heritage search results: Abstract of Building Identification Form (BIF)
    - 25 CHETWYND STREET WEST MELBOURNE 3003
    - Heritage Grading
      - Building Grading Streetscape Level Laneway Level
      - D 2
  - Conservation Study Details
    - Precinct Conservation Management Plan
    - North and West Melbourne Heritage Precinct
    - Conservation Study: Study and Date, Status
    - North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

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Graeme Butler & Associates 2015: Appendix 2: 271
## Surveyed Places

### Building and History Information
- **Architectural Style:** Victorian
- **Period:** 1876-99 - Victorian
- **Construction Date:**
- **Source for Construction Date:**
- **Architect:**
- **Builder Not Assessed**
- **Integrity:** Poor
- **Condition:** Fair
- **Original Building Type:**
- **History Not Assessed**
- **Description/Notable Features:**
  - Notable features include verandah and fence
- **Statement of Significance:** Not Assessed
- **Recommended Alterations:**
  - Bricks painted (inappropriate - remove by approved method) new balustrade, chimney gone (inappropriate - reinstate original design/sympathetic alternative)
- **Property number:** 101920

### Survey Notes:
- **Creation date (if available)?** 2003
- **Is the place in a Heritage Overlay?**
  - North & West Melbourne Precinct
  - Not significant or contributory
  - Significant individually
  - Not assessed for heritage values
- **What are the historic themes represented by the place?**
  - 8.2 Housing the population
- **Recommendations (if any):**
  - Revise Heritage Places Inventory July 2015.

### References (if any):
- **City of Melbourne online maps**
  - Norwellan House:
    - 5 storey brick apartment complex with 2 basement levels of parking. Built & sub-divided 2003.
    - This property contains 64 residential properties and 1 business.
- **Heritage Places Inventory June 2015**
  - 30-44 Chetwynd Street D3
- **i-Heritage**
  - No listing.
- **Iconco web site, 2015**
  - ARCHITECT: OMIROS ARCHITECTS
  - VALUE: $12 MILLION
The construction of Norwellan House involved the transformation of a rundown office building to 64 apartments over five levels, including an indoor pool and gym on the ground floor. The use of mobile cranes required logistical planning and programming to ensure the sequence of construction did not restrict access and compromise safety. Adjacent to the building, a double basement car park housing eighty cars was constructed with two more blocks of contemporary apartments on the podium level. The project also encompassed the installation of a fully landscaped courtyard between the two building pods.

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** B

**Existing Streetscape Level:** 3
- **Proposed Streetscape Level:** 3

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1930-2, 2003
- **Creation era:**
  - Early Victorian-era ✓
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- **Aesthetic value** ✓
- **Historical value** ✓
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct ✓
  - Not significant or contributory
  - Significant individually ✓
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Building Permit Application
  - Listed under Howard Street
- Beaver & Purnell Architects. Proposed alterations to premises Howard Street, North Melbourne
- 1927 erection of incinerator
- 1928, 10532 alterations and additions to factory
- 1930, 12216 £10000 extension of building
SURVEYED PLACES

Main Chetwynd Street building - A A Fritsch Jnr and M C Clayton Architects in Conjunction- has block plan showing existing 3 Howard Street complex, four workroom floors; R and W H Symington & Company (Aust) P/L shows proposed floor addition in later application, façade to cornice

1932 13606 £3300 additions to building etc
Refer to 24-40 Rosslyn Street.
Addition of top floor to existing building facing Chetwynd St- A A Fritsch Jnr and M C Clayton Architects in Conjunction- workroom floor and flat roof as concrete slab

Heritage Places Inventory June 2015
30-44 Chetwynd Street D3
i-Heritage
No listing.

Iconco web site, 2015
`ARCHITECT: OMIROS ARCHITECTS
VALUE: $12 MILLION
CLIENT: BEAR AGUSHI, PACIFIC ESTATES
COMPLETION DATE: NOVEMBER 2003
CONSTRUCTION TIME: 13 MONTHS
The construction of a Norwellian House involved the transformation of a rundown office building to 64 apartments over five levels, including an indoor pool and gym on the ground floor. The use of mobile cranes required logistical planning and programming to ensure the sequence of construction did not restrict access and compromise safety. Adjacent to the building, a double basement car park housing eighty cars was constructed with two more blocks of contemporary apartments on the podium level. The project also encompassed the installation of a fully landscaped courtyard between the two building pods.``

State Library of Victoria
Date(s) of creation: [ca. 1940] negative : flexible base ; 20.3 x 25.4 cm. approx.
Use of this image in publiction will incur a royalty fee.
Accession No: H92.20/1028
Image No: a37092
also
Airspy view 1938 of building and Symington complex, with high wall sign facing north.

Berlei web site, 2015
'Berlei started with two aunts making corsets at home in Melbourne in 1881, and has grown to an internationally renowned company with a fiercely loyal following. Right from the outset Berlei was progressive and technically innovative. In 1926 Berlei partnered with the University of Sydney to conduct an anthropometric survey of 6000 women to better understand women’s bodies. The results changed the nature of corset making around the world.'

'In 1950 Berlei developed Australia’s first maternity bra. In 1990, Berlei, in partnership with the AIS (Australian Institute of Sport) began testing and measuring ‘bounce reduction’ on elite athletes while performing different levels of activity such as walking, running and high impact sports. This lead to the support factor rating system to help women determine which sports bra they should wear during exercise. In 2010 Berlei celebrated fuller busted and curvier women with the launch of Berlei Curves, and the introduction of a new curvier in-store mannequin.'

Newspapers:
'The Brisbane Courier’ (Qld.: 1864 - 1933) Saturday 7 March 1931
MODERN CORSET MAKING.
Now that frocks and coats are being more closely-fitted to the figure the importance of correctly-fitting foundation garments can scarcely be overestimated. Such renowned mak es of corsets, brassieres, and other garments, as are purchased under the names of Liberty, Avio, Warner’s, Redfern, and Kestos are produced in the Melbourne factory of Messrs R and W H. Symington & Co (Aust P) Pty, Ltd., where the most up-to-date of machinery and equipment makes for the efficiency of the productions. Spacious and airy rooms on a large block of land in West Melbourne command a grateful view of green leaves from the lofty windows. Within the white-overalled girls attend the electric sewing machines, the electing irons, the cutting machines, and the eyelet equipping devices. For recreation and rest the employees are provided with a tennis court on the roof, a recreation and luncheon hall, in which tea is provided, and a "hospital" in which works is may receive attention if the need arises. In addition to the usual time allowed for lunch, the girl employees are allowed an interval for morning tea, and as there is no work done on Saturdays, the employees have plenty of time for the many self-imposed home tasks which most girls like to perform, as well as for outings at the weekend.
In addition to the brands of foundation garments mentioned, Symington and Co manufacture exclusively various brands on behalf of the leading... and retail stores throughout Australia.'

'The West Australian' (Perth, WA : 1879 - 1954) Friday 15 May 1931
‘A MODERN FACTORY.
An inspection of the recently enlarged factory of R. and W. H. Symington and Co. (Aust.) Pty., Ltd., brings true appreciation of the rapid progress made by modern industry. The congenial conditions under which the employees work contrast greatly with the lot of industrial workers a few years ago. The large, airy rooms, some occupying the entire space of one floor, are naturally lit, and an atmosphere of cleanliness is enhanced by the white overalls of the girls. Not one of the hundreds of employees engaged in the manufacture of corsets- and allied garments at this factory, it is stated, has been dismissed. Everything that, is possible to increase the comfort of the employees has been done. A tennis court is at their disposal on the roof, and a recreation room and a lunch hall are well patronised. In addition, there is a miniature hospital where employees may receive attention. The week's work ends on Friday afternoon, and no work is done on Saturdays. 'The renewed enthusiasm and energy with which the girls return to work each Monday,' the management says, 'is their practical way of saying 'Thank you.' 'The work rooms are well equipped with modern and easily managed machinery. Symington’s, which, it is stated, is the largest manufacturing firm of its kind in Australia, is (he Australian branch of the English firm of the same name, which was established nearly a century ago. The factory is at West Melbourne (Vie.) and many
different types of corsetry are manufactured. In addition, the firm manufactures exclusively many brands on behalf of leading wholesale and retail stores throughout Australia.

'Shepparton Advertiser' (Vic.: 1914 - 1953) Friday 27 May 1949

'All Women Can Have Liberty

This was the impression we gained after talking to a representative of R and W. H Symington and Co. (Aust.) Pty. Ltd., makers of the world famous Liberty foundation garments, and Nu-Back corselettes.

It was gratifying to know that Shepparton has been chosen to feature a special Liberty week during the first week of June, and our fashion-conscious feminine population- will be delighted at the extensive range of corsetry available In all sizes and prices.

Recently we had an opportunity of chatting with a member of this well known firm who had a very interesting and enlightening story to tell concerning the background of this enterprising organisation which is so well known all over the world. Symington's have six large factories in England, also they have a factory in Dundalk, Eire, two factories in New Zealand and two in Australia, one in West Melbourne which was opened in 1921, and another, established in 1943' at St. Arnaud.

Liberty garments were first manufactured in England at Market Harborough in 1856, and since that time have succeeded in maintaining an- enviable position In the world of corsetry.

In Australia, at West Melbourne, where the Liberty factory occupies an extensive -block of land from Howard street to Chetwynd street, all Liberty foundation garments are designed specially to suit the Australian figure requirements, Liberty offers a- garment to suit every figure type, and this is achieved mainly because of a very special method of scientific designing, very interesting to the average person who hitherto -had not realised what a scientific business corsetry really is. While there is a style and. A price to suit every woman, in no instance is quality of materials and workmanship sacrificed for price. All the materials used in Liberty garments are the finest obtainable and are fully guaranteed. Symington's are the manufacturers also of the famous Nu-Back corselettes. ....etc.'

see also 'Western Mail' (Perth, WA : 1885 - 1954)Thursday 12 March 1931

the fashionarchives web site, 2015

'Jenyns Corsets (1898-1990s).

Established by husband and wife Ebenezer Randolphus Jenyns (1865-1958) and Sarah Ann Jenyns (1865-1952), in Brisbane in 1898. Jenyns was a family run business, but was run by a family with serious divisions.

What: Jenyns was a leading corset label that pioneered 'surgical' and 'hygienic' corsets for women. The business eventually became one of the country's most significant underwear empires, and one of Queensland's longest running fashion companies.

When: The business was established in the late nineteenth century, and survived in to the last decade of the 20th century. After more than fifty years as a successful enterprise, the company was sold to global brand, Triumph, in the late 1960s, which continued to use the Jenyns name, trading as The House of Jenyns. Triumph sold Jenyns in 1992, when it was split into a medical products company, Jenyns Pty Ltd., owned by Jenyns family members Ken, Pat and Julie Jenyns, and a specialised surgical corset business, Jenyns Bryant Surgical Corsetry Pty Ltd. These continued operating in to the 1990s.

Where: Jenyns corsets were stocked throughout the country in department stores and draperies, shown at exhibitions and fairs nationally, licensed through international retailers, and sold from their own premises.

The company had locations in George Street (321 and later 309-315), Brisbane, for several decades, later moving to Melbourne Street, South Brisbane. After Triumph purchased the company in the late 1960s, the then named 'House of Jenyns' operated in Ipswich, until at least the late 1980s, when its once exceptionally popular corsets became a more or less obsolete product for most women.

Why: Few Queensland fashion companies have had the rich history and longevity of Jenyns. While initially starting as a partnership between husband and wife Ebenezer and Sarah, it was Sarah who developed Jenyns into a leading corset company that endured for close to a century. Sarah was a passionate advocate for modernising corset designs, and developed side lacing and fan lacing corsets that enabled a wearer to easily get in and out of the garment without assistance (as was the case with older corset designs). She also believed that these garments had great medical benefits; relieving back problems, improving the figure, and supporting posture. Her patented designs were endorsed by the London Institute of Hygiene, a significant tick of approval for the company that 'legitimised' their health claims. An advertisement from 1920 states: 'Jenyns supporting and reducing corsets are a health corset of distinctive merit. They are designed to combine the best principles of an abdominal belt with the finest artistry in corset making. The result is a corset unique in its supporting features and modern fashionable lines.'

By 1911 Sarah Jenyns was running her corset business independently, and continued to be associated with the success and legacy of Jenyns. Ebenezer continued to create surgical corsets as well, though with less success. In a short-lived moment of stability, they formed Jenyns Patent Corset Pty Co. in 1915.

In the 1920s the family business completely split, with Ebenezer and his son John applying for their own patents, and trading as Jenyns Truss & Patent Pty Co. However, this venture did not fair well. By contrast, Sarah's enterprise continued to grow. She brought her son Herbert in to the company, and he worked alongside her for more than twenty years. She secured Jenyns Patent Corset Co. Pty Ltd and continued to expand and patent new designs and improvements. Herbert was manager of Jenyns Patent Corsets by 1928, and instigated the manufacture of foundation garments and underclothing. Herbert became managing director of Jenyns in 1946. His own sons continued in the business in to the late 20th century.

The business grew from 15 employees in 1920 to 500 in 1964. During World War II, Jenyns received large contracts from the army and navy to supply garments, and this was a time of rapid expansion for the business. Jenyns did have competition from local and international companies. In Australia their main rival was Berlei, and internationally firms such as Camp and Symington also served a similar market.

Herbert Jenyns led the company once Sarah become too elderly. Her own health failed her and she became senile. In 1951 more familial tension surfaced when it was alleged in the Supreme Court that Herbert had 'unduly influenced his mother to transfer 13,655 shares in the company to him.' Sarah passed away in 1952, and in 1953 the court's
decision was reversed in Herbert’s favour. He continued to run the business, becoming a millionaire.

Jenyns corsets continued to be a fixture of women’s wardrobes into the 1960s, with many women still wearing them until the business was sold in 1992. Today Jenyns corsets are still coveted by collectors.

by The Fashion Archives

Sands & McDougall Directory of Victoria
1930 44 Geo Wall
1935 40-44 Corset factory
1939 Symington, R.H. & W.H. & Company (Aust) P/L sales dept

City of Melbourne Valuers Books
1930
1899 Stanton, William x-out (margin note £10,000 ref to 1863 also owned by Symington 3-11 Howard St backs onto site q.v.- Brick warehouse 2 and 3 floors 97x116 £1100) / R & WJ Symington & Comp P/L 40 BH 5 rooms 16.5x167 £44
1900 land R & WJ Symington & Comp P/L land 16.5x165 £20 £1000 written over both values.
1901 R & WJ Symington & Comp P/L  written in over George Wall 44 Chetwynd St BH 5 rooms 16.5x165 £65

Survey Notes:
Not assessed.

<table>
<thead>
<tr>
<th>Property number: unkown</th>
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</thead>
<tbody>
<tr>
<td>Chetwynd Street</td>
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<tr>
<td>46</td>
</tr>
<tr>
<td>-50</td>
</tr>
<tr>
<td>Armstrongs</td>
</tr>
</tbody>
</table>

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: 3

What date or era does the place express (if any)?
Creation date (if available)? 1988
Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
- North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
- 5.3 Developing a large, city-based economy

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
City of Melbourne online maps
'4 storey concrete office building with ground level parking. Built and sub-divided 1988.'

Property number: 101965
### Chetwynd Street

<table>
<thead>
<tr>
<th>Property number</th>
<th>101964</th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**What streetscape level (1-5) does the place express (if any)?**
- Existing Streetscape Level: -
- Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**
- Creation date (if available)? 1990
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Scientific value
- Significant individually
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3   North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 5.3 Developing a large, city-based economy

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
- City of Melbourne online maps
  - '2 storey brick office building with basement. Built 1990'
- \cite{city-of-melbourne-online-maps}

---

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

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: B
- Proposed Grading: B

**What streetscape level (1-5) does the place express (if any)?**
- Existing Streetscape Level: 3
- Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**
- Creation date (if available)? 1885
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3   North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
- North and West Melbourne Conservation Study (1983)
- cite;
  - 62-64 Chetwynd Street
  - RB 1873, 2093; RB 1883, 2367; D. 1884-5;
    - 1. RB 1885-6, 231 8-19
    - 2. PA 1082/1884
    - 3. RB1890-1, 2306-7; RB1896-7, 2292-3
- Lewis, M. Australian Architecture Index:
  - 62-64 Chetwynd St
    - 77134 Amess, James - 47 Dryburgh Street Hotham

---

Graeme Butler & Associates 2015: Appendix 2: 277
SURVEYED PLACES

Spence, T B West Melbourne VIC City of Melbourne registration no 1082 [Burchett Index]. Fee 3.10.0 two cottages Pitt, W 1884 09 13'
66 Chetwynd St- only Building Permit Application in range Chetwynd St, single storey
'77129 Duguid, Robert - Melbourne Duguid, Robert West Melbourne VIC City of Melbourne registration no 4231 [Burchett Index]. Fee 1.10.0 four room brick cottage 1870 12 6'

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 25 January 1890
'THE PARTNERSHIP existing for the past sixteen years between Robert Black and James Brown Spence as manufacturing confectioners, Victoria street, North Melbourne, has been DISSOLVED by mutual consent, Robert Black retiring from the business. In future the business will be carried on by James Brown Spence, Robert Black, junior, David Black, and George Black under the same style as before, "Black and Spence."
All debts paid and collected by the new firm.
Dated this 23rd day of January, 1890.
ROBERT BLACK,
JAMES BROWN SPENCE.'

North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 5 December 1902
'WEST MELBOURNE BOARD OF ADVICE ELECTIONS. The above took place on Thursday, the 27th ult., the polling booth being King St. State school, and the hours of polling 8 a.m. to 7 p.m. Dr. J. K. Troup was the returning officer with Mr. VW.H. Hallas: deputy'. The polling was light up to 1 p.m., but became heavy after wards. The poll was not declared till an hour which disclosed a screw loose somewhere in the polling arrangements. People may not mind waiting late for the results as regards Parliamentary elections, but in such a purely local matter as a school board contest, are liable to become impatient at unusual delay.
The results of the polling was as under:
'John D’Alton... 402 -
*Joseph Batten ... 385
James Hanson .... 339
James Spence... 329
*John Shearer... 326
Hugh McBean ... 309
*James Young ... 220
(The above were elected.)
Mrs. E. E. Roth ... 186
Miss C. Thomas ... 186
- 'Retiring members:-'
Mr. John D’Alton, who occupied the proud position of top of the poll in connection with these elections, elsewhere returns thanks to the ratepayers for the compliment paid to him.'
'SPENCE-On the 23rd February, at the residence of her parents, 66 Chetwynd street, West Melbourne, Jessie, the dearly loved and loving second daughter of James and Margaret Spence, and loving sister of Mary, Ethel, and Flo.
He giveth His beloved sleep.'
SURVEYED PLACES

Not Assessed

Description/Notable Features

An unusually sited and formed, parapeted and stuccoed brick row house pair of one storey, with an iron verandah, balustrade using McLean’s pattern of 1877 and front fence. A gabled entablature is central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side. Sited high on an embankment and back from the street, the pair possess high retaining walls to the verandahs and a long, raking garden dividing-wall between. Notable features include fence, verandah decoration, verandah roof and structure, elevated site.

Statement of Significance

Architecturally, designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet Collins Street), this represents an original example of the low number of small residential commissions known and reflects his skill in the use of the elevated site and leading garden wall, directing attention to the central parapet pediment. It also represents an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade. Historically, another example of small developments by local residents, alongside their homes.

Recommended Alterations

Repaint in original or typical colours; consider zoning policy to maintain residential use and form i.e. as Column 4 use. Stone plinth (fence) painted (inappropriate - remove by approved method)

Other Comments

Integrity - Generally original. Streetscape - Isolated trio of similar buildings (including 66) which are distinctively sited, particularly when viewed from a distance.

Sands & McDougall Directory of Victoria

1893

Victoria St

N side

44 King Robert contr

46 Pugh, Francis

48 Black & Spence, confr

52 Vacant

54 Benjamin Bros newsagt

56 Royal Exchange hotel-

O'Leary Cornelius H.

Peel st

1893

Chetwynd St E side

Jones, John

Right-or-way

68 Burns, John

62 DeChaneeet. G.S., musicn

64 Hirst, Charles E.

66 Spence, James

St Mary's R.C. schools

Victoria st

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983

cites

1873, 2093;

1883, 2134;

1885-6, 231 8- 19

1890-1, 2306- 7;

1896- 7, 2292-3

City of Melbourne Rate Books searched 1983

1869, 1990 James Lee owner-occupier B&W H 5 rooms, workshop £25

City of Melbourne Valuers Books

1870, 1939 James Lee owner-occupier B&W H 5 rooms, workshop £25

(Jones B&W H 2 rooms)

1871, 1999 Lyons/ Latham, BH 6 rooms & bath £60

(Jones)

1875, 2131-

Fred Eggleston/ Chas Atkin BH 6 rooms £50

(Jones, BH 6 rooms £36/ B&W H and workshop) £25

1885, 3317-

Jas B Spence BH 6 rooms, 27x166 £40, BH 6 rooms, 27x166 £50 xout 48, BH 6 rooms, 20x166 written in, £48

(Jones at 38 Chetwynd BH 6 rooms £36 plus wooden workshop off Chetwynd st)

1891, 2276-

Jas Spence owner-occupier 66 Chetwynd St BH 6 rooms, 29x166 £40

JS owns 64 Chetwynd St BH 6 rooms, 29x166 £48

JS owns 62 Chetwynd St BH 6 rooms, 29x166 £48

(James Jones 58 BH 6 rooms £36 plus wooden workshop off Chetwynd st 33x166 £25

North and West Melbourne Conservation Study (1983)

History

Next to a cottage built by one Latham and later owned by chemist Charles Atkin and finally purchased by James B. Spence, the latter gentleman who resided in Victorian Street, Hotham, proceeded to build these two cottages to the south of the first (66) in 1884-5. His builder was local resident James Amess (qv) of Dryburgh Street and the architect, the renowned William Pitt. His tenants included John Methewson, Charles E. Hirst and a music teacher, one Herr George St. De Chaneet.

Description

An unusually sited and formed, parapeted and stuccoed brick row house pair of one storey, with an iron verandah, balustrade using McLean’s pattern of 1877 and front fence. A gabled entablature is central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side. Sited high on an embankment and back from the street, the pair possess high retaining walls to the verandahs and a long, raking garden dividing-wall between. Notable features include fence, verandah decoration, verandah roof and structure, elevated site.

Integrity - Generally original. Streetscape - Isolated trio of similar buildings (including 66) which are distinctively sited, particularly when viewed from a distance.

Significance

Architecturally, designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet Collins Street), this represents an original example of the low number of small residential commissions known and reflects his skill in the use of the elevated site and leading garden wall, directing attention to the central parapet pediment. It also represents an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade. Historically, another example of small developments by local residents, alongside their homes.

Recommendations

Repaint in original or typical colours; consider zoning
### Chetwynd Street

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<thead>
<tr>
<th>Number</th>
<th>64</th>
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<tbody>
<tr>
<td>Houses, part 62-66 Chetwynd Street</td>
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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<tbody>
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<td>Existing grading: B</td>
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| Existing Streetscape Level: 3 | Proposed Streetscape Level: 2 |

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<th>What date or era does the place express (if any)?</th>
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<td>Creation date (if available)? 1885</td>
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<table>
<thead>
<tr>
<th>Creation era?</th>
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<tbody>
<tr>
<td>✔ Victorian-era</td>
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<td>□ Edwardian-era</td>
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</thead>
<tbody>
<tr>
<td>Aesthetic value</td>
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<tr>
<td>Scientific value</td>
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<tr>
<td>Not assessed for heritage values</td>
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</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
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</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Significant individually</td>
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<tr>
<th>What are the historic themes represented by the place?</th>
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<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

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RB 1873, 2093; RB 1883, 2367; D. 1884-5;
1. RB 1885-6, 231 8-19
2. PA 1082/1884
3. RB1890-1, 2306-7; RB1896-7, 2292-3

Lewis, M. Australian Architecture Index:
62-64 Chetwynd St
77134 Amess, James - 47 Dryburgh Street Hotham
West Melbourne Heritage Review

SURVEYED PLACES

Spence, T B West Melbourne VIC City of Melbourne registration no 1082 [Burchett Index]. Fee 3.10.0 two cottages Pitt, W 1884 09 13'
66 Chetwynd St- only Building Permit Application in range Chetwynd St, single storey
'77129 Duguid, Robert - Melbourne Duguid, Robert West Melbourne VIC City of Melbourne registration no 4231 [Burchett Index]. Fee 1.10.0 four room brick cottage 1870 12 6'

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 25 January 1890
'THE PARTNERSHIP existing for the past sixteen years between Robert Black and James Brown Spence as manufacturing confectioners, Victoria street, North Melbourne, has been DISSOLVED by mutual consent, Robert Black retiring from the business. In future the business will be carried on by James Brown Spence, Robert Black, junior, David Black, and George Black under the same style as before, "Black and Spence." All debts paid and collected by the new firm. Dated this 23rd day of January, 1890.
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JAMES BROWN SPENCE.'

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*Joseph Batten ... 385
'James Hanson,... 339
James Spence... 329
*John Shearer,... 326
Hugh McBean ... 309
*James Young ... 220
(The above were elected.)
Mrs. E. E. Roth ... 186
Miss C. Thomas ... 186
- "Retiring members:"-
Mr. John D'Alton, who occupied the proud position of top of the poll in connection with these elections, elsewhere returns thanks to the ratepayers for the compliment paid to him.'

'SPENCE-On the 23rd February, at the residence of her parents, 66 Chetwynd street, West Melbourne, Jessie, the dearly loved and loving second daughter of James and Margaret Spence, and loving sister of Mary, Ethel, and Flo. He giveth His beloved sleep.'

Probate, VPRO
'James B Spence Ex Confectioner West Melb 02 Aug 1931

Graeme Butler & Associates 2015: Appendix 2: 281

Australia, Death Index, 1787-1985
'Name: Jas Brown Spence
Birth Year: abt 1849
Age: 82
Death Place: West Melbourne, Victoria
Mother's name: Anna Brown
Registration Year: 1931
Registration Place: Victoria
Registration Number: 10756'

Australia, Electoral Rolls, 1903-1980
1909
'James Brown Spence, 66 Chetwynd St, manufacturer also Margaret, h.d.;
Mary Henderson Spence, civic servant, William Alex Spence, teacher'
1928
'Name: James Brown Spence
Gender: Male
Electoral Year: 1928
Subdistrict: Melbourne West
State: Victoria
District: Melbourne
Country: Australia
Residence Address: 66 Chetwynd St., Melbourne
Occupation: Confectioner.'

i-Heritage search results: Abstract of Building Identification Form (BIF)
64 CHETWYND STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner Next to a cottage built by one Latham and later owned by chemist Charles Atkin and finally purchased by James B. Spence, the latter gentleman who resided in Victorian Street, Hotham, proceeded to build these two cottages to the south of the first (66) in 1884-5. His builder was local resident James Amess (qv) of Dryburgh Street and the architect, the renowned William Pitt. His tenants included John Methewson, Charles E. Hirst and a music teacher, one Herr George St. De Chaneet.
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
SURVEYED PLACES

Description/Notable Features
An unusually sited and formed, parapeted and stuccoed brick row house pair of one storey, with an iron verandah, balustrade using McLean’s pattern of 1877 and front fence. A gabled entablature is central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side. Sited high on an embankment and back from the street, the pair possess high retaining walls to the verandahs and a long, raking garden dividing-wall between. Notable features include fence, verandah decoration, verandah roof and structure, elevated site.

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Architecturally, designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet Collins Street), this represents an original example of the low number of small residential commissions known and reflects his skill in the use of the elevated site and leading garden wall, directing attention to the central parapet pediment. It also represents an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade. Historically, another example of small developments by local residents, alongside their homes.

Recommended Alterations
Repaint in original or typical colours; consider zoning policy to maintain residential use and form i.e. as Column 4 use. Stone plinth (fence) painted (inappropriate - remove by approved method)

Other Comments
Integrity - Generally original.
Streetscape - Isolated trio of similar buildings (including 66) which are distinctively sited, particularly when viewed from a distance.

Sands & McDougall Directory of Victoria
1893
Victoria St
N side
44 King Robert contr
46 Pugh, Francis
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52 Vacant
54 Benjanmin Bros newsagt
56 Royal Exchange hotel-O’Leary/Cornelius H.
Peel st
1893
Chetwynd St E side
Jones, John
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St Mary’s R.C. schools
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City of Melbourne Rate Books
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Cites
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(Jones)
1875, 2131-
Fred Eggleston/ Chas Atkin BH 6 rooms £50
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1885, 3317-
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Jas Spence owner-occupier 66 Chetwynd St BH 6 rooms,
29x166 £40
JS owns 64 Chetwynd St BH 6 rooms, 29x166 £48
JS owns 62 Chetwynd St BH 6 rooms, 29x166 £48
(James Jones 58 BH 6 rooms £36 plus wooden workshop
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North and West Melbourne Conservation Study (1983)

History
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Recommendations

Graeme Butler & Associates 2015: Appendix 2
Repaint in original or typical colours; consider zoning policy to maintain residential use and form i.e. as Column 4 use. Stone plinth (fence) painted (inappropriate - remove by approved method)

Property number: 101962

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: D</th>
</tr>
</thead>
</table>

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1870-1

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Early Victorian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td>🟢 Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>☐ Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>✓</td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>☐</td>
</tr>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
North and West Melbourne Conservation Study (1983) cite;
62-64 Chetwynd Street
RB 1873, 2093; RB 1883, 2367; D. 1884-5;
1. RB 1885-6, 231 8-19
2. PA 1082/1884
3. RB1890-1, 2306-7; RB1890-7, 2292-3

Lewis, M. Australian Architecture Index:
62-64 Chetwynd St
77134 Amess, James - 47 Dryburgh Street Hotham
West Melbourne Heritage Review

SURVEYED PLACES

Spence, T B West Melbourne VIC City of Melbourne registration no 1082 [Burchett Index]. Fee 3.10.0 two cottages Pitt, W 1884 09 13' 66 Chetwynd St- only Building Permit Application in range Chetwynd St, single storey

"77129 Duguid, Robert - Melbourne Duguid, Robert West Melbourne VIC City of Melbourne registration no 4231 [Burchett Index]. Fee 1.10.0 four room brick cottage 1870 12 6'

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 25 January 1890
'THE PARTNERSHIP existing for the past sixteen years between Robert Black and James Brown Spence as manufacturing confectioners, Victoria street, North Melbourne, has been DISSOLVED by mutual consent, Robert Black retiring from the business. In future the business will be carried on by James Brown Spence, Robert Black, junior, David Black, and George Black under the same style as before, "Black and Spence." All debts paid and collected by the new firm. Dated this 23rd day of January, 1890. ROBERT BLACK, JAMES BROWN SPENCE.'

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 5 December 1902
'WEST MELBOURNE BOARD OF ADVICE ELECTIONS. The above took place on Thursday, the 27th ult., the polling booth being King St. State school, and the hours of polling 8 a.m. to 7 p.m. Dr. J. K. Troup was the returning officer with Mr. VW.H. Hallas: deputy'. The polling was light up to 1 p.m., but became heavy after wards. The poll was not declared till an hour which disclosed a screw loose somewhere in the polling arrangements. People may not mind waiting late for the results as regards Parliamentary elections, but in such a purely local matter as a school board contest, are liable to become impatient at unusual delay. The results of the polling was as under:

John D’Alton ... 402 -
Joseph Batten ... 385
James Hanson ... 339
James Spence ... 329
John Shearer ... 326
Hugh McBean ... 309
James Young ... 220

(The above were elected.)

Mrs. E. E. Roth ... 186
Miss C. Thomas ... 186
- 'Retiring members:-
Mr. John D’Alton, who occupied the proud position of top of the poll in connection with these elections, elsewhere returns thanks to the ratepayers for the compliment paid to him.'

"SPENCE-On the 23rd February, at the residence of her parents, 66 Chetwynd street, West Melbourne, Jessie, the dearly loved and loving second daughter of James and Margaret Spence, and loving sister of Mary, Ethel, and Flo.
He giveth His beloved sleep.'

Probate, VPRO
'James B Spence Ex Confectioner West Melb 02 Aug 1931

244/788 VPRS 28/P3, unit 2258; VPRS 7591/P2, unit 858 -
&format=freetext&Family_name=spence&Given_name=ja
mes&Alternative_name=&Occupation=&Residence=&Year
_of_death=0&Year_of_deathto=0&SearchRecords=25&x=50&y=26#sthash.mEoolEqI.dpuf

Australia, Death Index, 1787-1985
'Name: Jas Brown Spence
Birth Year: abt 1849
Age: 82
Death Place: West Melbourne, Victoria
Mother’s name: Anna Brown
Registration Year: 1931
Registration Place: Victoria
Registration Number: 10756'

Australia, Electoral Rolls, 1903-1980
1909
'James Brown Spence, 66 Chetwynd St, manufacturer also Margaret, h.d.;
Mary Henderson Spence, civic servant, William Alex Spence, teacher'
1928
'Name: James Brown Spence
Gender: Male
Electoral Year: 1928
Subdistrict: Melbourne West
State: Victoria
District: Melbourne
Country: Australia
Residence Address: 66 Chetwynd St., Melbourne
Occupation: Confectioner.'

Australia, Election Roll: 1903-1915
1903
Name: Sofa Janson
Gender: Male
Electoral Year: 1903
Subdistrict: Melbourne West
State: Victoria
District: Melbourne
Country: Australia
Residence Address: 66 Chetwynd St., Melbourne
Occupation: Confectioner.'

i-Heritage search results: Abstract of Building Identification Form (BIF)
66 CHETWYND STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include verandah, siting, palm-1920s?
Statement of Significance Not Assessed
Recommended Alterations
Hedge, verandah frieze (sympathetic) stone painted (inappropriate - remove by approved method)

Sands & McDougall Directory of Victoria
1893

Graeme Butler & Associates 2015: Appendix 2: 284
North and West Melbourne Conservation Study (1983)

History
Next to a cottage built by one Latham and later owned by chemist Charles Atkin and finally purchased by James B. Spence, the latter gentleman who resided in Victorian Street, Hotham, proceeded to build these two cottages to the south of the first (66) in 1884-5. His builder was local resident James Amess (qv) of Dryburgh Street and the architect, the renowned William Pitt. His tenants included John Methewson, Charles E. Hirst and a music teacher, one Herr George St. De Chaneet.

Description
An unusually sited and formed, parapeted and stuccoed brick row house pair of one storey, with an iron verandah, balustrade using McLean's pattern of 1877 and front fence. A gabled entablature is central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side. Sited high on an embankment and back from the street, the pair possess high retaining walls to the verandahs and a long, raking garden dividing-wall between. Notable features include fence, verandah decoration, verandah roof and structure, elevated site.

Integrity - Generally original.
Streetscape - Isolated trio of similar buildings (including 66) which are distinctively sited, particularly when viewed from a distance.

Significance
Architecturally, designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet Collins Street), this represents an original example of the low number of small residential commissions known and reflects his skill in the use of the elevated site and leading garden wall, directing attention to the central parapet pediment. It also represents an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade. Historically, another example of small developments by local residents, alongside their homes.

Recommendations
Repaint in original or typical colours; consider zoning policy to maintain residential use and form i.e. as
**Monaltrie House or George Small's house**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available):** 1888
- **Creation era:**
  - Victorian-era
  - Interwar
  - Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value

- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

### 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

#### Newspapers:

- "The Age" 23/1/1889
  
  Wedding of Mary Small, youngest daughter of George Small Monaltrie House, Curzon Street to John Baker, son of late George Baker.

- "The Age" (Melbourne, Vic. : 1854 - 1954) Wednesday 25 March 1903
  
  SMALL.— The Friends of the late Mr. GEORGE SMALL are respectfully invited to follow his remains to the place of interment, the Melbourne General Cemetery. The funeral will leave his residence, 1 Curzon-street, West Melbourne,}

- TOMORROW (Thursday), 29th inst., at 2 o’clock. JOSEPH ALLISON, Undertaker and Embalmer, head office. 135 ; Errol street,. North Melbourne; branch, -Mount Alexander-road, Moonee Ponds. Tel 751.'

- Probate, VPRO
  
  'George Small Engineer W Melb 24 Mar 1903 90/266 VPRS 28/P0, unit 1163; VPRS 28/P2, unit 677; VPRS 7591/P2, unit 359.'
  
  Eliza widow and executrix - confirms will as witnessed by George S. Small and herbalist Hugh Purves, at Monaltrie House - estate £570. Assets include: nine room house on CA11/M occupied by deceased and now his widow - valued at £570 of which £300 was owing on mortgage.

- Google search: Monaltrie House, 2015
  
  'Monaltrie House built in 1782, Monaltrie House is set in 6 acres of private ground situated on the edge of Royal Deeside in the village of Ballater, we are an hours’ drive from Aberdeen airport and city.'

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  
  1 CURZON STREET WEST MELBOURNE 3003

  **Heritage Gradings**

<table>
<thead>
<tr>
<th>Building Grading</th>
<th>Streetscape Level</th>
<th>Lanescape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

  **Conservation Study Details**

  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
  - Building and History Information
  - Architectural Style Victorian
  - Period 1876-99 - Victorian
  - Construction Date
  - Source for Construction Date
  - Architect
  - Builder Not Assessed
  - First Owner Built for George Small in 1888 this house was owned and occupied by him for at least 10 years.
  - Integrity Fair
  - Condition Fair
  - Original Building Type
  - History Not Assessed
  - Description/Notable Features
  - Architect, A. E. Duquid and builder, James Bailey were responsible for this two-storey stuccoed brick house. Forming an obtuse angle at the street intersection, one bay is built at the street alignment, whilst the other is set back to accommodate a two-level iron verandah and iron picket fence. Rosettes and brackets under the eaves, a convex verandah roof and ornate cast-iron provide a late emphasis to the early hipped roof shape, architraved rectangular windows and otherwise plain stucco surfaces. The five-panel front door is also typical of later architecture. Note the traditional fixing of the street name sign. Notable features include fence, verandah decoration, verandah roof and structure, eaves, corner site.
  - Statement of Significance
  - Architecturally, a relatively unusual form for row house areas, being common for detached villa construction and made more so by adherence to the street frontages. It is near original and prominently sited: of regional importance. Historically, little is known about Small and hence the house possesses local interest only. Recommended Alterations Repaint in typical or original...
West Melbourne Heritage Review

**SURVEYED PLACES**

Colours; investigate restoration of chimney cornices in late 19th century pattern and check originality of door; consider re-zoning to Residential A; record and preserve street name sign. Cornice, chimney altered, door altered (inappropriate - reinstate original design)

Other Comments

Integrity - Generally original except for removal of both chimney cornices.

Streetscape - Terminates a single storey row of earlier but similar cottages, 3-7 Curzon Street.

---

**Sands & McDougall Directory of Victoria**

1925

CURZON ST
Off 4 Hawke st
1 Bates, Jno. B.
3 Drinan, Morris
5 Madden Francis C.
7 Ledger, Jas.

Right-of-way

1904

CURZON ST
Hawke st
1 Small, Mrs Eliza
3 Madden, John
5 Hogan, Edward
7 Carpenter, John J.

Right-of-way

Miller st

---

**City of Melbourne Rate Books**

North and West Melbourne Conservation Study 1983 cites:

1890-91, 700;
1896-97 71 6

---

**City of Melbourne Valuers Books**

1915, 744

Ellen Dougan owner-occupier 8 room BH 40x60 £38 x-out to £42

---

**North and West Melbourne Conservation Study (1983)**

History

Built for George Small in 1888 this house was owned and occupied by him for at least 10 years.

Description

Architect, A. E. Duquid and builder, James Bailey were responsible for this two-storey stuccoed brick house. Forming an obtuse angle at the street intersection, one bay is built at the street alignment, whilst the other is set back to accommodate a two-level iron verandah and iron picket fence. Rosettes and brackets under the eaves, a convex verandah roof and ornate cast-iron provide a late emphasis to the early hipped roof shape, architraved rectangular windows and otherwise plain stucco surfaces. The five-panel front door is also typical of later architecture. Note the traditional fixing of the street name sign. Notable features include fence, verandah decoration, verandah roof and structure, eaves, corner site.

Integrity - Generally original except for removal of both chimney cornices.

Streetscape - Terminates a single storey row of earlier but similar cottages, 3-7 Curzon Street.

---

**Significance**

Architecturally, a relatively unusual form for row house areas, being common for detached villa construction and made more so by adherence to the street frontages. It is near original and prominently sited: of regional importance. Historically, little is known about Small and hence the house possesses local interest only.

**Recommendations**

Repaint in typical or original colours; investigate restoration of chimney cornices in late 19th century pattern and check originality of door; consider re-zoning to Residential A; record and preserve street name sign.

Cornice, chimney altered, door altered (inappropriate - reinstate original design)

**Property number:** 102327
### Surveyed Places

**Curzon Street**  
3

#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

#### Existing Streetscape Level:

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- Creation date (if available): 1875-1900
- Creation era?
  - Victorian-era
  - Edwardian-era

#### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 3 CURZON STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
  - Adopted
- Building and History Information
## SURVEYED PLACES

### Curzon Street

| Survey Notes: |
| --- | --- |
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below. |

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1875-1900</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td></td>
</tr>
</tbody>
</table>

- [x] Victorian-era
- [ ] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- [x] HO3 North & West Melbourne Precinct

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 5 CURZON STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information

**Property number:** 102329
**Surveyed Places**

**Curzon Street**

| Property number: | 102330 |

---

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
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<tbody>
<tr>
<td>Streetscape Level:</td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

- **Creation era?**
  - [x] Victorian-era
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 7 CHETWYND STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study, Date, Status.
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1900-1918
Creation era?
☐ Victorian-era  ☑ Early Victorian-era
☐ Interwar  ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
15 CURZON STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information

Property number: 102331
**SURVEYED PLACES**

| Curzon Street | 17 |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1900-1918
- Creation era?
  - [ ] Victorian-era
  - [ ] Early Victorian-era
  - [ ] Edwardian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 17 CURZON STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information

**Property number:** 102332

**Architectural Style Edwardian**
- Period 1900-15 - Edwardian
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Notable features include the verandah and the fence.
- Statement of Significance Not Assessed

**Architectural Style:** Edwardian
- Period 1900-15 - Edwardian
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Notable features include the verandah and the fence.
- Statement of Significance Not Assessed

**Architectural Style:** Edwardian
- Period 1900-15 - Edwardian
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Notable features include the verandah and the fence.
- Statement of Significance Not Assessed
### Surveyed Places

**Curzon Street 19**

<table>
<thead>
<tr>
<th>Property number:</th>
<th>102333</th>
</tr>
</thead>
</table>

#### Survey Notes:

Original wire fence replaced with picket - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- Creation date: 1900-1918
- Creation era: 
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Edwardian-era
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - [ ] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 19 CURZON STREET WEST MELBOURNE 3003
- North and West Melbourne Precinct Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
### Curzon Street 21

**Survey Notes:**

Original wire fence replaced with picket - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available)?** 1900-1918
- **Creation era?**
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [x] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 21 CURZON STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Property number: 102334
Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

Creation era?

- [X] Edwardian-era
- [ ] Victorian-era
- [ ] Interwar
- [ ] Post WW2

What are the heritage values of the place (if any)?

- [X] Historical value
- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

- [X] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
23 CURZON STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
### Dryburgh Street 35-43

<table>
<thead>
<tr>
<th>Survey Notes:</th>
<th>Not assessed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the heritage grading (A-D, 1-3) of the place (if any)?</td>
<td>Existing grading: -  Proposed Grading: -</td>
</tr>
<tr>
<td>Existing Streetscape Level: -  Proposed Streetscape Level: -</td>
<td></td>
</tr>
<tr>
<td>What date or era does the place express (if any)?</td>
<td>Creation date (if available): 1987?</td>
</tr>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
<tr>
<td>What are the heritage values of the place (if any)?</td>
<td>Aesthetic value  Historical value</td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>□ Not assessed for heritage values</td>
<td></td>
</tr>
<tr>
<td>Is the place in a Heritage Overlay?</td>
<td>No</td>
</tr>
<tr>
<td>□ Contributory to precinct  □ Not significant or contributory</td>
<td></td>
</tr>
<tr>
<td>□ Significant individually  □ Proposed for a Heritage Overlay</td>
<td></td>
</tr>
<tr>
<td>What are the historic themes represented by the place?</td>
<td>5.3 Developing a large, citybased economy</td>
</tr>
<tr>
<td>Recommendations (if any)</td>
<td>None.</td>
</tr>
<tr>
<td>References (if any):</td>
<td>City of Melbourne online maps</td>
</tr>
<tr>
<td></td>
<td>'Single story concrete building.'</td>
</tr>
<tr>
<td>City of Melbourne Town planning permits register</td>
<td>'Permit Number CM-11804</td>
</tr>
<tr>
<td>Date Received</td>
<td>10/07/1987</td>
</tr>
<tr>
<td>Address of Land</td>
<td>35-43 Dryburgh Street WEST</td>
</tr>
<tr>
<td>MELBOURNE VIC 3003 (Zone DDO28)</td>
<td></td>
</tr>
<tr>
<td>Applicant’s Name and Address</td>
<td></td>
</tr>
<tr>
<td>Proposed Use or Development Alterations to the existing offices.</td>
<td></td>
</tr>
<tr>
<td>Objections Received</td>
<td>0</td>
</tr>
<tr>
<td>Change to Application</td>
<td>YES</td>
</tr>
<tr>
<td>Application Status</td>
<td>Permit Issued</td>
</tr>
<tr>
<td>Decision Permit</td>
<td>19/10/1987'</td>
</tr>
</tbody>
</table>

**Property number**: 102784
## Surveyed Places

### Dryburgh Street 38 El-Rae or Geuer's house

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: C</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:** 3  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)? 1909-10</th>
</tr>
</thead>
</table>

**Creation era?**

- [ ] Early Victorian-era
- [ ] Victorian-era
- [X] Edwardian-era
- [ ] Interwar
- [ ] Post WWII

**What are the heritage values of the place (if any)?**

- [X] Aesthetic value
- [X] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [X] Contributory to precinct
- [ ] Not significant or contributory
- [X] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Heritage Places Inventory July 2015 C3
- i-Heritage search results: Abstract of Building Identification Form (BIF)

**Conservation Study: Study and Date, Status**

- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted

**Building and History Information**

- Architectural Style: Edwardian
- Period: 1900-15
- Construction Date: 1909
- Source for Construction Date: MMBW RP24, 1895
- Builder: Not assessed
- First Owner: Not assessed

**Integration/Integrity**

- Condition: Fair

**Description/Notable Features**

- Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours/finishes, see post on R.H; new post on L.H.

**Statement of Significance**

- Not assessed for heritage values
- Recommended Alterations: Fence incomplete? (inappropriate - reinstate original design)

**Google Earth, aerial view**

- Shows Victorian-era M-hip roof form

**Australia, Electoral Rolls, 1903-1980**

- Charles John Geuer, engine-driver at Warburton, with Alice 1906.
- Johann Carl Maria Geuer, 3 Dryburgh Street, West Melbourne railway employee, with Alice 1917, 1915; 1909 at 76 Haines Street, North Melbourne

**City of Melbourne Building Permit Applications**

- No Building Permit Applications post 1916.

**Sands & McDougall Directory of Victoria**

- 1930
- E side
- Miller, Mrs M. A.
- Ireland st
- 38 Kelly, Mortimer

**Other References**

- 1920
- E SIDE
- 14 Johnston, Benjamin
- Ireland st
- 38 Weilant, Fred.
- 40 Sullivan, Mrs Mary
West Melbourne Heritage Review

SURVEYED PLACES

44 Drinkwater, Wm. C.
46 Phillips, Wm. S.
48 Crapper, Sydney T.
50 Hardingham, A. M.
Spencer st

1917 38 Thomas N Williams (Sullivan)
1916 31 Thomas N Williams (Sullivan)

1915
E SIDE
15 Vacant
31 Williams, Thos,
33 Sullivan, Mrs Mary
35 Drinkwater, Wm.
37 Down, Lionel 0.
39 Martin, Alfutl
41 McCarthy, Miss D.
McCarthy, Charles
Spencer

1910
E SIDE
Off 89 Ireland st
Vacant
35 O’Callaghan, John
37 Down, Lionel
39 McLean, George
41 Tyler, Harold
Spencer at
Miller at

1904
W SIDE
Railway st
Orderly rooms—Hollingworth, Albert, sgt-major
Ireland st
28 Oliver, Mrs Jessie
20 Oliver, Miss S., prlv school
40 Burke, Patrick

City of Melbourne Valuers Books
1902, No- see 579 as last in street (35)

1911, 575-
(Hastings 35 BH 5r)
Edward White owner-occupier (M Hastings x-out) 33 BH
£26
Chas John Gener, owner-occupier (White x-out) 31 BH
£26

1912, 574-
(Marg Hastings 35 BH 5r)
Edward White, Mary Flew Sullivan 42 Harcourt St, Nth Melb BH ’5 rooms' written in 3 stall stable 21x132 £26 x-out 40
Chas J (Gener x-out) Geuer, Johanna Geuer, 31 21x132
£26 x-out 40 BH ’5 rooms' written in

1913, 555-
(Marg Hastings 35 BH 5r)
Mary Flew Sullivan owner-occupier 33 BH 5r and 3 s stable 21x132 £40
O’Neil, MJ/Johanna Geuer, Dandenong 31 BH 5 r 21x132
£40

1914, 564-

(Sullivan)
Martin O’Neil, Mary Sullivan/Johanna Geuer? X-out to
Katie Williams (31) BH 5r 30x110 and land 18x110 x-out
£40 (land changes adjoining suggest divided from Sullivan)

1915,
(Sullivan)
(31) 565 Thomas N Williams/ Katie Williams, BH 5r
30x110 £40
(Dallimore)

1916, 2458
As above with numbers changing:
38 to 31 BH 5r 30x110 £40 and
33 to 40 BH 5r 3 stable 21x132 £40

1920, 1337
(40 Sullivan BH 5r stable 21x132 £40; 44 Hastings )
Fred/ Weiland, Alice 38 BH 5 rooms 30x110 £40
(Dallimore)

1930, 1255
(40 /Sullivan, Mary Lew BH 5 rooms stable 21x13 £50 -
still shown on aerial)
38 vacant/ Kelly Mortimer BH 5 rooms, 30x110 £65

Property number: 102940
### Surveyed Places

| Dryburgh Street | 40 |

**Survey Notes:**

Facade bricks painted over, reducing integrity, corner site to lane, adding prominence, typical Edwardian-era house, but well-preserved. Stable structure at rear off lane.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: D</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:** 3

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1900-1918
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Edwardian-era

**What are the heritage values of the place (if any)?**

- **Historical value**

**Scientific value**

**Social value**

**Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- **Contributory to precinct:**
- **Not significant or contributory:**
- **Significant individually:**
- **Proposed for a Heritage Overlay:**

**What are the historic themes represented by the place?**

- **8.2 Housing the population**

**Recommendations (if any):**

Replace 42 Dryburgh Street with 40 Dryburgh Street in Heritage Places Inventory July 2015.

**References (if any):**

- **MMBW**
  - DP706 c1895 vacant site

- **i-Heritage search, Heritage Places Inventory June 2015**
  - No listing
  - 42 Dryburgh Street listed as D3 - not shown in City of Melbourne online maps or GIS project map. Assumed as 40.

- **North and West Melbourne Conservation Study (1983)**
  - Graded C, c1910

- **City of Melbourne online maps**

**Property number:** 102939

*S'ingle storey brick terrace built 1885 (sic).*

**Sands & McDougall Directory of Victoria**

1942
14 Kelly, Patk.
Ireland st
38 Kelly, Mortimer
40 Fitzpatrick, Brnrd.
44 Marshall, Jas. C.

**City of Melbourne Valuers Books**

1930, 1255
40 Sullivan, Mary Lew BH 5 rooms, stable 21x13 £50 - still shown on aerial
### Survey Notes:

Corner site to lane, adding prominence - otherwise generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

### What are the streetscape levels (if any)?

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- Creation date (if available): 1882-1891
- Creation era:
  - [ ] Early Victorian-era
  - [x] Victorian-era
  - [ ] Interwar
  - [ ] Edwardian-era
  - [ ] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

<table>
<thead>
<tr>
<th>Hermes</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Lewis, M. Australian Architecture Index:</th>
</tr>
</thead>
<tbody>
<tr>
<td>71162 Hastings, George A - Adderley Street West Melb. Hastings, George West Melbourne VIC City of Melbourne registration no 9069 [Burchett Index]. Fee 3.10.0 two four room brick cottages Blackburne, R 1882 02 2 71164 Cook, C H - 52 Gatehouse Street Parkville Hastings,</td>
</tr>
</tbody>
</table>

| G A West Melbourne VIC City of Melbourne registration no 4395 [Burchett Index]. Fee 3.10.0 two cottages Dryburgh - near Ireland Blackburn, W 1890 04 1 |

<table>
<thead>
<tr>
<th>i-Heritage search results: Abstract of Building Identification Form (BIF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>44 DRYBURGH STREET WEST MELBOURNE 3003 Heritage Grading</td>
</tr>
<tr>
<td>Building Grading Streetscape Level Laneway Level</td>
</tr>
<tr>
<td>D 3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Conservation Study Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct Conservation Management Plan</td>
</tr>
<tr>
<td>North and West Melbourne Heritage Precinct</td>
</tr>
<tr>
<td>Conservation Study: Study and Date, Status</td>
</tr>
<tr>
<td>City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted Building and History Information Architectural Style Victorian; 1884, 1890 Period 1876-99 - Victorian Construction Date Source for Construction Date Architect</td>
</tr>
<tr>
<td>Builder Not Assessed</td>
</tr>
<tr>
<td>First Owner</td>
</tr>
</tbody>
</table>

This row of four cottages, formerly known as 35-41 Dryburgh Street, was erected in two stages. The Sands & McDougall directory for 1884 lists no houses on the east side of Dryburgh Street between Ireland and Miller Streets. The following year, a pair of houses had appeared, listed as 'Benalla Cottages' and occupied by Mrs Elizabeth Kerr and Frederick Baker. Over the next few years, the houses had a number of short-term occupants. The directory for 1891 records that another pair of houses had ???

Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
Benalla Cottages comprise of a row of four single-storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gable roofs are clad in corrugated galvanised steel. The verandahs span between rendered wing walls, and those at Nos. 46-50 have cast iron decoration. The facades have double-hung sashes and timber doors, however the window to No. 44 has been replaced. Nos. 46-50 retain their rendered brick chimneys with corbelled cappings. None of the fences appears to be original.

Statement of Significance
Benalla Cottages, at 44-50 Dryburgh Street, are of local historical and aesthetic interest. The houses are representative of the type of modest workers' housing that proliferated in Melbourne's inner suburbs in the late nineteenth century. Aesthetically, the row is a prominent element in the largely Victorian residential streetscape. Recommended Alterations
Other Comments Upgraded from E to D. The buildings are representative of their type and period. The collective group provides a setting that reinforces the value of the individual buildings.

<table>
<thead>
<tr>
<th>North Melbourne Parish Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>CA 1/Q M Dawson (also 2/Q)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MMBW</th>
</tr>
</thead>
</table>

DP706 c1895- shown opposite 40-46 Dryburgh Street as
SURVEYED PLACES

1-4' 

Sands & McDougall Directory of Victoria
1893
Dryburgh st-E side
Railway st
Ireland st
Barnett, -
Andrews, Thomas
Benalla cotts-
2 Drinan, Maurice
1 Bourke, John
Spencer st
Miller st

1930
Miller, Mrs M. A.
Ireland st
38 Kelly, Mortimer
40 Sullivan, Mrs Mary
44 Perkins, Edwd. W.
46 Mueller, Frank A.
48 Vacant
50 McLeod, Mrs Annie

City of Melbourne Valuers Books
1891, 534-
George Hastings owner: BH 4 rooms, 16x132 £35-38

City of Melbourne Heritage Review (1999)

History
This row of four cottages, formerly known as 35-41
Dryburgh Street, was erected in two stages. The Sands & McDougall directory for 1884 lists no houses on the
east side of Dryburgh Street between Ireland and Miller Streets. The following year, a pair of houses had
appeared, listed as 'Benalla Cottages' and occupied by
Mrs Elizabeth Kerr and Frederick Baker. Over the next
few years, the houses had a number of short-term
occupants. The directory for 1891 records that another
pair of houses had...(been built?)

Description
Benalla Cottages comprise of a row of four single-
storey, single-fronted Victorian terrace houses. The
walls are of rendered masonry, and the transverse gable
roofs are clad in corrugated galvanised steel. The
verandahs span between rendered wing walls, and
those at Nos. 46-50 have cast iron decoration. The
facades have double-hung sashes and timber doors,
however the window to No. 44 has been replaced. Nos.
46-50 retain their rendered brick chimneys with
corbelled cappings. None of the fences appears to be
original.

Significance
Benalla Cottages, at 44-50 Dryburgh Street, are of local
historical and aesthetic interest. The houses are
representative of the type of modest workers' housing
that proliferated in Melbourne's inner suburbs in the
late nineteenth century. Aesthetically, the row is a
prominent element in the largely Victorian residential
streetscape.

Grading Review
Upgraded from E to D. The buildings are representative

of their type and period. The collective group provides a
setting that reinforces the value of the individual
buildings.

Property number: 102938
SURVEYED PLACES

Dryburgh Street 45-47

1942

*Ireland st*

29 Oliver, Miss L. H.
33 Ruston, Mrs Annie
43 Simons, Miss J. M.
47 Gardiner, Hrd. J.

Property number: 102785

Survey Notes:

Unusual two-storey austere Edwardian-era brick form with dentilated string mould. Double-hung sash paired windows with concrete lintels, bullnose sills. Weatherboard addition to side.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era?

- [ ] Victorian-era
- [ ] Interwar
- [x] Edwardian-era
- [ ] Post WW2

What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [x] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

*City of Melbourne online maps*

MMBW 1895: shows as ‘42’ attached house.

*Sands & McDougall Directory of Victoria*

1930

Off Railway pl
Air Force drill hall
Warner. Harold E.

*Ireland St*

33 Gleson, John J.
43 Hailes, Jas. E. H.
47 Dower, Edmond
51 Bye, Fredk. J. T.
SURVEYED PLACES

Dryburgh Street 46  Kingswell, also Benalla Cottages, part 44-50 Dryburgh Street

Survey Notes:

Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1882-1891

Creation era:

☑ Victorian-era  ☐ Interwar

☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value

☐ Scientific value  ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index: '71162 Hastings, George A - Adderley Street West Melb. Hastings, George West Melbourne VIC City of Melbourne registration no 9069 [Burchett Index]. Fee 3.10.0 two four room brick cottages Blackburn, R 1882 02 2. 71164 Cook, C H - 52 Gatehouse Street Parkville Hastings, G A West Melbourne VIC City of Melbourne registration no 4395 [Burchett Index]. Fee 3.10.0 two cottages Dryburgh - near Ireland Blackburn, W 1890 04 1'

Sands & McDougall Directory of Victoria

1893

Dryburgh st-E side

Railway st

Ireland st

Barnett, -

Andrews, Thomas
**SURVEYED PLACES**

**Benalla cott-**
2 Drinan, Maurice
1 Bourke, John
Spencer st
Miller st

1930
Miller, Mrs M. A.
Ireland st
38 Kelly, Mortimer
40 Sullivan, Mrs Mary
44 Perkins, Edwd. W.
46 Mueller, Frank A.
48 Vacant
50 McLeod, Mrs Annie

**City of Melbourne Valuers Books**
1891, 534-
George Hastings owner: BH 4 rooms, 16x132 £35-38

**City of Melbourne Heritage Review (1999)**

**History**
This row of four cottages, formerly known as 35-41 Dryburgh Street, was erected in two stages. The Sands & McDougall directory for 1884 lists no houses on the east side of Dryburgh Street between Ireland and Miller Streets. The following year, a pair of houses had appeared, listed as 'Benalla Cottages' and occupied by Mrs Elizabeth Kerr and Frederick Baker. Over the next few years, the houses had a number of short-term occupants. The directory for 1891 records that another pair of houses had... (been built?)

**Description**
Benalla Cottages comprise of a row of four single-storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gable roofs are clad in corrugated galvanised steel. The verandahs span between rendered wing walls, and those at Nos. 46-50 have cast iron decoration. The facades have double-hung sashes and timber doors, however the window to No. 44 has been replaced. Nos. 46-50 retain their rendered brick chimneys with corbelled cappings. None of the fences appears to be original.

**Significance**
Benalla Cottages, at 44-50 Dryburgh Street, are of local historical and aesthetic interest. The houses are representative of the type of modest workers' housing that proliferated in Melbourne's inner suburbs in the late nineteenth century. Aesthetically, the row is a prominent element in the largely Victorian residential streetscape.

**Grading Review**
Upgraded from E to D. The buildings are representative of their type and period. The collective group provides a setting that reinforces the value of the individual buildings.

**Survey Notes:**
Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streetscape Level: 3</td>
<td>Proposed Streetscape Level: 2</td>
</tr>
</tbody>
</table>

What  date or era does the place express (if any)?

| Creation date (if available): 1882-1891 |
| Creation era? |
| ✔ Victorian-era |
| ✔ Edwardian-era |

What are the heritage values of the place (if any)?

| Aesthetic value | ✔ Historical value |
| Scientific value | Social value |
| Not assessed for heritage values |

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

| Contributory to precinct | Not significant or contributory |
| ✔ Significant individually | Not assessed for heritage values |

What are the historic themes represented by the place?

8.2 Housing the population

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
Lewis, M. Australian Architecture Index: '71162 Hastings, George A - Adderley Street West Melb. Hastings, George West Melbourne VIC City of Melbourne registration no 9069 [Burchett Index]. Fee 3.10.0 two four room brick cottages Blackburne, R 1882 02 2
71164 Cook, C H - 52 Gatehouse Street Parkville Hastings, G A West Melbourne VIC City of Melbourne registration no 4395 [Burchett Index]. Fee 3.10.0 two cottages Dryburgh - near Ireland Blackburn, W 1890 04 1'

i-Heritage search results: Abstract of Building
This row of four cottages, formerly known as 35-41 Dryburgh Street, was erected in two stages. The Sands & McDougall directory for 1884 lists no houses on the east side of Dryburgh Street between Ireland and Miller Streets. The following year, a pair of houses had appeared, listed as 'Benalla Cottages' and occupied by Mrs Elizabeth Kerr and Frederick Baker. Over the next few years, the houses had a number of short-term occupants. The directory for 1891 records that another pair of houses had been built.

Benalla Cottages comprise of a row of four single-storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gable roofs are clad in corrugated galvanised steel. The verandahs span between rendered wing walls, and those at Nos. 46-50 have cast iron decoration. The facades have double-hung sashes and timber doors, however the window to No. 44 has been replaced. Nos. 46-50 retain their rendered brick chimneys with corbelled cappings. None of the fences appears to be original.

Benalla Cottages, at 44-50 Dryburgh Street, are of local historical and aesthetic interest. The houses are representative of the type of modest workers' housing that proliferated in Melbourne's inner suburbs in the late nineteenth century. Aesthetically, the row is a prominent element in the largely Victorian residential streetscape.

Grading Review

Upgraded from E to D. The buildings are representative of their type and period. The collective group provides a setting that reinforces the value of the individual buildings.

Sands & McDougall Directory of Victoria

1893
Dryburgh st-E side
Railway st
Ireland st
Barnett, -
Andrews, Thomas
Benalla cotts-
2 Drinan, Maurice

City of Melbourne Valuers Books
1891, 534-
George Hastings owner: BH 4 rooms, 16x132 £35-38

City of Melbourne Heritage Review (1999)

History

This row of four cottages, formerly known as 35-41 Dryburgh Street, was erected in two stages. The Sands & McDougall directory for 1884 lists no houses on the east side of Dryburgh Street between Ireland and Miller Streets. The following year, a pair of houses had appeared, listed as 'Benalla Cottages' and occupied by Mrs Elizabeth Kerr and Frederick Baker. Over the next few years, the houses had a number of short-term occupants. The directory for 1891 records that another pair of houses had been built.

Description

Benalla Cottages comprise of a row of four single-storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gable roofs are clad in corrugated galvanised steel. The verandahs span between rendered wing walls, and those at Nos. 46-50 have cast iron decoration. The facades have double-hung sashes and timber doors, however the window to No. 44 has been replaced. Nos. 46-50 retain their rendered brick chimneys with corbelled cappings. None of the fences appears to be original.

Significance

Benalla Cottages, at 44-50 Dryburgh Street, are of local historical and aesthetic interest. The houses are representative of the type of modest workers' housing that proliferated in Melbourne's inner suburbs in the late nineteenth century. Aesthetically, the row is a prominent element in the largely Victorian residential streetscape.

Grading Review

Upgraded from E to D. The buildings are representative of their type and period. The collective group provides a setting that reinforces the value of the individual buildings.
**SURVEYED PLACES**

| Dryburgh Street | 50 | Benalla Cottages, part 44-50 Dryburgh Street |

**Survey Notes:**

Panelled cast-iron frieze at 50 differs from others in row; corner site to lane, adding prominence - otherwise generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D | Proposed Grading: | D |

**Exisitng Streetscape Level:** 3

| Proposed Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

| Creation era? | ☑ Victorian-era | ☑ Interwar |

**What are the heritage values of the place (if any)?**

| ☑ Aesthetic value | ☑ Historical value |

| ☑ Scientific value | ☑ Social value |

| ☑ Not assessed for heritage values |

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

| ☑ Contributory to precinct | ☑ Not significant or contributory |

| ☑ Significant individually | ☑ Proposed for a Heritage Overlay |

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Lewis, M. *Australian Architecture Index: '71162 Hastings, George A - Adderley Street West Melb. Hastings, George West Melbourne VIC City of Melbourne registration no 9069 [Burchett Index]. Fee 3.10.0 two four room brick cottages Blackburne, R 1882 02 2 71164 Cook, C H - 52 Gatehouse Street Parkville Hastings, G A West Melbourne VIC City of Melbourne registration no 4395 [Burchett Index]. Fee 3.10.0 two cottages Dryburgh - near Ireland Blackburn, W 1890 04 1.'

Sands & McDougall Directory of Victoria

1893 Dryburgh st-E side Railway st Ireland st Barnett, - Andrews, Thomas
SURVEYED PLACES

Benalla cott-
2 Drinan, Maurice
1 Bourke, John
Spencer st
Miller st

1930
Miller, Mrs M. A.
Ireland st
38 Kelly, Mortimer
40 Sullivan, Mrs Mary
44 Perkins, Edwd. W.
46 Mueller, Frank A.
48 Vacant
50 McLeod, Mrs Annie

City of Melbourne Valuers Books
1891, 534-
George Hastings owner: BH 4 rooms, 16x132 £35-38

City of Melbourne Heritage Review (1999)

History
This row of four cottages, formerly known as 35-41 Dryburgh Street, was erected in two stages. The Sands & McDougall directory for 1884 lists no houses on the east side of Dryburgh Street between Ireland and Miller Streets. The following year, a pair of houses had appeared, listed as 'Benalla Cottages' and occupied by Mrs Elizabeth Kerr and Frederick Baker. Over the next few years, the houses had a number of short-term occupants. The directory for 1891 records that another pair of houses had... (been built?)

Description
Benalla Cottages comprise of a row of four single-storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gable roofs are clad in corrugated galvanised steel. The verandahs span between rendered wing walls, and those at Nos. 46-50 have cast iron decoration. The facades have double-hung sashes and timber doors, however the window to No. 44 has been replaced. Nos. 46-50 retain their rendered brick chimneys with corbelled cappings. None of the fences appears to be original.

Significance
Benalla Cottages, at 44-50 Dryburgh Street, are of local historical and aesthetic interest. The houses are representative of the type of modest workers' housing that proliferated in Melbourne's inner suburbs in the late nineteenth century. Aesthetically, the row is a prominent element in the largely Victorian residential streetscape.

Grading Review
Upgraded from E to D. The buildings are representative of their type and period. The collective group provides a setting that reinforces the value of the individual buildings.

Property number: 102935
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Dryburgh Street</th>
<th>53 -55</th>
<th></th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

### Dudley Street

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### Alexander Cooper’s house

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>Dudley Street</th>
<th>2</th>
<th>Alexander Cooper’s house</th>
</tr>
</thead>
</table>

### Dryburgh Street

**Survey Notes:**
Not assessed.

### Dudley Street

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### Alexander Cooper’s house

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### Dudley Street

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### Alexander Cooper’s house

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

### Surveyed Places

<table>
<thead>
<tr>
<th>Place</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dryburgh Street</td>
<td>53 -55</td>
</tr>
<tr>
<td>Dudley Street</td>
<td>2</td>
</tr>
<tr>
<td>Alexander Cooper’s house</td>
<td></td>
</tr>
</tbody>
</table>

### Survey Notes:
Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Dryburgh Street</th>
<th>Existing: -</th>
<th>Proposed: -</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dudley Street</td>
<td>Existing: C</td>
<td>Proposed: C</td>
</tr>
<tr>
<td>Alexander Cooper’s house</td>
<td>Existing: HO3</td>
<td>Proposed: HO3</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Dryburgh Street</th>
<th>Creation date (if available): 1990</th>
<th>Creation era: Post WW2, Interwar, Early Victorian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dudley Street</td>
<td>Creation date (if available): 1868</td>
<td>Creation era: Early Victorian-era, Interwar, Post WW2</td>
</tr>
<tr>
<td>Alexander Cooper’s house</td>
<td>Creation date (if available): b.c.</td>
<td>Creation era: Post WW2, Interwar, Early Victorian-era</td>
</tr>
</tbody>
</table>

### What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Dryburgh Street</th>
<th>Aesthetic value: Not assessed, Historical value: Not assessed, Social value: Not assessed, Scientific value: Not assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dudley Street</td>
<td>Aesthetic value: Not assessed, Historical value: Not assessed, Social value: Not assessed, Scientific value: Not assessed</td>
</tr>
<tr>
<td>Alexander Cooper’s house</td>
<td>Aesthetic value: Not assessed, Historical value: Not assessed, Social value: Not assessed, Scientific value: Not assessed</td>
</tr>
</tbody>
</table>

### Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>Dryburgh Street</th>
<th>No, Contributory to precinct: Not significant or contributory, Significant individually: Proposed for a Heritage Overlay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dudley Street</td>
<td>HO3 North &amp; West Melbourne Precinct, Contributory to precinct: Not significant or contributory, Significant individually: Proposed for a Heritage Overlay</td>
</tr>
<tr>
<td>Alexander Cooper’s house</td>
<td>HO3 North &amp; West Melbourne Precinct, Contributory to precinct: Not significant or contributory, Significant individually: Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

### What are the historic themes represented by the place?

<table>
<thead>
<tr>
<th>Dryburgh Street</th>
<th>5.3 Developing a large, city-based economy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dudley Street</td>
<td>8.2 Housing the population</td>
</tr>
<tr>
<td>Alexander Cooper’s house</td>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

### Recommendations (if any)

<table>
<thead>
<tr>
<th>Dryburgh Street</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dudley Street</td>
<td>None</td>
</tr>
<tr>
<td>Alexander Cooper’s house</td>
<td>None</td>
</tr>
</tbody>
</table>

### References (if any):

<table>
<thead>
<tr>
<th>Dryburgh Street</th>
<th>City of Melbourne online maps 'Two storey concrete/brick building built 1990.'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dudley Street</td>
<td>Lewis, M. Australian Architecture Index: '77208 Cooper, A Cooper, A West Melbourne VIC City of Melbourne registration no 2372 [Burchett Index]. Fee 1.10.0 four room house 1868 01 15 Dudley near cnr Dudley &amp; Peel'</td>
</tr>
<tr>
<td>Alexander Cooper’s house</td>
<td>i-Heritage search results: Abstract of Building Identification Form (BIF) 2 DUDLEY STREET WEST MELBOURNE 3003 Heritage Grading Building Grading Streetscape Level Laneway Level C 3</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Property number</th>
<th>102787</th>
</tr>
</thead>
</table>

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Graeme Butler & Associates 2015: Appendix 2: 308
West Melbourne Heritage Review

SURVEYED PLACES

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed

First Owner
West Melbourne, builder and stonemason, Alex Cooper (qv), constructed this originally four room brick house in 1868. Cooper also developed property nearby in Capel Street in the 1860s and 1890s (Refer 16-26 Capel Street). First, Robert Allen, then engineers Samuel and Cyrus Rettalick, and later Mrs. Elizabeth Street leased the house during last century.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Slated hip-roof house sited on a splayed, corner street - alignment and with simply moulded architraves and wooden shutters to openings. A small rear yard, bounded by a basalt wall, opens onto Peel Street. Notable features include shutters, chimney pot and rear elevation.

Statement of Significance
Architecturally, an early and near original example of a relatively uncommon row house form which occupies a key site near to related residential streetscapes: of regional importance. Historically, developed by early land holder and developer-builder in the area: of local importance.

Recommended Alterations
Repaint in original or typical colours; consider zoning provisions to preserve original use and form; replace door with four-panel Victorian type, as guidelines or as original. Door (inappropriate - reinstate original design/sympathetic alternative)

Other Comments
Integrity - Generally original, except for the three-panel door.

Streetscape - An isolated building, but performing an important corner role on site adjacent to identified residential streetscapes (Refer Capel Street, William to Victoria Street): major parts of which were also built by Cooper.

Significance
Architecturally, an early and near original example of a relatively uncommon row house form which occupies a key site near to related residential streetscapes: of regional importance. Historically, developed by early land holder and developer-builder in the area: of local importance.

Recommendations
Repaint in original or typical colours; consider zoning provisions to preserve original use and form; replace door with four-panel Victorian type, as guidelines or as original. Door (inappropriate - reinstate original design/sympathetic alternative)

Property number: 102978

North and West Melbourne Conservation Study (1983)

History
West Melbourne, builder and stonemason, Alex Cooper (qv), constructed this originally four room brick house in 1868. Cooper also developed property nearby in Capel Street in the 1860s and 1890s (Refer 16-26 Capel Street). First, Robert Allen, then engineers Samuel and Cyrus Rettalick, and later Mrs. Elizabeth Street leased the house during last century.

Description
Slated hip-roof house sited on a splayed, corner street - alignment and with simply moulded architraves and wooden shutters to openings. A small rear yard, bounded by a basalt wall, opens onto Peel Street. Notable features include shutters, chimney pot and rear elevation.

Integrity - Generally original, except for the three-panel door.

Streetscape - An isolated building, but performing an important corner role on site adjacent to identified residential streetscapes (Refer Capel Street, William to Victoria Street): major parts of which were also built by Cooper.

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite: 1868. 1671- Alex Cooper owner-occupier BH 2 levels, 4 rooms, small yard, (erecting) £40; 1889, 2530.

Sands & McDougall Directory of Victoria
1893
Dudley st-N side
Peel.st
2 Burt, William

Right-of-way.

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite: 1868. 1671- Alex Cooper owner-occupier BH 2 levels, 4 rooms, small yard, (erecting) £40; 1889, 2530.
**Survey Notes:**
Buildings from 2009. Changed over time, symbolic only of history. See Victorian Heritage Register Statement of Significance.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>A</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1879- (rink), 2009</td>
</tr>
</tbody>
</table>

**Creation era?**

- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

13.1 Public recreation

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.

**References (if any):**
Heritage Places Inventory July 2015
Flagstaff Gardens Pioneers Monument C -
Flagstaff Gardens Caretaker’s Residence C -
Flagstaff Gardens Tennis Pavilion C -
Flagstaff Gardens Sundial C -
Flagstaff Gardens The Court Favourite Sculpture C -

[citybowls.org web site](http://citybowls.org)

The City of Melbourne Lawn Bowls Club was founded as The West Melbourne Lawn Bowls Club on 18 August 1866 at the Sabloniere Hotel, once on the corner of A’Beckett and Queen Streets, Melbourne.

The Club moved to the Flagstaff Gardens in 1879. In 1880, we were a foundation club when the Victorian Bowling Association (VBA) was formed.

Our inaugural president was Sir Charles McMahon, and the inaugural president of the VBA, Cr Sam Amess, was one of our bowlers. He was also a former Club president and a Lord Mayor of Melbourne.

The first VBA singles champion was also member of the Club and we have produced numerous state players since our inception.

The Club changed its name to City Bowling Club in 1904, and to the City Of Melbourne Bowls Club in 1964.

In January 1994 fire destroyed a large part of our clubhouse, decimating our facilities, organisation and records. However, with the tireless support and dedication of club members, the Club regrouped and continued to operate and prosper, even with limited facilities.

With thanks to the City of Melbourne Council and Council staff, the opening of our new Clubhouse marks the completion of a journey which began on that tragic day in 1994. We welcome the City of Melbourne to our club...After two seasons of operating from other clubs, whilst our home was being rebuilt, the Club moved back into its Flagstaff home in May 2009...Our new state of the art, six-energy star Clubhouse opened in 2009, with thanks to the City of Melbourne and is open to the public.'

[City of Melbourne online maps](http://cityofmelbourne.maps.google.com)

'City Of Melbourne Bowls Club Inc.:
Single storey brick building built 2009.'

[Victorian Heritage Register](http://vhd.heritagecouncil.vic.gov.au/places/1841)

Victorian Heritage Register number: H2041

**Property number:** 102945
### Dudley Street

<table>
<thead>
<tr>
<th>Property number</th>
<th>102977</th>
</tr>
</thead>
</table>

**Survey Notes:**
Converted Interwar factory, bricks painted over, reducing integrity, much altered façade; east side wall has early painted business signs on early brickwork viewed over the yard of 2 Dudley Street from Peel Street.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -  
- Proposed Grading: -

**Exisitng Streetscape Level:** -  
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
- Creation date (if available): 1919-1945
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the historic themes represented by the place?**
- 5.5 Building a manufacturing industry

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne online maps
  - 'Converted from a brick warehouse built in 1957 into a six level brick/concrete offices and residential units. Refurbished and subdivided into three commercial and seventeen residential units in 1998. This property contains 17 residential properties and 3 businesses.'

<table>
<thead>
<tr>
<th>Property number</th>
<th>102946</th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -  
- Proposed Grading: -

**Existing Streetscape Level:** -  
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
- Creation date (if available): 1957, 1998?
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No

**What are the historic themes represented by the place?**
- 5.3 Developing a large, citybased economy

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne online maps
  - 'Converted from a brick warehouse built around 1910.'

**Sands & McDougall Directory of Victoria**
### Dudley Places

<table>
<thead>
<tr>
<th>Dudley Street</th>
<th>14-34</th>
<th>Flagstaff Place</th>
</tr>
</thead>
</table>

#### Survey Notes:
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Interwar</td>
</tr>
</tbody>
</table>

**Edwardian-era**

<table>
<thead>
<tr>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Social value**
- **Scientific value**

- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct: Not significant or contributory
- Significant individually: Proposed for a Heritage Overlay

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne Planning application
- TP-1994-379 50 lot subdivision, 40 apartments and 10 houses 6/04/1994;
- TP-1993-1181 Demolition of the existing building and the development and use of the land for 40 apartments and 10 townhouses 17/09/1993
- City of Melbourne online maps

**Property number:** 110110

---

### Dudley Street

<table>
<thead>
<tr>
<th>Dudley Street</th>
<th>27-31</th>
<th>Moreland Smelting Works factory</th>
</tr>
</thead>
</table>

#### Survey Notes:

Façade bricks have been cleaned since 1983 as an enhancement but otherwise generally unchanged since 1983. 

North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>B</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1900</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Interwar</td>
</tr>
</tbody>
</table>

**Edwardian-era**

<table>
<thead>
<tr>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**

- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- HO463 31 Dudley Street, West Melbourne
- Contributory to precinct: Not significant or contributory
- Significant individually: Proposed for a Heritage Overlay

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**
- North and West Melbourne Conservation Study (1983)
  - Survey notes: 31 Metal Merchant 'est 1888', graded C, c1905, bricks painted over
  - Hermes
    - Heritage Inventory Site H7822-1984, 1998-
Mr. J. A. SINANIAN, the managing director of the J. A. Sinanian Proprietary Limited, proprietors of the Moreland Smelting Works, was born in 1866 in the city of Manchester, where his father Mr. J. A. Sinanian carried on a large business as the proprietor of the Ararat Packing Warehouse, in Queen Street, with a branch house in Constantinople. He received a good public school education at St. Bede’s College, Manchester, and being of an adventurous disposition spent five years after leaving college in a roving tour round the world. Many countries were visited, and two years were spent in Chili and Peru. On attaining his majority, however, he found himself, owing to unforeseen reverses, compelled to face the world. His education, though good of a sort, had only fitted him for a life of leisureed ease. He had neither trade nor profession, and he found by stern experience that a limited knowledge of Latin, French, and Spanish made a poor equipment for the fray. He was, however, blessed with something better — a nature undismayed and undaunted by reverses, and a keen if untrained intelligence. For some time his fortune was severely tried, and he fell upon evil days Many means of earning a livelihood were essayed, amongst others as a general agent and commission broker, and the breaking up of old derelict vessels’, etc. He also dealt in stocks and land, and, after a severe and unequal struggle, it at last became apparent to Mr. Sinanian that the only road to success for a man with limited means and no trade or profession was to break entirely new ground. Having some knowledge of metals, acquired during his stay in South America, he decided, after full consideration, to establish a smelting business. The Moreland Smelting Works, for the treatment of old metals — now probably the largest concern of the sort in Victoria, if not Australia — began operations in a humble way in 1889, and from small beginnings, by careful and intelligent management, the output was gradually increased, and Mr. G. Leishman, of Mirboo North, Gippsland, was taken into partnership. By the time the collapse of the boom came the business was firmly established, and by judicious nursing weathered the storm easily, although Mr. Leishman retired, and again went in for farming pursuits. Mr. Sinanian, having a keen eye for investment, was singularly fortunate in several outside ventures. These, however, were never allowed to interfere with the smelting business, which thrrove so that he soon found himself with many competitors, and the natural outcome of the severe competition engendered has been to compel business to be worked on an extremely low percentage basis, to the manifest advantage of both buying and selling customers. The business grew to such proportions that Mr. Sinanian had to build for himself a new factory at Dudley Street, West Melbourne, which, together with a dwelling alongside, covers nearly half an acre of ground, the architectural work in connection with the factory being carried out by Mr. Sinanian. Here metals of every description and their by-products are bought, and some idea of the magnitude of the transactions in old metals may be gathered from the fact that in practically one deal old brass tubes, brass borings, etc., to the value of some £2,400 were purchased from the New South Wales Government, besides large quantities from the Victorian railways and others. In this department the mixed lots are sorted and cleansed by expert workmen for treatment by the various smelting company limited. Mr. Sinanian retaining the bulk of the shares. An inspection of the premises of the company, with the furnaces in full blast, will prove a revelation to many, who have little idea of the magnitude of the business done. Built up by one without previous experience, and during a time of severe commercial depression, this flourishing and steadily increasing business speaks volumes for the innate shrewdness and business plants.

(Image of Premises of J. A. Sinanian Pty., Ltd., Dudley St., West Melbourne.)

It may be mentioned that Mr. Sinanian makes a speciality of treating scrap zinc and zinc by-products from the galvanising pots, and has a separate plant for treating these latter staples alone, erected at a cost of some £900, in addition to the cost of his ordinary plant. At the rear of the premises are situated the many furnaces and other appliances for treating the various metals, which emerge thence in the form of pig lead, ingot zinc, ingot gun metal, etc. All of these, bearing the brand of the works, have been well and favourably received by the English and Continental as well as by the local markets. In fact, Mr. Sinanian’s business is chiefly an export one, and, as prices are governed by the home quotations, dealers and others can always rely on getting maximum values for their parcels. This business two years ago was converted into a proprietary... instinct, combined with courtesy, patience, and determination of the proprietor. These qualities are patent to all who are brought into contact with him in a business or social way, and he well deserves the prosperity that has resulted from the possession and use of them. The sales of zinc material exceed £12,000 per annum alone. The firm’s pig lead is shipped to China, Ceylon, the various States, etc. Tons of solder are produced yearly, and the printers’ metal department, devoted to type metal, stereo., linotype, monoline metal, etc., is now of such magnitude that the Government Printing Office recently purchased twenty tons in one order. The company now make a specialty of treating all linotype metal skimmings, which, together with solder, lead, and other metal residues, and the rejuvenating of old linotype metal so that it can be used again, forms a very important feature of the business. Mr. Sinanian married the daughter of the late Mr. T. Butler, of North Brighton, and is at the time of writing thirty-seven years of age, and divides his time between his country place at Ferntree Gully and his town residence. Being possessed of independent means, the business is now more a hobby than anything else with him. Accompanied by his wife and two children, he has recently returned from a trip to the old country, breaking the voyage at Ceylon, Cairo, and Paris, where they stayed for some time. Since his return Mr. Sinanian has made a trip to Fiji, accompanied by Mr.
Leishman, who is now once more in the firm. Mr. Crawford is the energetic manager, and Mr. D. Bannerman the secretary.

Newspapers:

'The Brisbane Courier' (Qld.: 1864 - 1933) Saturday 26 September 1903

`UTILISING OLD METALS.
The substantial brick buildings of the J. A. Sinanian Proprietary, Limited, situated in Dudley-street, West Melbourne, known as the Moreland Smelting Works, are a monument to Australian enterprise, and afford employment to a large number of Australian artisans. Metals of every description are brought, as also various kinds of metalliferous by-products, while some idea of the magnitude of the operations in old metals may be gathered from the fact that in practically one deal, old brass tubes, brass borings, &c, to the value of some £2400 were purchased from the Government of New South Wales. In the company's store department the mixed lots of metals are sorted and cleansed by expert workmen for treatment by the various smelting plants. The head of the firm, Mr. J. A. Sinanian makes a speciality of treating scrap zinc, and zinc by-products from the galvanising pots, and has a separate plant for treating these latter staples alone, erected at a cost of £500, and in addition to the cost of their ordinary plant. The premises are replete with various furnaces and other methods of treating the different metals which emerge thence in the form of pig-lead, ingot zinc ingot gun metal, &c. AH of these, bearing the brand of the works, have been well and favourably received by the English and Continental, as well as by the local markets. In fact, the Moreland Smelting Works business is chief an export one, and as prices are governed by the home quotations, dealers and others can always rely on getting maximum value for their marine store parcel. The works have a capacity equal to 6000 tons of metal-smelting per annum, but at present something like 2000 tons are got through comfortably in the course of a year, the turnover being given at £24,000. When the adoption of the lino-type system by the great newspapers of Australia created a demand for linotype metal, Mr. Sinanian was one of the first Australians to foresee the demand, and arranged the furnacing conditions of his company's works accordingly. All metals associated with the printing trade are turned out in large quantities, as also some of the most useful alloys used in connection with the engineering and lead working trades. Within recent date some forty tons of linotype besides stereotype and morline metal are said to have been placed to the order of the Victorian Government, as also a goodly supply to the Government Printing Office, Tasmania, besides innumerable private orders. It is pleasing to note that the Moreland Smelting Company are extending their buying operations to Queensland, which should prove a good opportunity for the dealers of this State to get rid of obsolete metal refuse and hardware fragments, which are too frequently consigned to the rubbish heap as waste and useless products. Further particulars respecting this company's operations will be found in our advertising columns.'

`Albany Advertiser' (WA: 1897 - 1950) Wednesday 23 September 1908

'Fire in Melbourne. Melbourne, Tuesday. By a fire at the Moreland Smelting Works, Melbourne, last night, £2,000 worth of rubber material was ruined and a motor car, valued at £450.'
**West Melbourne Heritage Review**

**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Dudley Street</th>
<th>33-35</th>
<th>Kellogg Aust Pty. Ltd., former</th>
</tr>
</thead>
</table>

**Survey Notes:**

Bricks painted over, reducing integrity.

---

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** -

What date or era does the place express (if any)?

- **Creation date (if available):** 1935-1938
- **Creation era:**
  - Post WW2
  - Interwar
  - Edwardian-era
  - Victorian-era

What are the historic themes represented by the place?

- 5.5 Building a manufacturing industry

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- Building Permit Application
  - Building Permit Application 8920?
    - 1937 18118 £420 additions
    - 1940 21269 £1400 same

- Sands & McDougall Directory of Victoria
  - 1955-1939
  - 39-43 Kellogg Aust P/L cereal foods distrib
  - 1935
  - Residential

- Property number: 102948

---

**Dudley Street | 40 | Alfred house or Agnew's house, later Bedeque-house or Thompson's house**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** C
- **Proposed Grading:** B

What date or era does the place express (if any)?

- **Creation date (if available):** 1865
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Victorian-era
  - Edwardian-era
  - Post WW2

What are the historic themes represented by the place?

- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015. Check property address consistency in City of Melbourne.

**References (if any):**

- Heritage Places Inventory July 2015
  - 40 Dudley Street C3

- City of Melbourne online maps
  - Shown as 38-40

- City of Melbourne GIS project map
  - Shown as 40.
Lewis, M. Australian Architecture Index: 10 Nov 1865 City of Melbourne registration no 1192
[Burchett Index]. Fee 2.10.0 house Owner Agnew, Andrew
Builder: Broadbent, Joseph

Newspapers:
Agnew:
`The Argus': 21/9/1865
`BIRTHS.
AGNEW - On the 19th inst., at No. 2 Bay-view terrace, Roden-street, West Melbourne, Mrs. Andrew Agnew of a son.'

`The Argus': 26/10/1867
`BIRTHS.
AGNEW - On the 25th inst, at Alfred House, Dudley street, Flagstaff gardens, West Melbourne, the wife of Andrew Agnew of a daughter.'

`The Argus': 31/1/1870
`BIRTHS.
AGNEW - On the 28th inst., at Ramsden-street, Collingwood, Mrs. Andrew Agnew of a daughter.'

`The Argus' (Melbourne, Vic. : 1848 - 1857) { Wednesday 6 January 1875
`BIRTHS
AGNEW - On the 11th nil., at Alfred-house, Dudley street, Mrs. Andrew Agnew of a daughter.'

`The Australasian' (Melbourne, Vic. : 1864 - 1846)
Saturday 1 June 1895
`Maloney - 17th inst at 57 Roden St, West Melbourne, the wife of Dr William Maloney MP - a daughter…'

Gordon Thompson
`The Australasian' (Melbourne, Vic. : 1864 - 1846)
Saturday 29 September 1877
`WEST MELBOURNE CRICKET CLUB.
At the sixth annual meeting of the West Melbourne Cricket Club, held at 33 Stanley street, West Melbourne (Mr. Walker in the chair), there was a fair attendance of members.....The performances of the club for last season were satisfactory... following office-bearers were elected for the coming season Patrons — The Hon. Sir Charles MacMahon, M.L A the Hon. J Woods, M.L.A., Mr. P. Hanna, Mr. Gordon Thompson, and Mr. J. Noonan; presidents...'

`The Bega Gazette and Eden District or Southern Coast Advertiser' (NSW : 1865 - 1899) Saturday 10 June 1882
`Mr. Gordon Thompson landed in Melbourne in 1836; Mr. Joseph Solomon, 1835; Mr. Robert Russell, 1536. These three old colonists unveiled the Batman monument.'

`The Australasian' (Melbourne, Vic. : 1864 - 1846)
Saturday 12 April 1884
An oil painting, of Mr. Gordon Thompson, who arrived in the colony in 1836, and is one of the oldest, if not the oldest, living colonist, has been presented to the City Council by himself, and it is to be hung on the walls of the council chamber. - The council on Monday, upon receipt of the gift instructed the town clerk to acknowledge it with thanks, and. some complimentary allusions to Mr. Thompson were made. It was stated that he was born on the same day as the Dean of Melbourne, and is 80 years of age, the portrait is by Mr Flintoff.'
so far I have not heard that any difficulty has been experienced." His voyage over here from Launceston, Tasmania, took eight or nine days. His description of the voyage was that it was very enjoyable. He made bait of the crimson lining of an old military cloak, and caught such quantities of barracouta to supplement the one piece of pork which they had on board that the crew were able to salt them down and make many presents afterwards when they came ashore. Mr. Thomson treasured a card of invitation to a supper and ball given to His Excellency Sir George Arthur, the then Governor of Tasmania. This gathering he attended in Launceston in 1836.

In his early travels here and elsewhere up and down the world Mr. Thomson did not carry money. "On arriving at an inn," he says, "I gave the landlord my name, told him I did not carry money and inquired if an order upon certain well-known bankers would do; and the answer was always in the affirmative, whether for shillings or for pounds. This was all the more necessary in these young Australian colonies, for in those days money did not come to hand with desirable regularity. On one occasion a letter of credit did not reach me till it was out of date, and I had some trouble about it."

But Mr. Thomson's money anxieties were never very serious. He was the youngest son of one of the old county families of his native district, and was throughout life most amply provided for so that he was able at all times to maintain the good social position into which he was born. In early life he was not robust; hence his studies were not closely followed, and his taste for travel had early and lifelong gratification until the arrest of years made permanent location desirable.

About 45 years ago he returned to his native city, Belfast (Ireland), and erected a very fine mansion, which he named "Bedeque-house," in memory of some associations connected with family estates in a foreign country. This beautiful house had rich stores of curiosities and relics gathered in many lands. Various members of his family had seen distinguished military service. His uncle, Colonel Gordon, after whom he was named, and whose heir he became, took the island of St Vincent, and died there, as Governor, after many years' residence. The late Sir Arthur Kennedy, Governor of Queensland, was a schoolmate and old friend of Mr. Thomson's. General Sir E. Selby Smith, K.C.M.G., one of the commissioners of the Colonial and Indian Exhibition in London, is his nephew. The family estates of Castleton and Lowwood were well known to North of Ireland men.

In the home country Mr. Thomson often received the late Rev. A. M. Henderson, with whom he was acquainted in In his early travels here and elsewhere up and down the world Mr. Thomson did not carry money. "On arriving at an inn," he says, "I gave the landlord my name, told him I did not carry money and inquired if an order upon certain well-known bankers would do; and the answer was always in the affirmative, whether for shillings or for pounds. This was all the more necessary in these young Australian colonies, for in those days money did not come to hand with desirable regularity. On one occasion a letter of credit did not reach me till it was out of date, and I had some trouble about it."

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In the home country Mr. Thomson often received the late Rev. A. M. Henderson, with whom he was acquainted in later years as the minister of Collins-street Independent Church, Melbourne; and to this circumstance may possibly be attributed a connexion with that congregation which ripened into an attachment under the ministry of the late Rev. Thomas Jones. Mr. Thomson's chief interest as a traveller was in the scenes of the Holy Land, where influential introductions gave him large opportunities for observation. He has occasionally supplied illustrative facts, which have found their way into circulation, and some of his descriptive remarks upon the scenery of the region round about Mount Sinai, and of its weird grandeur during thunderstorms which he witnessed, have afforded instruction and pleasure to his friends at many times. Mr. Thomson never married, and he retained to the end of his days "bachelor habits." While remaining for several years in his native country he was often solicited to take a leading part in civic and religious matters, but he declined these honours. Yet he was keenly alive to what was passing in the world, and throughout life retained in full flavour those Tory sentiments which in his early days were the prominent characteristics of the leading families of the Province of Ulster in Ireland. When he became a decidedly religious man he took an active interest in visiting the sick, and in ministering to the deserving poor in many ways, and this practical Christianity only ended with the failure of physical ability a few months ago. His early training in a wealthy home gave to his manners an influence which lent force to his pleadings, and made his personal appeals more powerful. One instance of his charity may be mentioned in the case of a disabled woman whom he visited when on a tour in the Highlands of Scotland about forty years ago.

Finding that she needed more than good words he promised material help, and he arranged that this should be paid as long as the sufferer lived. To benefit his health, and to do some good to those to whom he was strongly attached, he returned to this colony in 1872, to find the settlement by the scrub-covered bank of the Yarra Yarra "crowned," as he said, "by the noble City of Melbourne," and to lay his bones here." His remains will now rest in ground which he selected several years ago in the Kew Cemetery. The interment takes place to-day, the funeral leaving his late residence, Bedeque-house, Dudley-street, West Melbourne, at 2 p.m."

Gough

"Herald" (Adelaide, SA : 1899 - 1910) Saturday 19 March 1904

"IDEALS.

From the "Arena-Sun."

A Freetrade Journal on Labor's Ideals.

Our Labor Party here (Melbourne) has its ideals—Labor lifted to human equality, nay supremacy; the man or woman who labors becomes, under the ideals towards which the Party is striving, not a laboring man or woman, but an individual equal to any other individual and entitled to a just share in all that appertains to the individual irrespective of the distinguishing adjectives, "laboring" or "leisured."

The ideals, equality of privilege, equality of opportunity, and equal share of governmental burden to the individual are the ideals that lift their thoughts above daily needs, centre them in one purpose and focus them to one set resolve—equality.

Their ideals are based on elemental justice and in proportion as those ideals become clearly defined and perfectly comprehended, so in proportion will be the strength of the force unified by the clear conception of those ideals and in proportion to its unification by the soul of its ideals, so will it become irresistible to what opposes the attainment of its ideals."

"Fitzroy City Press" (Vic. : 1881 - 1920) (about) Friday 17 June 1904

'The Parish Socials which aid so greatly, in making winter evenings so cheerful and-pleasant to the mind.... of St.' Mark's Church, and friends, commence this month. The first is to be held on the 30th inst., and the programme for the evening will be provided by-Mrs. Evelyn Gough, of the Writers' Club, and editor-in the "Arena-Sun." As this lady is endowed with highly artistic ideas, and has, of course, exceptional opportunities for carrying them out, a most enjoyable concert may be expected. The chair will as usual be occupied by the Rev. E. Snodgrass, and refreshments will be in the experienced hands of the
West Melbourne Heritage Review

SURVEYED PLACES

Parish Council. The social will be held in the Parish Hall, George-St. Monday afternoon next the ladies of Fitzroy are invited to meet in the Mayor’s room of the Fitzroy Town Hall, for the purpose of forming a branch of the Women’s National League.’

‘The Age’ 16 June 1982
‘Maloney’s house ‘a superb two storey bluestone house’ 8 rooms and open fireplaces, to be sold, previous use as offices, thought built c1865, with 3 owners since. Maloney was MLA for Melbourne West 51 years, there from c1900 several years...cared for poor and distressed.’

Museum of Victoria, 2011
Accessed online 2015
‘Thomson and Royal Charter gold...’
‘The ship was just three hours from its destination in Liverpool when a terrible storm drove it onto rocks. Carrying over four hundred people and gold worth millions in today’s money... tracked the specimen back to a donation to the Public Library, Melbourne, from Mr Gordon Thomson, reported in ‘The Argus’ in 1874. “We don’t know how Thompson ended up with the gold,” says Dermot. The report says that the two men met in Ireland but the nature of their transaction is not recorded.

‘Thomson himself was quite a character with a habit of collecting curious things. Irish-born into a wealthy family, he spent much of his life travelling the world and amassing ethnographic objects. His “very fine mansion” in Belfast called ‘Bedeque-house’ held “rich stores of curiosities and relics gathered from many lands.” Among the relics were at least two treasures from Victorian history from his first visit to Melbourne in 1835, when the city was in its wattle-and-daub infancy. There he befriended William Buckley, who absconded from imprisonment to live with the Aboriginal people of Port Phillip Bay for more than 20 years. Buckley gave Thomson a greenstone axe-head that had “passed 20 years of its life of usefulness in Buckley’s belt.” The axe head and the Royal Charter gold specimen ended up in the Belfast museum along with hundreds of other objects Thomson collected on his travels.

When Thomson decided to return to Melbourne to live, he requested that the Belfast museum return the colonial objects, believing that they rightly belonged in their home country. Thus, in 1874, they travelled back over the oceans and were deposited in Melbourne public collections. We still have the gold but Buckley’s axe has been missing for many years, its whereabouts unknown. Thomson built another ‘Bedeque-house’ in Dudley Street, West Melbourne. His 1886 obituary mourned the “death of one of the oldest Melbourne residents.”

Gold rush ship yields its treasures’ - ‘The Age, 18 July 2011
Links:
Report of Thomson’s donations, The Argus, 23 October 1874
Thomson’s obituary, ‘Death of one of Melbourne’s Oldest Residents’ - ‘The Argus, 8 Jun 1886
William Buckley on Australian Biography
Winifred Glover, In the Wake of Captain Cook: The Travels of Gordon Augustus Thomson (1799 - 1886) Ulster Historical Foundation, 1993.’

Opening of Australian Parliament, 1901
Maloney at 40 Dudley Street
Planning register online search results
‘Permit Number CM-17161

Graeme Butler & Associates 2015: Appendix 2: 318
Street, the house makes a significant contribution to the streetscape.

Recommended Alterations

Other Comments Upgraded from E to C. The house is substantially intact, and demonstrates the early residential development of the area. Since the previous study, the house has been restored by the reinstatement of a balcony, verandah roof and parapet frieze, all of which enhance its appearance and streetscape contribution.

**Australian Dictionary of Biography (ADB) online, 2015.**

Maloney, William Robert (Nuttall) (1854–1940) by Geoffrey Serle

(published in Australian Dictionary of Biography, Volume 10, (MUP), 1986)

Birth 12 April 1854

West Melbourne, Victoria, Australia

Death 29 August 1940

St Kilda, Melbourne, Victoria, Australia

Religious Influence

Agnostic

Catholic

Occupation

anti-conscriptionist

bimetallist

birth control advocate

general practitioner

labour politician

Member of Lower House

selector

socialist

social reformer

William Robert (Nuttall) Maloney (1854–1940), humanitarian and politician, was born on 12 April 1854 at West Melbourne, son of Jane Maloney, née Dowling, then and later being supported by her brother-in-law W. J. T. 'Big' Clarke. Jane had married Denis Maloney in Sydney in 1847 and they later joined the Californian gold rush. Maloney was entered in the baptismal register as William’s father, but he and Jane had parted. Many people came to assume that Clarke was the father and he provided for the boy in his will.

William attended a primary school in West Melbourne and the Errol Street National School. After a year in New Zealand he joined the Colonial Bank of Australia, left to spend a year or more at Scotch College, then rejoined the bank. At the Turn Verein he became an accomplished gymnast and was introduced to socialist ideas by German migrants. About 1874 he and his mother took up a selection at Longwarry, Gippsland, and over several years cleared 100 acres (40 ha).

Returning to Melbourne, Maloney attended night-school, matriculated, and in 1880 began a medical course at St Mary’s Hospital, London (L.S.A., M.R.C.S., 1885). He became resident obstetric physician at St Mary’s and later house surgeon at the Lock Hospital; London’s poverty horrified him. He spent much time in Paris and in 1883 joined Tom Roberts and J. P. Russell on a walking tour in France and Spain; throughout his life he enjoyed associating with artists. Russell painted a fine portrait of him, now in the National Gallery of Victoria. Maloney adopted a Bohemian style: cream silk suit, red or yellow tie or bow-tie, Panama hat, waxed moustache and goatee beard. He continued to travel widely all his life, eventually to Russia when 83.

He returned to Australia in 1887 and took a medical post on a Western Australian railway-construction works. Settling in North Melbourne next year he opened a general practice, and in March 1889 he was elected to the Legislative Assembly for West Melbourne on behalf of the Workingmen’s Political League, largely on the railwaymen’s vote. Thus he began his fifty-one-year stint as a Labor parliamentarian. Partly bound by the Trades Hall Council’s programme, Maloney added woman’s suffrage, old-age and invalid pensions and republicanism. That year he introduced reputedly the first bill in the Empire for woman’s suffrage; in 1908, when the Victorian parliament belatedly compiled, 20,000 women signed an address of gratitude to him.

Maloney’s philosophy was always misty but he was essentially an international socialist in the European social democratic tradition. In the 1890s he threw himself indiscriminately into the activities of radical groups such as the Social Democratic and Single Tax leagues and the Knights of Labor, presided over May Day celebrations, and was active in the Australian Natives’ Association. Then and later he was often an executive member of the Progressive Political League, the Political Labor Council and the Victorian Labor Party. A butt of the press, seeming too extreme and eccentric to be taken seriously, he was indeed rash, tending to make wild accusations which he would graciously withdraw; in January 1891 a duel with Lieutenant-Colonel Tom Price seemed imminent.

Old-age pensions was his chief cause, the anti-sweating movement next; in 1898 he chaired a royal commission on the Melbourne tramway employees’ grievances, attempting to remedy outrageous working conditions, and later was president of the tramwaymen’s union. On 2 November 1892 at the Melbourne Registrar’s Office he had married Minnie Grace Pester (d.1934) of Ballarat; although agnostic, he insisted on Catholic baptism of their two children.

About 1896 ‘the Little Doctor’ established at the Queen Victoria Market the North Melbourne District Medical Club (later, the Maloney Medical Institute, which continued until about 1950). In this refuge he treated for the most part a ‘patheptic assortment of human wreckage’. From about 1907 he retained assistants but continued to regularly counsel the distressed. He reportedly lost his M.R.C.S. in 1887 for internationally sponsoring an ‘electric healer’. He fell foul of the local branch of the British Medical Association for advertising ‘advice and medicine, 3s. 6d’, and probably also for his support for Mrs Bessie Smyth’s campaign for birth control.

In 1901 Maloney stood for the Federal electorate of Melbourne and was soundly beaten by Sir Malcolm McEacharn. In 1903 he stood again and lost narrowly; on appeal a new election was granted and in March 1904, amid intense excitement, he defeated McEacharn by 810 votes; Sir Rupert Clarke was prominent on his platform. Maloney held the seat until his death, blocking the ambition of A. A. Calwell, who however greatly admired him. He was one of the ‘torpedo brigade’ which aimed to found the Commonwealth Bank; King O’Malley and Andrew Fisher were both his good friends. He was temporary chairman of committees (1910-17), a member of royal commissions on the pearling industry (1913) and the electoral laws (1914), of the joint committee on public
accounts (1914-17) and of caucus executive (1914-31). He supported the White Australia policy and became obsessed with the Japanese threat. He was an anti-militarist, however, who vehemently resisted participation in the South African War, but joined the Australian National Defence League in 1906. He unhappily took more than his share of recruiting campaigning in World War I, but was a staunch anti-conscriptionist.

Maloney was often regarded as a light-weight politician and was never a serious contender for ministerial rank. Passing crazes such as bimetallism and Douglas Credit attracted him. Yet he was long before his time as campaigner for pensions, the maternity allowance and child endowment. He was essentially a social worker, not a class hater; he loved humankind, fought inequality and pressed the rights and needs of the poor.

He continued his fund-raising and his care for children, the aged, the unemployed and returned soldiers; he was president of the League of Child Helpers and, in the Depression, of the Melbourne Unemployed Committee. He gave away much of his income. In 1935 he made a film, as an appeal for milk for crèches and free kindergartens. About one thousand people of diverse backgrounds attended the eightieth birthday celebration in the town hall of one of Melbourne’s best-loved citizens. In 1940 Maloney led the eight-hour day procession as the senior Labor pioneer. He died at St Kilda on 29 August that year and, after a state funeral, was cremated. His son and daughter survived him.

Select Bibliography

M. Clarke, ‘Big’ Clarke (Melb, 1980)
Australasian (Melbourne), 16 Jan 1897
Punch (Melbourne), 19 Sept 1912, 1 Jan 1925
Herald (Melbourne), 2 Aug 1924

Sands & McDougall Directory of Victoria

DUDELY ST—N SIDE
1893
40 Patrick Walsh
1904
40 Gough, Lieut. T. B. Gough, Mrs Eveline, edit of the “Arena-Sun”
1910
Milton st
40 King, Mrs Florence
42 Kelly, Mrs Isabella
46 Davies, Richard
1915
Milton st
40-42 King, Mrs Flor.
46 Kelly. Miss Isabella
50 Robinson, Mrs Mary
1920
William st
Milton at
40-42 King, Mrs Flor., brdng hse
44 Jackson, F., garage
1925
Milton st
40 Donovan, Jno.
42 Campbell, Frank
1930
Milton st
40 Donovan, Jno.
42 Gray, Mrs Rosina S.
1935
William st
Milton st
40 Carty, Eugene J
42 Dillon, Mrs Sarah
44 Bridges, Alb. G., electroplanter

City of Melbourne Valuers Books

1875, 1944
(Summers)
And Agnew owner-occupier, SH 10 rooms, stble, coach house, £90
(Hodgson)
1880, 2093
(Summers)
Gordon Thompson owner-occupier, BH 10 rooms, stble, 33x166, £90
(Hodgson)
1886, 2570
(Summers)
Gordon Thompson owner-occupier, BH 10 rooms, stble, 33x166, £90
(Hodgson)
1891, 2487
Robert S Brown 40 Dudley St BH 10 rooms & stabling, 32x116, £90 (Cockram)
1900, 2449
Edward Gavin railway employee, written in, / John Stedeforde, 40 Dudley St, BH 8 rooms, 33x166, £50 x-out to £54.


History

This house, formerly known as 7 Dudley Street, is first listed in the 1866 rate book as a seven-room stone and brick house with an Average Annual Value of £60. It was owned by Andrew Agnew, who lived there for a few years, then rented it out to a succession of short-term tenants, and then, in the mid-1870s, returned to live there again. The house was then acquired by Gordon Thompson, who lived there intermittently until the mid-1880s. In the early twentieth century, the house was occupied by Dr William Maloney, MLA, and later by Lieutenant T B Gough and his wife, Eveline. who, according to the directory listing, was the editor of the Arena-Sun. In the 1910s, Mrs Florence King operated the premises as a boarding house.

Description

The house at 40 Dudley Street is a double-storey Victorian terrace-style house, constructed in bluestone with a rendered facade. The hipped slate roof is concealed behind a parapet with a decorative frieze, and is penetrated by two rendered brick chimneys with...
**SURVEYED PLACES**

corbelled cappings. There is a double-storey verandah to the front with a concave profile roof, and recent metal balustrading to the upper level. The facade has three timber-framed double-hung sash windows to the upper level, and two to the lower level. The house retains its cast iron fence.

Significance
The house at 40 Dudley Street, West Melbourne, is of local historical and aesthetic importance. Erected in the mid-1860s, it demonstrates an early and important phase of residential settlement in the area. It is one of few remaining more substantial houses which were erected in the stretch of Dudley Street directly opposite the Flagstaff Gardens. Prominently sited on a corner, with its distinctive bluestone side wall to Milton Street, the house makes a significant contribution to the streetscape.

Grading Review
Upgraded from E to C. The house is substantially intact, and demonstrates the early residential development of the area. Since the previous study, the house has been restored by the reinstatement of a balcony, verandah roof and parapet frieze, all of which enhance its appearance and streetscape contribution.

---

**Survey Notes:**
Bricks painted over, reducing integrity.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation era?</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

**Is the place in a Heritage Overlay?**

No

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

**Recommendations (if any)**

None.

**References (if any):**

- **City of Melbourne online maps**
  'A single storey brick former warehouse with a mezzanine. Refurbished and converted to a cricket training centre in the early 1990's.'

- **Sands & McDougall Directory of Victoria**
  1955-1939 39-43 Kellogg Aust P/L cereal foods distrib 1935 residential
**Survey Notes:**
Much altered Interwar building, renovated 1970s, 1980s, c1999, reducing integrity- new render, openings, joinery.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
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<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1930-1999</th>
</tr>
</thead>
</table>

**Creation era?**
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry
- 8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**

*City of Melbourne Planning register online search*
- TP-2012-800 Construction of a verandah 18/10/2012
- TP-2004-753 Alterations to entry and use portion of premises to sell and consume liquor to following trading hours 10am to 1am the following day seven days a week 27/07/2004
- TP-2003-917 Extension of motel at ground floor level 19/09/2003
- TP-1999-37 Render and paint exterior of existing building 14/01/1999
- TP-1996-840 Signage erected on canopy 28/08/1996
- TP-1996-661 Change signage on building 15/07/1996

*Sands & McDougall Directory of Victoria*

- 1939 47-51 Proud Bros P/L foundry fongs manuf
- 1950 47-53 Proud Bros P/L foundry fongs manuf

**Property number:** 102950
**Dudley Street**

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**What Streetscape Level does the place express (if any)?**
- Existing Streetscape Level: 3
- Proposed Streetscape Level: 2

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: D
- Proposed Grading: D

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- Not significant or contributory

**What are the historic themes represented by the place?**
- 6.3 Providing essential services

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne Planning register online search
`Permit Number Description Date Lodged
TP-2013-606 Demolition of a brick wall 7/08/2013
TP-2010-260 Alterations to the building 20/04/2010
CM-12492 Paint surroundings of windows 18/12/1987`

**Property number:** 102974

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**Milton Cottage**

**Survey Notes:**
Many changes to originally distinctive form, reducing integrity - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: D
- Proposed Grading: D

**What Streetscape Level does the place express (if any)?**
- Existing Streetscape Level: 3
- Proposed Streetscape Level: 2

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: Early Victorian-era
- Proposed Grading: Early Victorian-era

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- Not significant or contributory

**What are the historic themes represented by the place?**
- 6.2 Housing the population

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015.

**References (if any):**
Hermes
M Gould, City of Melbourne Heritage Review 2002, BIF

**Lewis, M. Australian Architecture Index:**
"77220 Nicholls, Frederick W - Dudley St Nicholls,
Frederick W West Melbourne VIC House; alterations-City
of Melbourne registration no 4272 [Burchett Index]. Fee
1.5.0 add storey to cottage, Dudley - Milton Cottage 1871
01 18"

i-Heritage search results: Abstract of Building
Identification Form (BIF)
50 DUDLEY STREET WEST MELBOURNE 3003
Heritage Gradings
A once elegant Victorian row-house, tall and generously proportioned. Although somewhat altered, it includes distinctive features which add to its heritage value. The ground floor colonnade includes full and elongated arch forms, mixed with both a slender cast iron column and brick piers with render mouldings. On the first floor, the double hung window extends to the verandah level with an elegant panelled base, and above, the parapet has a particularly unusual sinuous form. It is not clear whether this is a later, perhaps early twentieth century adaptation, or a part of the original form.

The building has several alterations, principally the modification of the first floor verandah. However there are also subsequent alterations. Some have occurred between 1983 and July 1999, probably without a permit, including further modification of the first floor verandah railing, removal of ground floor iron railing and removal of the render and rendered mouldings to the ground floor. Other have occurred since July 1999, including the removal of the distinctive panelled double hung window to the first floor and replacement with a modern door, and probable change to the front door. These alterations are also unlikely to have a permit.

**Statement of Significance**

This section of Dudley Street addresses the Flagstaff Gardens opposite with higher quality construction. It represents the southern edge of the residential form of North Melbourne and forms a clear boundary between the high-density central city area and its residential fringe. This building is part of a group of buildings of a similar period, scale and detailing which contributes to these characteristics. Recommended Alterations

**Other Comments**

This building has unusual features which add to its significance. It is a part of a group of similar period, style and type, which marks the boundary between the high-density central city area and its residential fringe. The high value of the collective group in this street reinforces the value to this individual building. Recommended for D grading.

**North Melbourne Parish Plan**

Part CA11/Ha - J Watson 1859?

**MMBW**

DP 734 c1895- shown with verandah

**City of Melbourne Valuers Books**

1891, 2484 (Watt/Heyston) Mrs Nicholls owner-occupier 50-BH 6 rooms, 20x80 £60 (Hargrave/Summers)

1886, 2567 (Hardie) Fred Nicholls owner-occupier BH 6 rooms, 20x80 £60 (Hargraves)

1880, 2090 (Lee) Fred Nicholls owner-occupier BH 6 rooms, 20x80 £60 (Hargraves)

1875, 1941 (Mathieson/Lee) Fred Nicholls owner-occupier BH 6 rooms, attic, £60 (Haymenson)

1870, 1774 (Lee) William Nicholls, owner-occupier BH 4 rooms 20x90 £28 (Brunton)

1868, 1600 (Lees 12 Dudley) Nicholls owner-occupier BH 4 rooms £28

**City of Melbourne Heritage Review 2002**

**Description**

A once elegant Victorian row-house, tall and generously proportioned. Although somewhat altered, it includes distinctive features which add to its heritage value. The ground floor colonnade includes full and elongated arch forms, mixed with both a slender cast iron column and brick piers with render mouldings. On the first floor, the double hung window extends to the verandah level with an elegant panelled base, and above, the parapet has a particularly unusual sinuous form. It is not clear whether this is a later, perhaps early twentieth century adaptation, or a part of the original form.
The building has several alterations, principally the modification of the first floor verandah. However there are also subsequent alterations. Some have occurred between 1983 and July 1999, probably without a permit, including further modification of the first floor verandah railing, removal of ground floor iron railing and removal of the render and rendered mouldings to the ground floor. Other have occurred since July 1999, including the removal of the distinctive panelled double hung window to the first floor and replacement with a modern door, and probable change to the front door. These alterations are also unlikely to have a permit.

Significance
This section of Dudley Street addresses the Flagstaff Gardens opposite with higher quality construction. It represents the southern edge of the residential form of North Melbourne and forms a clear boundary between the high-density central city area and its residential fringe. This building is part of a group of buildings of a similar period, scale and detailing which contributes to these characteristics.

Grading Review
This building has unusual features which add to its significance. It is a part of a group of similar period, style and type, which marks the boundary between the high-density central city area and its residential fringe. The high value of the collective group in this street reinforces the value to this individual building. Recommended for D grading.

Property number: 102973
West Melbourne Heritage Review

SURVEYED PLACES

D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Architectural Style: Early Victorian

Period: 1850-75 - Early Victorian

Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity: Fair
Condition: Fair
Original Building Type
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Not Assessed

Recommended Alterations
Colours (sympathetic)
Bricks painted (inappropriate - remove by approved method) Iron fence added, shutters added (inappropriate - remove/reinstate original design) verandah removed (inappropriate - reinstate original design/sympathetic alternative).

City of Melbourne Planning register online search
Permit Number Description Date Lodged
TP-2012-224 Partial demolition of existing building and construction of a five-storey residential hotel, reduction of carparking requirement and waiving of loading requirements 13/04/2012
TP-1995-1223 Construct a car port at the rear of the property 4/12/1995
CM-17274 Change of use to cafe/take away food 10/05/1991.

Lewis, M. Australian Architecture Index:
'77196 Harbinson, John Harbinson, John - Melbourne West Melbourne VIC Houses-City of Melbourne registration no 113 [Burchett Index]. Fee 7.0.0 four two-storey (Rich Hill Tce.) & one single-storey house 1862 03 21'

Property number: 102972

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

What date or era does the place express (if any)?

Creation date (if available)? 1837-1875

Creation era?
✓ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
✓ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
✓ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
56 DUDLEY STREET WEST MELBOURNE 3003

Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Dudley Street 58
Richhill Terrace, part 58-64 Dudley Street

Survey Notes:
Verandah infilled, reducing integrity, but other parts of row allow evidence for restoration; John Monash house - refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading: C</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level: 3</td>
<td>Proposed Streetscape Level: 2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

- Creation date (if available): 1862
- Creation era:
  - Early Victorian-era
  - Victorian-era
  - Edwardian-era

What are the heritage values of the place (if any)?

- Aesthetic value: Not assessed for heritage values
- Historical value: Not assessed for heritage values
- Scientific value: Not assessed for heritage values
- Social value: Not assessed for heritage values

Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 8.2 Housing the population

Recommendations (if any)

- Revise Heritage Places Inventory July 2015.

References (if any):

- Heritage Places Inventory July 2015: C3

- Lewis, M. Australian Architecture Index: '77196 Harbinson, John Harbinson, John - Melbourne West Melbourne VIC Houses-City of Melbourne registration no 113 [Burchett Index]. Fee 7.0.0 four two-storey & one single-storey house 1862 03 21'

March 1862 p 3 Advertising
TENDERS WANTED, for 60 rods of BRICKWORK. Labour only. J. Harbison, 103 Rosslyn street'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 3 April 1862 p 3 Advertising
'TENDERS WANTED, for CARPENTERS' WORK, of five houses. Apply J. Harbison, 108 Rosslyn street west'

John Monash by Geoffrey Serle, 1998
John Monash lived in Richhill Terrace, part 58-64 Dudley Street, in the 1860s, c1865-8:

'The household and the business were broken up...Louis and Bertha (John Monash parents) moved to Richhill Terrace, Dudley Street, West Melbourne on the north side of the Flagstaff Gardens.....Tante Ulrike used often to speak of John drawing railway engines at the age of two........Emma Arnott wheeled him in his pram daily in the Flagstaff Gardens and took him as a toddler down the hill to see the trains in the West Melbourne yards...'

i-Heritage search results: Abstract of Building Identification Form (BIF)
58 DUDLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Mid-Victorian; 1862
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Rich Hill Terrace was built for John Harbison in 1862, as rental properties, although the Italianate style of the houses suggests it may have been extended or refurbished later, possibly in the 1880s. John Harbison was born in County Armagh, Ireland, and arrived in Melbourne in 1849. He acquired land and was elected to the Melbourne City Council in 1860 becoming an Alderman in 1863. He had two terms as a Member of the Legislative Assembly for West Melbourne in 1864-65 and North Melbourne 1886
Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
The building at 58-64 Dudley Street is a row of double-storey Victorian terrace houses. The walls are of rendered masonry with rustication at the ground floor level, and the hipped corrugated galvanised steel roofs are concealed behind a parapet. Each facade has a pair of French windows to the upper level, and a six-panelled timber entry door with fanlight to one side of a timber-framed double-hung sash window at ground floor level. The double-storey verandahs have cast iron balustrades and friezes. Alterations include the removal of the verandah roof to and the installation of two canvas awnings over the windows of No. 60, while much of the fabric of the balcony and verandah of No. 58 is not original, having been reconstructed in the late 1980s.

Statement of Significance
Rich Hill Terrace, at 58-64 Dudley Street, West Melbourne, is of local historical and aesthetic interest. The houses represent the more substantial speculative housing which was erected in the area in the Victorian period. The houses are substantially intact and, as a group, make a positive contribution to the streetscape. The association of the terrace with engineer John Monash and politician John Harbison is of note.

Recommended Alterations
Restore cast-iron verandah (verandah roof on 58, 60, 64; restore fence on 58; repaint in original or typical colours; restore missing details such as parapet urns and joinery.
Other Comments Upgraded from E to D. The terrace is a notable group within the streetscape. The alterations are reversible.

Integrity - Presumably urns have been removed from the parapet (see entablature); the cast-iron verandah has been removed wholly or in part from No. 58, 60 and 64: 58-60 have been generally renovated; the fence of 58 has been replaced.

Streetscape - Contributing part of a varied but generally early streetscape between Milton and King Streets.

History of Brighton Cemetery online 2015
http://brightoncemetery.com/

Sir John Monash
(1865-1931)
Soldier, Engineer, Administrator & Civil Servant
Born on 27 June 1865 at Richhill Terrace - 58 Dudley Street, West Melbourne, the son of Prussian-born Jewish parents Louis Monasch (1831-94, Melbourne General Cemetery), merchant and Bertha née Manasse; after Louis was naturalised in April 1856 he anglicised the name to Monash (pronounced Monash). Monash was educated at Scotch College (1877-81) in a class that included (Sir) James McCay (Box Hill Cemetery), later to figure so controversially during the First World War. He was dux of his class in his final year before studying Arts, Engineering and Law at Melbourne University (B.C.E., 1891; M.C.E., 1893; B.A., LL.B., 1895), but not without struggle; he abandoned his studies all together in 1885 due to his mother’s death and short of money found work as an engineer working on the Princes Bridge (1885-88) and in charge of the Outer Circle suburban railway (1888-90). By the eve of the Great War, after experiencing business hardships and failures, Monash was now a pillar of Melbourne society with a reputation as a leading civil-engineer specialising in reinforced concrete constructions and president of the Victorian Institute of Engineers. While at university, Monash joined the 4th Battalion, Victorian Rifles in July 1884 and later the North Melbourne Battery after the former unit was disbanded in July 1886. At the outbreak of World War One, he held the rank of colonel and in September 1914 was appointed to command the finest brigade of the 1st A.I.F - the 4th Brigade. He oversaw the units’ operations at Gallipoli where he developed a reputation for thoroughness and sound staff work, even though he had no role in the planning of many failures that characterised the campaign. The higher in rank, the better Monash performed. Promoted in July 1915 to brigadier-general, he oversaw the brigade’s transfer to France the following June and the following month was promoted to command the newly formed 3rd Division at Sailsbury Plain, England.
Having instilled discipline and a sense of pride, the first major battle at Messines on 7 June 1917 was an overwhelming success due to the meticulous planning in spite of German knowledge of the impending attack. Later at Broodseinde Ridge in October, the division took part in what was the most successful operation yet undertaken by the A.I.F. in the war. These successes and Monash’s brilliant grasp of the tactical situation brought upon by the great German breakthroughs of March and April 1918, led to his appointment as Corps Commander on 31 May 1918, but not after being vigorously opposed by the official war historian Charles Bean (1879-1968) and (Sir) Keith Murdoch (1885-1952) who both favoured Major-General (Sir) Cyril White (1876-1940) causing immense distraction to the higher commanders during a vital period of the war. No finer man was more amply suited to the role of leading the Corps during the great decisive victories of 1918; his dogma was to simply feed the troops on victory. His greatest achievement was at Hamel on 4 July 1918, described as the first modern battle in which the tanks, infantry, artillery and airforce acted in cohesion. The following month this was again repeated on a larger and more successful scale during the Second Battle of Amiens on 8 August, a classic set-piece battle considered the greatest success of the war in both material captured, prisoners taken, ground gained and more importantly in moral to the Allied cause. Knighted in the field on 12 August 1918 by King George V, Monash’s greatness as a commander was due to his forceful personality that induced respect enabling him to drive the most out of his men; his personal qualities of humility, intellectual capacity, orderly thinking and articulateness; a brilliant grasp of tactics and technical mastery of all arms; meticulous battle planning and organisation; and a fair portion of luck and good timing that eluded his contemporaries. But nor was Monash infallible: he never once visited the front line to gain a grasp of the ground; he had a tendency to ignore the advice of more informed junior commanders and had a reputation for bullying and ruthlessness during a battle; and was known as a showman who craved publicity and honours. After the armistice, Monash was given charge of repatriating some 160,000 troops in less than eight months considered an armistice, Monash was given charge of repatriating some 160,000 troops in less than eight months considered a remarkable achievement. In his final years, he took on the chairmanship of the State Electricity Commission (1920–31) overseeing the arduous task of building a great public utility to supply abundant cheap electricity and freeing the state from the reliance on unreliable and costly power from New South Wales. Residing at Iona -33 St. George’s Road, Toorak, Monash died from coronary disease on 8 October 1931; an estimated 250,000 mourners paid tribute with some 50,000 alone at the cemetery.

City of Melbourne Planning register online search
Permit Number Description Date Lodged
TP-2012-900 Business Identification and promotion sign 19/11/2012
TP-2007-895 Works to create an external smoking area to rear of an existing brothel 25/09/2007
TP-2004-742 Alterations to the existing building 23/07/2004
TP-2002-806 Construction of a second storey to the rear of the existing building 8/08/2002
TP-2002-421 new fence 6/05/2002
TP-1999-1454 Erection and display of advertising signage and bud lighting 26/11/1999
TP-1996-641 extend brothel to allow 10 rooms for prostitution 8/07/1996
TP-1996-383 building to be used as a brothel between 9 am and midnight 26/04/1996
TP-1996-284 Extension of hours for existing brothel 28/03/1996
TP-1993-197 Alterations and additions to rear of the existing brothel 24/02/1993.

Sands & McDougall Directory of Victoria
1904
Richhill ter—
58 Smith, Edward N.
60 Watkins, Mrs. Jessie
62 Crawley, Mrs M. K.
64 Pope, Thomas...
Archbank cots—

1868
Richhill Terrace
1 Monash, Louis
Young, MRS
2 Berliner, Otto
3 Booth, John
4 Thomson, Mrs

City of Melbourne Heritage Review (1999)

History
Rich Hill Terrace was built for John Harbison in 1862, as rental properties, although the Italianate style of the houses suggests it may have been extended or refurbished later, possibly in the 1880s. John Harbison was born in County Armagh, Ireland, and arrived in Melbourne in 1849. He acquired land and was elected to the Melbourne City Council in 1860 becoming an Alderman in 1863. He had two terms as a Member of the Legislative Assembly for West Melbourne in 1864–65 and North Melbourne 1866

Description
The building at 58-64 Dudley Street is a row of double-storey Victorian terrace houses. The walls are of rendered masonry with rustication at the ground floor
level, and the hipped corrugated galvanised steel roofs are concealed behind a parapet. Each facade has a pair of French windows to the upper level, and a six-panelled timber entry door with fanlight to one side of a timber-framed double-hung sash window at ground level. The double-storey verandahs have cast iron balustrades and friezes. Alterations include the removal of the verandah roof to and the installation of two canvas awnings over the windows of No. 60, while much of the fabric of the balcony and verandah of No. 58 is not original, having been reconstructed in the late 1980s.

Significance

Rich Hill Terrace, at 58-64 Dudley Street, West Melbourne, is of local historical and aesthetic interest. The houses represent the more substantial speculative housing which was erected in the area in the Victorian period. The houses are substantially intact and, as a group, make a positive contribution to the streetscape. The association of the terrace with engineer John Monash and politician John Harbison is of note.

Grading Review

Upgraded from E to D. The terrace is a notable group within the streetscape. The alterations are reversible. Integrity - Presumably urns have been removed from the parapet (see entablature); the cast-iron verandah has been removed wholly or in part from 58, 60 and 64: 58-60 have been generally renovated; the fence of 58 has been replaced. Streetscape - Contributing part of a varied but generally early streetscape between Milton and King Streets.

Survey Notes:

Verandah altered, reducing integrity; other parts of row allow evidence for restoration; French doors and entry door joinery significant - refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: C

What date or era does the place express (if any)?

Creation date (if available)? 1862

Creation era?

- Victorian-era

- Edwardian-era

What are the heritage values of the place (if any)?

- Historical value

- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct

- Not significant or contributory

- Significant individually

- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index: 77196 Harbinson, John Harbinson, John - Melbourne West Melbourne VIC Houses-City of Melbourne registration no 113 [Burchett Index]. Fee 7.0.0 four two-storey & one single-storey house 1862 03 21

i-Heritage search results: Abstract of Building Identification Form (BIF)

60 DUDLEY STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneeway Level
Rich Hill Terrace, at 58-64 Dudley Street, West Melbourne, is of local historical and aesthetic interest. The houses represent the more substantial speculative housing which was erected in the area in the Victorian period. The houses are substantially intact and, as a group, make a positive contribution to the streetscape. The association of the terrace with engineer John Monash and politician John Harbison is of note.

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**Survey Notes:**

Other parts of row allow evidence for restoration; French doors and entry door joinery significant - refer to Statement of Significance 1999 and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>Survey Notes:</th>
</tr>
</thead>
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<td>Other parts of row allow evidence for restoration; French doors and entry door joinery significant - refer to Statement of Significance 1999 and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</td>
</tr>
</tbody>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
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<th>Existing grading: D</th>
<th>Proposed Grading: D</th>
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**What date or era does the place express (if any)?**

<table>
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<tr>
<th>Creation date (if available)? 1862</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Interwar</td>
</tr>
<tr>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
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</table>

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contribution to precinct</td>
</tr>
<tr>
<td>Not significant or contributory</td>
</tr>
<tr>
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</tr>
<tr>
<td>Proposed for a Heritage Overlay</td>
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</tbody>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Lewis, M. Australian Architecture Index:

‘77196 Harbinson, John Harbinson, John - Melbourne West Melbourne VIC Houses-City of Melbourne registration no 113 [Burchett Index]. Fee 7.0.0 four two-storey & one single-storey house 1862 03 21’

John Monash By Geoffrey Serle, 1998

John Monash lived in Richhill Terrace, part 58-64 Dudley Street, in the 1860s, c1865-8: ‘The household and the business were broken up...Louis and Bertha (John Monash parents) moved to Richhill Terrace, Dudley Street, West Melbourne on the north side of the Flagstaff Gardens......Tante Ulrike used often to speak of John drawing railway engines at the age of two......Emma Arnott wheeled him in his pram daily in the Flagstaff Gardens and took him as a toddler down the hill to see the trains in the West Melbourne yards...’

i-Heritage search results: Abstract of Building Identification Form (BIF)

62 DUDLEY STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

Building and History Information

Architectural Style Mid-Victorian; 1862

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner Rich Hill Terrace was built for John Harbison in 1862, as rental properties, although the Italianate style of the houses suggests it may have been extended or refurbished later, possibly in the 1880s. John Harbison was born in County Armagh, Ireland, and arrived in Melbourne in 1849. He acquired land and was elected to the Melbourne City Council in 1860 becoming an Alderman in 1863. He had two terms as a Member of the Legislative Assembly for West Melbourne in 1864-65 and North Melbourne 1866

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features The building at 58-64 Dudley Street is a row of double-storey Victorian terrace houses. The walls are of rendered masonry with rustication at the ground floor level, and the hipped corrugated galvanised steel roofs are concealed behind a parapet. Each facade has a pair of French windows to the upper level, and a six-panelled timber entry door with fanlight to one side of a timber-framed double-hung sash window at ground floor level. The double-storey verandahs have cast iron balustrades and friezes. Alterations include the removal of the verandah roof to and the installation of two canvas awnings over the windows of No. 60, while much of the fabric of the balcony and verandah of No. 58 is not original, having been reconstructed in the late 1980s.

Statement of Significance

Rich Hill Terrace, at 58-64 Dudley Street, West Melbourne, is of local historical and aesthetic interest. The houses represent the more substantial speculative housing which was erected in the area in the Victorian period. The houses are substantially intact and, as a group, make a positive contribution to the streetscape. The association of the terrace with engineer John Monash and politician John Harbison is of note.

Recommended Alterations

Restore cast-iron verandah (verandah roof on 58, 60, 64; restore fence on 58; repaint in original or typical colours; restore missing details such as parapet urns and joinery.
SURVEYED PLACES

Other Comments
Upgraded from E to D. The terrace is a notable group within the streetscape. The alterations are reversible.
Integrity - Presumably urns have been removed from the parapet (see entablature); the cast-iron verandah has been removed wholly or in part from 58, 60 and 64: 58-60 have been generally renovated; the fence of 58 has been replaced.
Streetscape - Contributing part of a varied but generally early streetscape between Milton and King Streets.

City of Melbourne Heritage Review (1999)

History
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Sands & McDougall Directory of Victoria
1904
Rich Hill ter—
58 Smith, Edward N.
60 Watkins, Mrs. Jessie
62 Crawley, Mrs. M. K.
64 Pope, Thomas...
Archbank cots—
**West Melbourne Heritage Review**

**SURVEYED PLACES**

| Dudley Street | 64 | Richhill Terrace, part 58-64 Dudley Street |

**Survey Notes:**

Other parts of row allow evidence for restoration; French doors and entry door joinery significant - refer to Statement of Significance 1999 and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** C

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1862
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Social value**
- **Scientific value**

- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- **HO3 North & West Melbourne Precinct**

  - **Contributory to precinct**
  - **Not significant or contributory**
  - **Significant individually**
  - **Proposed for a Heritage Overlay**

**What are the historic themes represented by the place?**

- **8.2 Housing the population**

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Lewis, M. Australian Architecture Index:**

‘77196 Harbinson, John Harbinson (sic), John - Melbourne West Melbourne Vic Houses-City of Melbourne registration no 113 [Burchett Index]. Fee 7.0.0 four two-storey & one single-storey house 1862 03 21’

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John Monash lived in Richhill Terrace, part 58-64 Dudley Street, in the 1860s, c1865-8:

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**i-Heritage search results: Abstract of Building Identification Form (BIF)**

64 DUDLEY STREET WEST MELBOURNE 3003

**Heritage Grading**

Building Grading Streetscape Level Laneway Level D 3

**Conservation Study Details**

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell

and Associates 1999 Adopted

Building and History Information

Architectural Style Mid-Victorian; 1862

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner Rich Hill Terrace was built for John Harbison in 1862, as rental properties, although the Italianate style of the houses suggests it may have been extended or refurbished later, possibly in the 1880s. John Harbison was born in County Armagh, Ireland, and arrived in Melbourne in 1849. He acquired land and was elected to the Melbourne City Council in 1860 becoming an Alderman in 1863. He had two terms as a Member of the Legislative Assembly for West Melbourne in 1864-65 and North Melbourne 1866

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

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Statement of Significance

Revise Heritage Places Inventory July 2015.

Rich Hill Terrace, at 58-64 Dudley Street, is of local historical and aesthetic interest. The houses are substantially intact and, as a group, make a positive contribution to the streetscape. The association of the terrace with engineer John Monash and politician John Harbison is of note.

**Recommended Alterations**

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West Melbourne Heritage Review

SURVEYED PLACES

Other Comments Upgraded from E to D. The terrace is a notable group within the streetscape. The alterations are reversible.

Integrity - Presumably urns have been removed from the parapet (see entablature); the cast-iron verandah has been removed wholly or in part from 58, 60 and 64: 58-60 have been generally renovated; the fence of 58 has been replaced.

Streetscape - Contributing part of a varied but generally early streetscape between Milton and King Streets.

Reference

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1904
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Archbank cots—

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Grading Review
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Integrity - Presumably urns have been removed from the parapet (see entablature); the cast-iron verandah has been removed wholly or in part from 58, 60 and 64: 58-60 have been generally renovated; the fence of 58 has been replaced. Streetscape - Contributing part of a varied but generally early streetscape between Milton and King Streets.

Property number: 102968
**SURVEYED PLACES**

| Dudley Street | 66 | Stirling House or Thomas Stevenson's row house, part 70-72 Dudley St |

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
- Creation date (if available)? 1971
- Creation era?
  - Early Victorian-era
  - Interwar
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- Not significant or contributory
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 5.3 Developing a large, city-based economy

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne Planning register online
  - 'Permit Number Description Date Lodged
    TP-1995-967 Painting of the front facade 2/10/1995
    CM-11898 Refurbish existing building 5/08/1987'
- City of Melbourne online maps
  - '3 storey brick office building built 1971.'

**Property number:** 102967

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

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: D
- Proposed Grading: B

**Existing Streetscape Level:** 3
- Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**
- Creation date (if available)? 1869
- Creation era?
  - Early Victorian-era
  - Interwar
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- Not significant or contributory
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
- Lewis, M. Australian Architecture Index:
  - '77215 Webster, Walter - Hotham Stevenson, Thos. West Melbourne VIC City of Melbourne registration no 3468 [Burchett Index]. Fee 3.00 two-storey house and additions; alterations 1869 09 17'
- City of Melbourne online map
  - MMBW
  - DP734 1895: shows 70-72 Dudley Street set close to street
  - 74-78 Dudley Street set further back, 76 as Police
West Melbourne Heritage Review

SURVEYED PLACES

Station - no metal fence for 70-72? metal fence shown for 74-78 Dudley Street.
North Melbourne Parish Plan: CA5 6/H-A: G Kingsland

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 17 May 1866
'Funeral Notice.
THE Friends of Mr. THOMAS STEVENSON are respectfully invited to follow the remains of his late son, Henry William, to the place of interment, Stirling House, General Cemetery. The funeral will leave his residence, Ascot-ville, Flemington, to-morrow (Friday), 18th inst., at a quarter to 3 o'clock p.m.
HENRY ALLISON, undertaker, Victoria-street, West Melbourne'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 26 October 1866
'THE EXHIBITION. Two causes combined yesterday to limit in some degree the attendance of visitors at the Exhibition-the disagreeable state of the weather, and the half-crown charge for admission. At no period of the day was the building in any way crowded, so that those who were present had every facility for examining and comparing the different exhibits. It will be seen from the return given below that the season-ticket holders were much more numerous than those who paid at the door...In the fine arts department there are some beautiful specimens of heraldic painting executed by Mr. Thomas Stevenson, heraldic artist at Stevenson and Elliot's.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 5 March 1867
'MUSEUM OF INDUSTRY AND ART. Since the list published on the 25th February, the following contributions have been received: ---...Thomas Stevenson, 46 Latrobe-street west, heraldic paintings.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 26 March 1881
'MELBOURNE INTERNATIONAL EXHIBITION AWARDS. FINE ARTS. Special Jury: Eugenio P Ceccobim (chairman), William Williams, J. G Marshall, Richard Shepherd, and Dr. Fulton...Thomas Stevenson, heraldic painting.'

'The Argus': 10/6/1899
'DEATH. STEVENSON. —On the 9th June, at Dudley-street, West Melbourne, Christon, third and beloved only surviving daughter of Thomas and Christon Stevenson. The last of the family. "A little while." FUNERAL NOTICE.
THE Friends of Mr. THOMAS STEVENSON are respectfully invited to follow the remains of his beloved daughter, Christon, to the place of interment, in the Melbourne General Cemetery. The funeral will leave his residence, Stirling-house, 70 Dudley-street, West Melbourne, Tomorrow (Sunday, 11th inst.), at 2 o' clock.
ALFRED ALLISON, Undertaker and Embalmer, 221 Victoria-street west, Melbourne; Mt. Alexander road, Moonee Ponds; and Racecourse-road, Newmarket. Tel. 980.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 24 June 1907
'WILLS AND ESTATES. Thomas Stevenson, ...of Stirling House, Dudley-street, West Melbourne, heraldic painter, who died 28th May last, left by will dated 23rd March, 1906, estate of the value of £950 realty, and £2485 personally, to his widow.'

State Library of Victoria
'International Exhibition (1873 : London, England) : Australian Gallery File] File contains a photocopy of fine arts section of the catalogue for works from the colony of Victoria, taken from "The London International Exhibition, 1872-3 - The Victorian exhibition - Official Catalogue of Exhibits". Artists exhibiting were ...C.H. Sterne, Thomas Stevenson, Enoch Taylor'

Probate, VPRO
Thomas Stevenson Heraldic Painter W Melbourne 28 May 1907 102/925 VPRS 28/P0, unit 1331; VPRS 28/P2, unit 802; VPRS 7591/P2, unit 407 Widow, Christon Peter Stevenson - CA 6/H-A North Melbourne 33x82' 2 brick cottages of six rooms each known as Stirling House and Perth House 70, 72 Dudley Street £950

i-Heritage search results: Abstract of Building Identification Form (BIF)
70 DUDLEY STREET WEST MELBOURNE 3003 (see 72) Heritage Grading
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah roof and structure.
Statement of Significance Not Assessed
Recommended Alterations
Fence (inappropriate - reinstate original design) Door, balustrade, roof reclad (inappropriate - reinstate original design/sympathetic alternative)

Hermes
No entry, no BIF
## SURVEYED PLACES

**1915**
70 Stevenson. Mrs C.
72 McManus, Miss M.E.
74 Kelly, Miss Kate
76 Neal. Miss Esther
78 Elder, James A.

**1904**
Archbank cots—
66 Stewart. David
68 Moore. Thomas
70 Stevenson, Ths., pntr
72 Hultmark, Rev Karl
(Protestant)
74 King, William
76 MeShane. Mrs L.
78 Rayner, Edward

**1893**
Archbank cots—
68 Peter Howat
70 Stevenson, Thomas pntr
72 Mitchell, William
74 Lyhane, Sergt James
76 police station
78 Tynan, John M

**1880**
Arch Bank cottages-1 and2
1 Littlejohn, William
2 Downie -, Stephenson, Thomas, heraldic painter
Gillespie, Alexander
Marsh, Kezia
McEwan, Robert
Sloman, David

**1870**
(Richhill terrace)
Archbank cottages
1 Hodgetts, George B
2 Stevesnon, J heraldic painter
Flagstaff Inn, Austin, H

**1869**
(Richhill terrace, with 4 Hodgetts, George B)
Archbank cottages
1 Stephens, Clement
2 vacant
vacant land

**1868**
Archbank cottages
1 McEwan, James
2 Tierney, Michael
vacant land
Kingsland, G

---

**City of Melbourne Valuers Books**
1870, 1762-
(Flagstaff Hotel)

Michl Finn owns 2 houses: each 8 rooms balcony £60
JC Perry
Mrs Trowel
Vacant/ Thos Stevenson BH 6 rooms, balcony £60
Thos Stevenson/ ditto
(William Denholm, 2 3 room houses)

1886, 2554- owner Finns Trust- (3 houses) each
BH 8 rooms 24x80 £70
Mrs O'Callanan x-out
Mrs Kelly
Mrs Olark
Thomas Hides?, Thos Stevenson BH 6 rooms,
16x80 £56
Thos Stevenson/ owner-occupier BH 6 rooms,
16x80 £56

1891, 2471-
(Paterson)
78-74 owned by Mrs Egan (3) each BH 8 rooms
24x80 £70
John Tynan
Police
Police
72-70 owned by Thomas Stevenson, 2x BH 6
rooms 16x80 £50 each
Thos Jones
Thomas Stevenson.

**Property number:** 102966
West Melbourne Heritage Review

SURVEYED PLACES

Dudley Street 72

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

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: C

What  date or era does the place express (if any)?

Creation date (if available)? 1869

Creation era? ✓ Early Victorian-era
✓ Victorian-era □ Interwar
□ Edwardian-era □ Post WW2

What are the heritage values of the place (if any)?

✓ Aesthetic value ✓ Historical value
□ Scientific value □ Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

✓ Contributory to precinct □ Not significant or contributory

Significant individually □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
‘77215 Webster, Walter - Hotham Stevenson, Thos. West Melbourne VIC City of Melbourne registration no 3468 (Burchett Index). Fee 3.00 two-storey house and additions; alterations 1869 09 17’

City of Melbourne online map

MMBW

DP734 1895: shows 70-72 Dudley Street set close to street
74-78 Dudley Street set further back, 76 as 'Police Station' - no metal fence for 70-72? metal fence shown for 74-78 Dudley Street.

North Melbourne Parish Plan: CAs 5, 6/H-A: G Kingsland

Newspapers:

‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Thursday 17 May 1866

Funeral Notice.

THE Friends of Mr. THOMAS STEVENSON are respectfully invited to follow the remains of his late son, Henry William, to the place of interment, Melbourne General Cemetery.

The funeral will leave his residence, Ascot-vale, Flemington, to-morrow (Friday), 18th inst., at a quarter to 3 o’clock p.m.

HENRY ALLISON, undertaker, Victoria-street, West Melbourne’

‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Friday 26 October 1866

THE EXHIBITION.

Two causes combined yesterday to limit in some degree the attendance of visitors at the Exhibition—the disagreeable state of the weather, and the half-crown charge for admission. At no period of the day was the building in any way crowded, so that those who were present had every facility for examining and comparing the different exhibits. It will be seen from the return given below that the season-ticket holders were much more numerous than those who paid at the door...In the fine arts department there are some beautiful specimens of heraldic painting executed by Mr. Thomas Stevenson, heraldic artist at Stevenson and Elliot’s.’

‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Tuesday 5 March 1867

‘MUSEUM OF INDUSTRY AND ART.

Since the list published on the 25th February, the following contributions have been received :— Thomas Stevenson, 46 Latrobe-street west, heraldic paintings.’

‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Saturday 26 March 1881

‘MELBOURNE INTERNATIONAL EXHIBITION AWARDS.

FINE ARTS.

Special Jury.- Eugenio P Cecebim (chairman), William Williams, J. G Marshall, Richard Shepherd, and Dr. Fulton ...Thomas Stevenson, heraldic painting.’

‘The Argus’ 10/6/1899

‘DEATH.

STEVENSON.—On the 9th June, at Dudley-street, West Melbourne, Christon, third and beloved only surviving daughter of Thomas and Christon Stevenson. The last of the family. "A little while."

FUNERAL NOTICE.

THE Friends of Mr. THOMAS STEVENSON are respectfully invited to follow the remains of his beloved daughter, Christon, to the place of interment, in the Melbourne General Cemetery.

The funeral will leave his residence, Stirling-house, 70 Dudley-street, West Melbourne, Tomorrow (Sunday, 11th inst.), at 2 o’clock.

ALFRED ALLISON, Undertaker and Embalmer, 221 Victoria-street west, Melbourne; Mt. Alexander road, Moonee Ponds; and Racecourse-road, Newmarket. Tel. 980.’
West Melbourne Heritage Review

SURVEYED PLACES

'The Argus': 1/7/1899

'MR. and Mrs. THOMAS STEVENSON desire to return their grateful THANKS for the many letters of condolence and expressions of Christian sympathy which they received; as also for the floral tributes sent on them on the occasion of their recent bereavement.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 24 June 1907

'WILLS AND ESTATES.
Thomas Stevenson, ... of Stirling House, Dudley-street, West Melbourne, heraldic painter, who died 28th May last, left by will dated 23rd March, 1906, estate of the value of £950 realty, and £2485 personally, to his widow.'

State Library of Victoria

File contains a photocopy of fine arts section of the catalogue for works from the colony of Victoria, taken from "The London International Exhibition, 1872-3 - The Victorian exhibition - Official Catalogue of Exhibits". Artists exhibiting were
...C.H. Sterne, Thomas Stevenson, Enoch Taylor'

Melbourne International Exhibition, 1880

Opened 1st October; The Official Catalogue of the Exhibits
Author: Melbourne International Exhibition
In: The Pamphlet Collection of Sir Robert Stout: Volume 41
Publication details: Victoria University of Wellington Library, Wellington
HERALDIC PAINTING. --- STEVENSON, THOMAS, KING-ST., MELBOURNE

Probate, VPRO

'Thomas Stevenson Heraldic Painter W Melbourne 28 May 1907 102/925 VPRS 28/P0, unit 1331; VPRS 28/P2, unit 802; VPRS 7591/P2, unit 407
Widow, Christon Peter Stevenson- CA 6/H-A North Melbourne 33x82' 2 brick cottages of six rooms each known as Stirling House and Perth House 70, 72 Dudley Street £950

i-Heritage search results: Abstract of Building Identification Form (BIF)
72 DUDLEY STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include fence and verandah decoration.
Statement of Significance Not Assessed
Recommended Alterations
Door, upper windows, colours (sympathetic - reinstate original design)

Sands & McDougall Directory of Victoria

1915
70 Stevenson. Mrs C.
72 McManus, Miss M.E.
74 Kelly, Miss Kate
76 Neal. Miss Esther
78 Elder, James A.

1904
Archbank cott—
66 Stewart. David
68 Moore. Thomas
70 Stevenson, Ths., pntr
72 Hultmark, Rev Karl (Lutheran)
74 King, William
76 MeShane. Mrs L.
78 Rayner, Edward
King st

1893
Archbank cott—
68 Peter Howat
70 Stevenson, Thomas pntr
72 Mitchell, William
74 Lyhane, Sergt James
76 police station
78 Tynan, John M
King st

1880
Arch Bank cottages-1 and2
1 Littlejohn, William
2 Downie -, Stephenso , Thomas, heraldic painter
Gillespie , Alexander
Marsh , Kezia
McEwan, Robert
Sloman, David
King s t

1870
(Richhill terrace)
Archbank cottages
1 Hodgetts, George B
2 Stevesnon, J heraldic painter
Flagstaff Inn, Austin, H
King St

1869
(Richhill terrace, with 4 Hodgetts, George B)
Archbank cottages
1 Stephens, Clement
2 vacant
vacant land
King St

1868
...
**SURVEYED PLACES**

Archbank cottages
1 McEwan, James
2 Tierney, Michael
vacant land
Kingsland, G
King St

**City of Melbourne Valuers Books**
1870, 1762-
(Flagstaff Hotel)
Michl Finn owns 2 houses: each 8 rooms balcony £60
JC Perry
Mrs Trowel
Vacant/Thos Stevenson BH 6 rooms, balcony £60
Thos Stevenson/ ditto
(William Denholm, 2 3 room houses)

1886, 2554- owner Finns Trust- (3 houses) each BH 8 rooms 24x80 £70
Mrs O'Callanan x-out
Mrs Kelly
Mrs Clark
Thomas Hides?, Thos Stevenson BH 6 rooms, 16x80 £56
Thos Stevenson/ owner-occupier BH 6 rooms, 16x80 £56

1891, 2471-
(Boothby)
78-74 owned by Mrs Egan (3) each BH 8 rooms 24x80 £50
John Tynan
Police
72-70 owned by Thomas Stevenson, 2x BH 6 rooms 16x80 £50 each
Thos Jones 72
Thomas Stevenson 70

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below. Iron balustrade pattern on 74, 76, likely to be the original.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

*Existing grading:* C  
*Proposed Grading:* B

**What date or era does the place express (if any)?**

*Creation era?* 1869-70
*Early Victorian-era*
*Victorian-era*
*Edwardian-era*
*Interwar*
*Post WW2*

**What are the heritage values of the place (if any)?**

*✓ Aesthetic value*  
*✓ Historical value*  
*☐ Scientific value*  
*☐ Social value*  
*☐ Not assessed for heritage values*

**Is the place in a Heritage Overlay?**

*HO3 North & West Melbourne Precinct*
*✓ Contributory to precinct*  
*☐ Not significant or contributory*  
*✓ Significant individually*  
*☐ Proposed for a Heritage Overlay*

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**
'The Australasian' (Melbourne, Vic.: 1864 - 1946)
Saturday 27 October 1877
'Finn - On the 21st last, it his residence, Park-villa, Flemington-road, Hotham, Mr. Michael Finn, late of the Southern Cross Hotel, Bourke-street west, aged 60 years. E.L.P.'
SURVEYED PLACES

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 16 June 1879

'Funeral Notices.

THE Friends of the late Mrs. SARAH FINN (relict of the late Mr. Michael Finn) arc respect fully invited to follow her remains to the place of interment, Melbourne Cemetery. The funeral will leave her late residence, Britannia Hotel, Queen-street, West Melbourne, on TUESDAY, the 17th inst., at half-past 2 o'clock'.

also 'The Argus': 16/6/1879

FINN.-On the 15th inst., at her residence, Britannia Hotel, Queen-street, West Melbourne, Mrs. Sarah Finn, widow of the late Mr. Michael Finn, formerly of the Southern Cross Hotel, Bourke-street, aged 51 years.'

Probate, VPRO

'Michael Finn Gentleman of Park Villa, Flemington Rd. Hotham 21 Oct 1877 22/065 VPRS 28/P0, unit 255; VPRS 28/P2, unit 116 Michael Finn Gentleman Hotham 21 Oct 1876 16/821 VPRS 28/P0, unit 196; VPRS 28/P2, unit 71; VPRS 7591/P2, unit 35'

Estate- real £2560, personal £1600; three houses brick, two storiyed in Dudley Street let at £80/yr £2000 also two brick houses , old, in lt. Bourke Street West £560 - left to Sarah Finn of Park Villa, also William Keogh, but her death in 1879 and Keogh's death in 1880 means Catherine Tynan (nee Finn) becomes executrix as the eldest daughter.

Lewis, M. Australian Architecture Index:

1 Oct. 1869 Dall & Roberts
'Mr Finnis's (sic) Terrace in Dudley St., created under the superintendence of Messrs. Dall & Roberts, architects, is now completed. The balconies and verandahs call for notice for their light and elegant appearance: They are of iron, cast in Melbourne; and the cost per house, including standards, is something like £25. 'Building Times', i, 1 (1.10.1869) p 4'

'77214 Gillon, James - 323 Smith St. Fitz. Finn, - Bourke Street west, West Melbourne VIC Houses-City of Melbourne registration no 3226 [Burchett Index]. Fee 4.0.0 two houses 1869 05 17 Dudley off King 77218 Finn, Michael Finn, Michael West Melbourne VIC House-City of Melbourne registration no 4035 [Burchett Index]. Fee 2.0.0 house 1870 07 27'

i-Heritage search results: Abstract of Building Identification Form (BIF)
74 DUDLEY STREET WEST MELBOURNE 3003 Heritage Gradings Building Grading Streetscape Level Laneway Level C 3 Conservation Study Details Precinct Conservation Management Plan North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status North and West Melbourne Conservation Study - Graeme Butler, no date Adopted Building and History Information Architectural Style Victorian Period 1876-99 - Victorian Construction Date Source for Construction Date Architect Builder Not Assessed First Owner

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include fence, verandah decoration, verandah roof and structure.
Statement of Significance Not Assessed
Recommended Alterations Colours (sympathetic).

Sands & McDougall Directory of Victoria
1915
70 Stevenson. Mrs C.
72 McManus, Miss M.E.
74 Kelly, Miss Kate
76 Neal. Miss Esther
78 Elder, James A.

1904
Archbank cott—
66 Stewart. David
68 Moore. Thomas
70 Stevenson, Ths., pntr
72 Hultmark, Rev Karl (Lutheran)
74 King, William
76 MeShane. Mrs L.
78 Rayner, Edward
King st

1893
Archbank cott—
68 Peter Howat
70 Stevenson, Thomas pntr
72 Mitchell, William
74 Lyhane, Srgt James
76 police station
78 Tynan, John M
King st

1880
Arch Bank cottages-1 and2
1 Littlejohn, William
2 Downie -, Stephenson , Thomas, heraldic painter
Gillespie , Alexander
Marsh , Kezia
McEwan, Robert
Sioman, David
King s t

1870
(Richhill terrace)
Archbank cottages
1 Hodgetts, George B
2 Stevesnon, J heraldic painter
Flagstaff Inn, Austin, H
King St

1869
(Richhill terrace, with 4 Hodgetts, George B)
Archbank cottages
SURVEYED PLACES

1 Stephens, Clement
2 vacant
vacant land
King St

1868
... Archbank cottages
1 McEwan, James
2 Tierney, Michael
vacant land
Kingsland, G
King St

City of Melbourne Valuers Books
1870, 1762- (Flagstaff Hotel)
Michl Finn owns 2 houses: each 8 rooms balcony £60
JC Perry
Mrs Trowel
Vacant/ Thos Stevenson BH 6 rooms, balcony £60
Thos Stevenson/ ditto
(William Denholm, 2 3 room houses)

1886, 2554- owner Finns Trust- (3 houses) each BH 8 rooms 24x80 £70
Mrs O'Callanan x-out
Mrs Kelly
Mrs Clark
Thomas Hides?, Thos Stevenson BH 6 rooms, 16x80 £56
Thos Stevenson/ owner-occupier BH 6 rooms, 16x80 £56

1891, 2471- (Paterson)
78-74 owned by Mrs Egan (3) each BH 8 rooms 24x80 £70
John Tynan
Police 76
Police 74
72-70 owned by Thomas Stevenson, 2x BH 6 rooms 16x80 £50 each
Thos Jones 72
Thomas Stevenson 70

Property number: 102964

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

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below. Iron balustrade pattern on 74, 76, likely to be the original.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C Proposed Grading: B

Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1869-70

Creation era?
☑ Victorian-era ☐ Edwardian-era
☐ Interwar ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):
Newspapers:
'The Australasian' (Melbourne, Vic.: 1864 - 1946) Saturday 27 October 1877
'Finn - On the 21st last, it his residence, Park-villa, Flemington-road, Hotham, Mr. Michael Finn, late of the Southern Cross Hotel, Bourke-street west, aged 60 years. E.LP.'

'The Age' (Melbourne, Vic.: 1854 - 1954) Monday 16
## Surveyed Places

### June 1879

**Funeral Notices.**

THE Friends of the late Mrs. SARAH FINN (relict of the late Mr. Michael Finn) are respectfully invited to follow her remains to the place of interment, Melbourne Cemetery. The funeral will leave her late residence, Britannia Hotel, Queen-street, West Melbourne, on TUESDAY, the 17th inst., at half-past 2 o’clock.

also

“The Argus”: 16/6/1879

`FINN.-On the 15th inst., at her residence, Britannia Hotel, Queen-street, West Melbourne, Mrs. Sarah Finn, widow of the late Mr. Michael Finn, formerly of the Southern Cross Hotel, Bourke-street, aged 51 years.'

### Probate, VPRO

`Michael Finn Gentleman of Park Villa, Flemington Rd. Hotham 21 Oct 1877 22/065 VPRS 28/P0, unit 255; VPRS 28/P2, unit 116

Michael Finn Gentleman Hotham 21 Oct 1876 16/821 VPRS 28/P0, unit 196; VPRS 28/P2, unit 71; VPRS 7591/P2, unit 35`

Estate- real £2560, personal £1600; three houses brick, two storied in Dudley Street let at £80/yr £2000 also two brick houses, old, in Lt. Bourke Street West £560 - left to Sarah Finn of Park Villa, also William Keogh, but her death in 1879 and Keogh’s death in 1880 means Catherine Tynan (nee Finn) becomes executrix as the eldest daughter.

### Lewis, M. Australian Architecture Index:

1 Oct. 1869 Dall & Roberts

‘Mr Finnis’s (sic) Terrace in Dudley St., created under the superintendence of Messrs. Dall & Roberts, architects, is now completed. The balconies and verandahs call for notice for their light and elegant appearance: They are of iron, cast in Melbourne; and the cost per house, including standards, is something like £25. ‘Building Times’, i, 1 (1.10.1869) p 4'

`77214 Gillon, James - 323 Smith St. Fitz. Finn, - Bourke Street west, West Melbourne VIC Houses-City of Melbourne registration no 3226 [Burchett Index]. Fee 4.0.0 two houses 1860 05 17 Dudley off King 77218 Finn, Michael Finn, Michael West Melbourne VIC House-City of Melbourne registration no 4035 [Burchett Index]. Fee 2.0.0 house 1870 07 27''

### i-Heritage search results: Abstract of Building Identification Form (BIF)

<table>
<thead>
<tr>
<th>Building</th>
<th>Address</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>76 Dudley Street</td>
<td>West Melbourne 3003</td>
<td>1870</td>
</tr>
<tr>
<td>1 Littlejohn, William</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Downie - , Stephenson , Thomas, heraldic painter Gillespie , Alexander Marsh , Kezia McEwan, Robert Sloman, David</td>
<td></td>
<td></td>
</tr>
<tr>
<td>King s t</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Condition Fair**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features**

**Notable features include fence, verandah decoration, verandah roof and structure.**

**Statement of Significance Not Assessed**

**Recommended Alterations Colours (sympathetic)**

### Sands & McDougall Directory of Victoria

1915

70 Stevenson. Mrs C.

72 McManus, Miss M.E.

74 Kelly, Miss Kate

76 Neal. Miss Esther

78 Elder, James A.

1904

Archbank cots— 66 Stewart. David 68 Moore. Thomas 70 Stevenson, Ths., pntr 72 Hultmark, Rev Karl (Lutheran) 74 King, William 76 MeShane. Mrs L. 78 Rayner, Edward King st

1893

Archbank cots— 68 Peter Howat 70 Stevenson, Thomas pntr 72 Mitchell, William 74 Lyhane, Sergt James 76 police station 78 Tynan, John M King st

1880

Arch Bank cottages-1 and2 1 Littlejohn, William 2 Downie - , Stephenson , Thomas, heraldic painter Gillespie , Alexander Marsh , Kezia McEwan, Robert Sloman, David King s t 1870 (Richhill terrace) Archbank cottages 1 Hodgetts, George B 2 Steveson, J heraldic painter Flagstaff Inn, Austin, H King St 1869 (Richhill terrace, with 4 Hodgetts, George B) Archbank cottages 1 Stephens, Clement 2 vacant vacant land
**SURVEYED PLACES**

King St

1868

Archbank cottages
1 McEwan, James
2 Tierney, Michael
vacant land
Kingsland, G
King St

**City of Melbourne Valuers Books**

1870, 1762- (Flagstaff Hotel)
Michl Finn owns 2 houses: each 8 rooms balcony £60
JC Perry
Mrs Trowel
Vacant/ Thos Stevenson BH 6 rooms, balcony £60
Thos Stevenson/ ditto
(William Denholm, 2 3 room houses)

1886, 2554- owner Finns Trust- (3 houses) each BH 8 rooms 24x80 £70
Mrs O'Callanan x-out
Mrs Kelly
Mrs Clark
Thomas Hides?, Thos Stevenson BH 6 rooms, 16x80 £56
Thos Stevenson/ owner-occupier BH 6 rooms, 16x80 £56

1891, 2471- (Paterson)
78-74 owned by Mrs Egan (3) each BH 8 rooms
24x80 £70
John Tynan
Police
72-70 owned by Thomas Stevenson, 2x BH 6 rooms 16x80 £50 each
Thos Jones 72
Thomas Stevenson 70

**Survey Notes:**

Refaced- no publicly visible evidence of former hotel.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: - Proposed Grading: -

**Existing Streetscape Level:** - Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

Creation date (if available)? 1870?
Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 13.1 Public recreation
- 13.6 Eating and drinking

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search, Heritage Places Inventory June 2015
  No listing.

- Sands & McDougall Directory of Victoria
  1870
  (Richhill terrace)
  Archbank cottages
  1 Hodgetts, George B
  2 Steveson, J heraldic painter
  Flagstaff Inn, Austin, H
  King St
  1869
  (Richhill terrace, with 4 Hodgetts, George B)
West Melbourne Heritage Review

S U R V E Y E D  P L A C E S

Archbank cottages
1 Stephens, Clement
2 vacant
vacant land
King St
1868

Property number: 102962

Dudley Street 95

Survey Notes:
Much altered, façade bricks painted over, openings closed in- reducing integrity, corner site to lane. Potential link to Ruskin, adjoining 100-154 Batman Street.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation era? 1930-40?
☐ Victorian-era ☑ Interwar
☐ Edwardian-era □ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ○ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Single storey brick industrial building built around 1930.'

Morris Register of Victoria website, 2016
http://moreg.org.au/
'RUSKIN
...Most Morris cars of the period (Interwar) to be seen in Australia, would have bodywork from one of the many coachbuilders who took advantage of the policy of allowing the import of motor cars in chassis form while complete cars carried a penal import duty. One such body builder was Ruskin Motor Bodies Ltd., of Dudley Street, West Melbourne in Victoria.'
Ruskins evolved out of the early Melbourne motor business of Tarrant Motors which appeared during the first decade of the 20th century, spawning several operating subsidiaries including Smith’s coach building business in Queensbridge Street, South Melbourne in 1903. Four years later the motor body department moved to larger premises in Exhibition Street, Melbourne and adopted the title the "Melbourne Motor Body Works".

In 1909 larger premises in Lygon Street were acquired when contracts were obtained from Fords. There followed further expansion with a new factory in Lonsdale Street during the First World War. In 1925 the Ford contract came to an end when Ford built their own plant at Geelong and the Melbourne Motor Body Works concentrated on the manufacture of bodies for a range of British and American car chassis. In 1929, the trade depression hit hard and a workforce of 400 fell to just 40.

In February 1930 the company changed its name to Ruskin Motor Bodies Pty Ltd. The new name was derived from that of the famous English author, John Ruskin (1819 – 1900), and the company exemplified its ideals from the quotation by that author. “All works of taste must bear a price in proportion to the skill, time expense and risk attending their invention and manufacture. These things called dear are, when just estimated, the cheapest. They are attended with much less profit to the artist than those which everybody calls cheap. A disposition of cheapness and not for excellence of workmanship is most frequent and certain cause of the decay and destruction of arts and manufacture.”

As “Ruskin Motor Bodies Pty Ltd,” bodies were made on numerous chassis and it would have been during this period that Colin MacDonald’s Ten Four was bodied. A contract was made with Morris Motors Ltd. and another with Hudson for their Tarraplane chassis. These two make accounted for much of the firm’s work up to the outbreak of the war when, in common with most of the Australian motor industry, the company became involved in defence requirements, increasing its workforce to 600 in the process.

Sands & McDougall Directory of Victoria
1935
93 Adamson, Mrs Emily
95 Evans, Jas. H.
97 Crawford. Geo.
Ruskin Motor Bodies Pty
Adderley st

1942
S SIDE
Spencer st
93 Adamson, Mrs E. E.
Ruskin Motor Bodies Ltd, mtr bdy bldrs
Adderley st

1952
Spencer St
109 Austin Motor Company etc

Survey Notes:
Moderne style Interwar, bricks painted over, reducing integrity - otherwise well-preserved. Historical background required: potential link to the Ruskin works, adjoining 100-154 Batman Street.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? 1930-1940?
Creation era? £ Victorian-era £ Early Victorian-era
£ Edwardian-era £ Interwar

What are the heritage values of the place (if any)?
£ Aesthetic value £ Historical value
£ Scientific value £ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No

☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'A single Melbourne warehouse. Built around 1920.'

Morris Register of Victoria website, 2016
http://moreg.org.au/
'RUSKIN
...Most Morris cars of the period (Interwar) to be seen in Australia, would have bodywork from one of the many coachbuilders who took advantage of the policy of allowing the import of motor cars in chassis form while complete cars carried a penal import duty. One such body builder was Ruskin Motor Bodies Ltd., of Dudley Street, West Melbourne in Victoria.'
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Sands & McDougall Directory of Victoria
1935
5th Side
Spencer St
93 Adamson, Mrs Emily
95 Evans, Jas. H.
97 Crawford. Geo.
Ruskin Motor Bodies Pty
Adderley St

1942
5 SIDE
Spencer st
93 Adamson, Mrs E. E.
Ruskin Motor Bodies Ltd, mtr bdy bidrs
Adderley st

1952
5th Side
Spencer St
109 Austin Motor Company (Aust) motor body builders
Adderley St
etc
## Surveyed Places

<table>
<thead>
<tr>
<th>Dudley Street</th>
<th>118</th>
<th>Market Square</th>
</tr>
</thead>
</table>

### Survey Notes:
Not assessed.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: -
- Proposed Grading: -

#### What streetscape level does the place express (if any)?
- Existing Streetscape Level: -
- Proposed Streetscape Level: -

#### What date or era does the place express (if any)?
- Creation date (if available): 2003-2005
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

#### What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?
No
- Contributory to precinct
  - Not significant or contributory
- Significant individually
  - Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?
- 8.2 Housing the population

### Recommendations (if any)
None.

### References (if any):
**City of Melbourne Planning register online**
104-128 Dudley Street WEST MELBOURNE VIC 3003
Permit Number Description Date Lodged
- TP-2004-642 254 lot subdivision (2956) 30/06/2004
- TP-2003-7 Demolish buildings & erect 6 level building for dwellings with associated carparking & reduce requirements for carparking 8/01/2003
- TP-2002-1251 Demolish & erect a 10 level building for 165 dwellings with 174 associated carparking spaces 28/11/2002
- TP-1995-276 Paint and signage and use premises for mechanical repairs 28/03/1995

**City of Melbourne online maps**
'A seven storey concrete apartment building with two basement levels of parking. Built and subdivided in 2005.'

Graeme Butler & Associates 2015: Appendix 2: 349
### Survey Notes:
Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** -

**Proposed Grading:** -

### Existing Streetscape Level:

- Proposed Streetscape Level: -

### What date or era does the place express (if any)?

**Creation era (if available)?** unknown

**Creation era?**
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values
- Scientific value

### Is the place in a Heritage Overlay?

- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

**unknown**

### Recommendations (if any)

None.

### References (if any):

City of Melbourne Planning register online
130-144 Dudley Street WEST MELBOURNE VIC 3003
Permit Number Description Date Lodged
TP-2004-17 Use the land for the purpose of a warehouse, office and shop and to reduce the car parking requirement 13/01/2004
TP-1999-805 Use existing building as warehouse & proposed warehouse addition with provision for 12 car spaces 13/07/1999
TP-1999-373 Alterations & two storey additions to the existing building 6/04/1999

**Property number:** 102958

---

### Survey Notes:
Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** -

**Proposed Grading:** -

### Existing Streetscape Level:

- Proposed Streetscape Level: -

### What date or era does the place express (if any)?

**Creation era (if available)?** unknown

**Creation era?**
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values
- Scientific value

### Is the place in a Heritage Overlay?

- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

**unknown**

### Recommendations (if any)

None.

### References (if any):

City of Melbourne Planning register online
130-144 Dudley Street WEST MELBOURNE VIC 3003
Permit Number Description Date Lodged
TP-2004-17 Use the land for the purpose of a warehouse, office and shop and to reduce the car parking requirement 13/01/2004
TP-1999-805 Use existing building as warehouse & proposed warehouse addition with provision for 12 car spaces 13/07/1999
TP-1999-373 Alterations & two storey additions to the existing building 6/04/1999

**Property number:** 102957
### Dudley Street 300
#### West Melbourne Stadium, later Festival Hall

**Survey Notes:**
Refer to Statement of Significance (Appendix 3).

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: -</td>
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</tbody>
</table>

<table>
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<th>What date or era does the place express (if any)?</th>
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<tbody>
<tr>
<td>Creation date (if available)? 1955-6</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>Victorian-era</td>
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<tr>
<td>Edwardian-era</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
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<tbody>
<tr>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Scientific value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
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<tbody>
<tr>
<td>No</td>
</tr>
<tr>
<td>☑ Contributory to precinct</td>
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<tr>
<td>☑ Not significant or contributory</td>
</tr>
<tr>
<td>☑ Significant individually</td>
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<tr>
<td>☑ Proposed for a Heritage Overlay</td>
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</tbody>
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<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
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<tbody>
<tr>
<td>13.1 Public recreation</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendations (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Heritage Overlay as: West Melbourne Stadium, later Festival Hall, 300 Dudley Street, West Melbourne. Revise Heritage Places Inventory July 2015.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>References (if any):</th>
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<tbody>
<tr>
<td>i-Heritage search</td>
</tr>
<tr>
<td>No listing.</td>
</tr>
</tbody>
</table>

**Building Permit Application**
(stadium)
L5513 (awning?)
1982 part reroof
1993 new bar
1921-1954 various works on stadium
1955 £950 foundations
Sep 1955 29417 erection of bldg. £200,000

**Building Application Plans**
VPRS 11200/P0007/1097 engineering set
Reconstruction of Stadium, Dudley St, West Melbourne for Stadiums Ltd
'Cowper Murphy & Associates Architects'
C. S. Steele, consulting engineer
Owner Stadiums Pty. Ltd. of 76 Fiinders Lane- owns Sydney and Brisbane Stadiums
Builder: 'Simmie & Co'
'steel framed with brick panels',
use of 2.5" prestressed concrete wall panels by EPM Concrete Pty. Ltd.
Estimated £200,000 x-out to £150,000
(Architecture drawings needed)

1959- new stage West Melbourne stadium
1963 air conditioning
... 1978 new roof and ceiling $150,000
1979 access tunnel to Festival Hall
1980-81 various.

**Melbourne University Archives**
'STADIUMS PTY. LTD.'
Reference Number: 1987.0094'
'Established in 1899 by John Wren and Dick Lean, the company was Sydney based and registered in 1914. as Stadiums Ltd. It specialized in promoting boxing and wrestling events. It became Stadiums Pty. Ltd. in 1937. The company built the Stadium venues in Sydney, Melbourne, and Brisbane. In 1958 the West Melbourne Stadium became the Festival Hall. The Sydney building was demolished in 1964. By the 1960’s Stadiums was promoting its own concert attractions. It continued to be run by the Wren and Lean families in Melbourne.'

**Post-War Built Heritage in Victoria**
heritage ALLIANCE for Heritage Victoria
'Job 2008-07 Survey of Post-War Built Heritage in Victoria
'Identifier Festival Hall
Other name West Melbourne Stadium
Cowper, Murphy & Appleford
Theme: 9.0 Shaping Cultural and Creative Life
Sub-theme: 9.1 Participating in Sport & Recreation
Keywords: Olympic Games; American Culture '

'Significance Historical Associations with Olympic games (gymnastics and wrestling), sports events (indoor tennis, boxing) and, most significantly, as Melbourne’s premier live performance venue in the heyday of popular music. Best known as the venue for Lee Gordon’s ‘Big Shows’, 1964 Beatles concert and Judy Garland’s ill-fated non-appearance. Also Frank Sinatra, Shirley Bassey, etc, etc' 

References

**Newspapers:**
'When fire wiped out West Melbourne Stadium in the middle of the night, it brought:—
• DRAMA—a huge belt of scarlet flames sweeping the night skies (top);
SURVEYED PLACES

- RUIN—this is all that was left of the building (right). More than 8,000 people stood tense as firemen battled to quell the flames. With-in minutes of the fire starting, the whole building was a blazing inferno...

'The Argus': 7/5/1955
STADIUM BUILDING TO START AT ONCE
By HAROLD BALFE
CONSTRUCTION of new Melbourne Stadium, to replace the old stadium destroyed by fire on January 24, will begin at once with erection of steelwork by Vickers Ruwolt, of Richmond.

Mr. R. Lean, general manager, Stadiums Pty. Ltd., said yesterday if no problems arose to cause delays, the new stadium should be ready by the end of September. Mr. Lean said: "We must be back on the job with a minimum of delay. Within the next few months we will have arriving, a number of leading boxers from overseas.

"Because of this we have had to considerably modify original plans providing for an elaborate and costly stadium that would have taken a long time to build. "When the original stadium was built 42 years ago, in eight weeks, it cost £30,000. But the new place will cost at least four times as much.

Much better however, the new Melbourne Stadium will answer all requirements for boxing; wrestling, and entertainment, and full consideration will be given to spectator comfort. Reconstruction according to present plans will require considerably more steelwork than originally intended.

Other contractors will move in on the job as soon as the steelwork is erected by Ruwolts.

Part of the old brick walls will be retained, and the rest of the work will mainly be carpentering.

In design the new stadium will be similar to the old one, but it will be extended to take in the lane that runs between Dudley and Roslyn sts., at the eastern end. This will allow seating to be increased from 9,000 to 10,000. Vastly improved, seating arrangements will include a ringside area of 5,000 tubular steel chairs. There will be more up-to-date dressing room and public convenience accommodation.

The new stadium will be air-conditioned and later sound-proofed.'

Event advertisements and articles for the Stadium.
'The Age' - Jan 7, 1966
'Shintaro the Samurai show, wonder of achievement without electricity'.
'The Age' - Dec 5, 1969
Tony Mundine fight
'The Age' - Mar 30, 1973
'Libarace transforms hall'

Wikipedia, the free encyclopedia
Festival Hall (Melbourne) From Wikipedia, the free encyclopedia
'Festival Hall
The House of Stoush
Former names West Melbourne Stadium
Melbourne Stadium
The Stadium
Location 300 Dudley St, West Melbourne, Victoria, 3003
Coordinates 37°48′40″S 144°56′47″E Coordinates: 37°48′40″S 144°56′47″E
Owner Stadiums Pty Ltd
Operator Arena Management Pty Ltd
Capacity Seating: 1,741
Standing: 2,600
Concerts: 5,445
Construction
(First building) Opened May 1915 (1913?)
Construction cost 250,000 pounds
Festival Hall is a concert and sporting venue, located at 300 Dudley Street, West Melbourne, Victoria, Australia. It is one of Melbourne's larger concert venues and has hosted a variety of local and international acts over many years.

Formerly known as the West Melbourne Stadium (shortened to The Stadium), it was originally built in 1915 by John Wren[1] (Chairman) and Dick Lean (General Manager) of Stadiums Ltd as a multi-function venue for boxing and pro wrestling. It quickly became known to locals as "the House of Stoush", as over the years some of the greatest names in Australian boxing have duked it out, including Lionel Rose, Johnny Famechon, Anthony Mundine, Lester Ellis and Barry Michael. Pro Wrestling also featured regularly, as did Roller Derby, ballroom dancing, cultural and religious gatherings, and the first Indoor Tennis Exhibition featuring John McEnroe. It was used by the Painters and Dockers as a meeting place, and during the Great Depression, unemployed men seeking work would gather at Festival Hall to be picked for dock work.

Hollywood Legend, Judy Garland played there for her 1964 tour. After being over an hour late, Garland stormed the stage and was rushed back to the Southern Cross Hotel. It made headlines worldwide.

'The Stadium' was destroyed by fire in 1955 but was rebuilt in time for the 1956 Olympics, where it was used for boxing, basketball, and gymnastics events.[2][3]

Dick Lean Jnr, (son of the original General Manager, Dick Lean) joined Stadiums in 1960 and set about successful promotion of major music acts of all genres from both the U.K. and U.S.A, increasing the use of the venue significantly. 'The Stadium' was renamed 'Festival Hall' in the early 1960s to reflect its increasing use as Melbourne's largest live entertainment venue at the time.

Since its renovation Festival Hall's versatile set-up has been used for many events including its weekly conversion into Australia's largest television studio for the production of The Price is Right for Seven Network.

Festival Hall can be used for fully seated events of up to 4,586 including the main floor or for up to 5,445 if the floor is used for standing, sight lines permitting. The addition of floor-to-ceiling curtains around the main floor and between the side sections allows seating for up to 1,741 people or 2,600 standing on the main floor in intimate surrounds with the use of the balcony area opposite the stage above the main floor entrance providing an additional 272 seats. The main floor has an area of 1,288 m², providing ample room for comfortable dining for up to 1,000 seated guests plus dance floor, and the stage offers a further 160 m² of elevated space.

Festival Hall has been used for black tie dinners, product launches, conferences, motivation sessions, art exhibitions, large Christmas parties, religious and cultural events, and even as an examination venue for Swinburne University. Festival Hall has a strong presence on the web with a fan group at Facebook and even a Twitter account...
Over the years the following music singers/bands have also performed at this venue (* denotes upcoming performance):

+44
18 Visions
28 Days
Thirty Seconds to Mars
50 Lions *
Above and Beyond
A Perfect Circle
AC/DC
Adam and the Ants
AFI
Alice Cooper
Alice in Chains
Alt-J
Angels & Airwaves
Arctic Monkeys
Atreyu, Avenged Sevenfold and support Behind Crimson Eyes
A Tribe Called Quest
Baby Animals
Bad Religion
B.A.P
The Beastie Boys
The Beatles
Ben Harper
Blink-182
Bliss n eso
Birds of Tokyo
Bloc Party
Bob Dylan
Bob Marley & The Wailers
Bodyjar
Bowling For Soup
Bring Me The Horizon
Bruno Mars
Buddy Holly & The Crickets
Bullet for My Valentine
Cancer Bats
CNBLUE - Blue Moon World Tour
Cosmic Gate
Creedence Clearwater Revival
Crowded House
Deep Purple
Deftones
Devo - supported by Regurgitator and Eddy Current
Suppression Ring
Disturbed - supported by Alter Bridge
Dragon
Dream Theater
Ed Sheeran
Ellie Goulding
Elton John
Evanesence supported by Full Scale
Faith No More
Fall Out Boy - supported by Gyroscope and Jack's Mannequin
Fleetwood Mac
Florence + The Machine
Flyleaf
Foo Fighters
Frank Sinatra
Garbage
Green Day
Grinspoon
Hilltop Hoods
HIM
Houston Calls
Hush
Ian Dury & The Blockheads - supported by No Fixed Address and Spartacus
Incubus
Interpol
Inxs
Iron Maiden
Jack White
Jackson 5
Judy Garland
Jason Derulo
Jenny Morris
Jet
Jerry Lee Lewis
Jethro Tull
Joe Jackson
Joe Satriani
Justice
Justin Timberlake
Kaiser Chiefs
Kasabian
Ke$ha
Kings of Leon
Kisschasy
La Roux Supported by Tim & Jean and Bertie Blackman
Lamb Of God
Leo Sayer
Lily Allen
Linkin Park
Little River Band
Living Colour
Lorde *
Machine Head - supported by Trivium and Arch Enemy Magazine
Marilyn Manson
Marko Perkovic Thompson
The Mars Volta
Metallica
Megadeth
MGMT
Midnight Oil
Millencolin
Moby
Mortal Sin
Motörhead
Muse - 2004, 2007
My Chemical Romance - supported by Another Day Down
Neil Hamburger
Neil Young
New Found Glory
New Order
Nine Inch Nails
Noiseworks
Norman Gunston
Oasis
Olivia Newton-John
Osibisa
Ozzy Osbourne
Panic! at the Disco - supported by Kisschasy and Something With Numbers
Pantera
Paramore
Parkway Drive
Pendulum
Pink Floyd
### Surveyed Places

<table>
<thead>
<tr>
<th>Band Name</th>
<th>Supporting Acts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pixies</td>
<td>The Used - supported by The Getaway Plan &amp; Take 21</td>
</tr>
<tr>
<td>Placebo</td>
<td>The Vamps (British band)</td>
</tr>
<tr>
<td>Poison</td>
<td>The Vandals</td>
</tr>
<tr>
<td>Portishead</td>
<td>The Veronicas</td>
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<tr>
<td>Powderfinger</td>
<td>The White Stripes</td>
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<tr>
<td>Procol Harum</td>
<td>The Who</td>
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<tr>
<td>Public Enemy</td>
<td>Them Crooked Vultures</td>
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<tr>
<td>Pulp</td>
<td>Thompson</td>
</tr>
<tr>
<td>Queen</td>
<td>Thrice</td>
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<tr>
<td>Radiohead</td>
<td>Tiesto</td>
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<tr>
<td>Rage Against The Machine</td>
<td>Tina Turner</td>
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<tr>
<td>Rainbow</td>
<td>Tool</td>
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<tr>
<td>Red Hot Chili Peppers</td>
<td>Transvision Vamp</td>
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<tr>
<td>Redhouse</td>
<td>Trivium</td>
</tr>
<tr>
<td>Red Norvo Quintet</td>
<td>Ty Dolla Sign *</td>
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<tr>
<td></td>
<td>Twisted Sister</td>
</tr>
<tr>
<td>Rise Against</td>
<td>Ugly Kid Joe supported by Chocolate Starfish</td>
</tr>
<tr>
<td>Roy Orbison</td>
<td>Unwritten Law</td>
</tr>
<tr>
<td>Sammy Davis Jr.</td>
<td>Vampire Weekend supported by Cloud Control</td>
</tr>
<tr>
<td>Santana</td>
<td>Warrant</td>
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<tr>
<td>Sepultura</td>
<td>Whitesnake</td>
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<td>Sherbet</td>
<td>Wings</td>
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<td>Shihad</td>
<td>Wolfmother</td>
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<tr>
<td>Short Stack - supported</td>
<td>XTC</td>
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<td></td>
<td>YG *</td>
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<td>Yellowcard</td>
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<td>The Yardbirds</td>
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<td>Status Quo</td>
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<td></td>
<td>The Small Faces</td>
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<td></td>
<td>Uriah Heep</td>
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<td>Manfred Mann’s Earth Band</td>
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<td></td>
<td>Rod Stewart &amp; The Faces</td>
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<tr>
<td></td>
<td>Dave Dee, Dozy, Beaky, Mick &amp; Tich</td>
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<tr>
<td></td>
<td>The Hollies</td>
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<td></td>
<td>The Dave Clark Five</td>
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<td></td>
<td>Eric Burdon &amp; The Animals</td>
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<td></td>
<td>Mungo Jerry</td>
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<td></td>
<td>The Seekers</td>
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<td>Herb Alpert &amp; the Tijuana Brass’</td>
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<tr>
<td>Sigur Rós</td>
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<td>Silverchair</td>
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<td>Simple Plan</td>
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<td>Skyhooks</td>
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<td>Slash</td>
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<td>Slayer</td>
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<td>Sneaky Sound System</td>
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<td>Snow Patrol</td>
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<td>Sum 41</td>
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<td>Split Enz</td>
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<tr>
<td>Stars</td>
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<td>Steel Panther</td>
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<td>Stevie Nicks</td>
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<td>Stevie Ray Vaughan</td>
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<td>Sting</td>
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<td>Story Of The Year</td>
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<td>Suzi Quatro</td>
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<td>Sweet</td>
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<td>System Of A Down</td>
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<td>Ted Mulry Gang</td>
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<td>Tenacious D</td>
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<td>The Bee Gees</td>
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<td>The Black Crowes</td>
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<td>The Carpenters</td>
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<td>The Devil Wears Prada</td>
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<td>The Eagles</td>
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<td>The Flaming Lips</td>
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<td>The Game</td>
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<td>The Ghost Inside</td>
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<td>The Hard-Ons</td>
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<td>The Killers</td>
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<td>The Kinks</td>
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<td>The Living End - DVD of</td>
<td></td>
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<tr>
<td></td>
<td>performance available</td>
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<tr>
<td>The Mars Volta</td>
<td></td>
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<tr>
<td>The New Christs</td>
<td></td>
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<td>The Offspring</td>
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<tr>
<td>The Police</td>
<td></td>
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<td>The Presets</td>
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<td>The Ramones</td>
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<td>The Script</td>
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<td>The Sex Pistols</td>
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<tr>
<td>The Smashing Pumpkins</td>
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<tr>
<td>The Strokes</td>
<td></td>
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<tr>
<td>The Tea Party - supported</td>
<td></td>
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<tr>
<td></td>
<td>by Deadstar</td>
</tr>
</tbody>
</table>

[Festival hall web site 2015](http://festivalhall.com.au/)

Festival Hall has been referred to as the "House of Stoush". Some of the greatest names in boxing have fought at Festival Hall among them are Lionel Rose, Johnny Fammachon, Anthony Mundine, Lester Ellis and Barry Michaela. Wrestling, roller derby, ballroom dancing, cultural and religious gatherings all became regular features, and the hall even hosted the First Indoor Tennis Exhibition featuring John McEnroe.

Property number: 102955
## Eades Place

**Survey Notes:**

Some reinstatement since 1991 (verandah closure gone) but verandah rebuilt with atypical iron pattern, reducing integrity; corner site, adding prominence - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

### Streetscape Level

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available):** 1837-1875
- **Creation era:**
  - ✓ Early Victorian-era
  - □ Victorian-era
  - □ Edwardian-era
  - □ Post WW2

### What are the heritage values of the place (if any)?

- ✓ Aesthetic value
- ✓ Historical value
- □ Scientific value
- □ Social value
- □ Not assessed for heritage values

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - ✓ Contributory to precinct
  - □ Not significant or contributory
  - □ Significant individually
  - □ Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 2 EADES PLACE WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
  - D 1
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

---

### Property number:

103030

### Hermes


---

Graeme Butler & Associates 2015: Appendix 2: 355
Eades Place

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** D  
**Proposed Grading:** D

**Streetscape Level**

**Existing Streetscape Level:** 1  
**Proposed Streetscape Level:** 1

**What date or era does the place express (if any)?**

**Creation era?** 1837-1875

**Victorian-era**

**Edwardian-era**

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value

- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3  
North & West Melbourne Precinct

- [x] Contributory to precinct
- [ ] Not significant or contributory

- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

4 EADES PLACE WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 1

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
SURVEYED PLACES

Eades Place 6

Survey Notes:
Former verandah replaced as Edwardian-era posts and faux Victorian-era lace, reducing integrity- refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 1 Proposed Streetscape Level: 1

What date or era does the place express (if any)?
Creation date (if available): 1837-1875
Creation era? [✓] Victorian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
[✓] Contributory to precinct [✓] Not significant or contributory

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
6 EADES PLACE WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

Hermes
North and West Melbourne Conservation Study (1983)
BIF dated 1991

Sands & McDougall Directory of Victoria
1904
EADES PL—E SIDE
Stanley st
2 Heathcote, Hny. W.
4 Lappan. Martin
6 McCallum. John
10 Cullen, Samuel
12 Dobbie, Robert

Property number: 103028
**SURVEYED PLACES**

**Eades Place**

| 8 -10 | Sam Cullen’s house |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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<tbody>
<tr>
<td>C</td>
<td>C</td>
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</table>

Existing Streetscape Level: 1

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
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<tbody>
<tr>
<td>1</td>
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</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available):</th>
<th>1884</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era:</td>
<td>Early Victorian-era</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Victorian-era</th>
<th>Interwar</th>
</tr>
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<tbody>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
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</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
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</table>

<table>
<thead>
<tr>
<th>Scientific value</th>
<th>Social value</th>
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<tbody>
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</table>

<table>
<thead>
<tr>
<th>Not assessed for heritage values</th>
</tr>
</thead>
</table>

Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
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</table>

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Significant individually</th>
<th>Proposed for a Heritage Overlay</th>
</tr>
</thead>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

8 TO 10 EADES PLACE WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 1
Conservation Study Details
Precinct Conservation Mgt Plan
North and West Melbourne Heritage Precinct Conservation Study Date Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian

Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
When this house was built between 1882 and 1885, Sam Cullen the builder and owner moved over from 32 Eades Place where he had been residing. He remained the owner/occupier for at least the following 10 years.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storey stuccoed brick house with a one-level cast-iron verandah and iron picket fence. Detail is sparse but includes opening-architraves, sill brackets and a cornice. The verandah roof is concave and the house roof line parapeted. The whole appears earlier than the documented date, with the iron verandah added later, much in the style of the other Cullen buildings in Eades Place. Notable features include the fence, verandah decoration, verandah roof and structure. Chimney appears earlier.

Statement of Significance
Architecturally, of little individual importance, except at a simple evocation of the period, but obtains importance from its streetscape contribution: of regional importance. Historically, associated with Sam Cullen, one of the brothers who virtually built this entire streetscape and an owner-builder which is typical of the study area: of regional interest.

Recommended Alterations
Repaint in original or typical colours.

Other Comments
Integrity - Generally original.
Streetscape - Contributive part of a highly cohesive and early residential streetscape.

Heritage Places Inventory June 2015
8-10 Eades Place C1

Newspapers:

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 19 May 1911

'OBSTRUCTING THE FOOTWAY.
Samuel Cullen was charged with obstructing the footpath near Eades place, West Melbourne, by leaving a wheelbarrow on it.
Eliza Davies said that she was walking along the path in this locality at 1.45 p.m., on 25th ult., when she fell over a barrow left there by defendant, and fractured her wrist. Defendant was fined 2/6.'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 17 October 1914

'CULLEN.—On the 10th October, at her residence, 10 Eades-place, West Melbourne. Sarah Ann, relict of the late Samuel Cullen, and beloved mother of Samuel, Henry, Amy, William and Eleanor, and Mrs. Stewart, aged 71 years. A colonist of over 60 years

'The Argus' (Melbourne, Vic. : 1848 - 1945) (Wednesday 4 April 1945

'MISS A. M. CULLEN
Miss A. M. Cullen, whose death occurred recently at East Malvern,
was a resident of West Melbourne for nearly 80 years. Her uncles, Mr Henry and Mr Samuel Cullen, were cabinet-makers, on whose property in West Melbourne were saw pits where cedar wood was sawn. Miss Ann Cullen’s generosity covered a wide field. She rendered substantial aid to many institutions, including the mental hospitals at Mont Park. Kew, Sunbury, and Beechworth, and the Melbourne, Alfred, Austin, and Children’s hospitals, the Brother-hood of St Laurence, and many other smaller organisations.

Probate, VPRO

`Henry Cullen Gent West Melbourne 25 Apr 1899 73/106 VPRS 28/P0, unit 931; VPRS 28/P2, unit 527; VPRS 7591/P2, unit 296`

Dies at 32 Eades Pl, widow Emma Amy Cullen- estate ₤5156, part to brother Anthony.

`Margaret Cullen Widow West Melbourne 10 May 1899 72/683 VPRS 28/P0, unit 926; VPRS 28/P2, unit 523; VPRS 7591/P2, unit 295`

`Samuel Cullen Gent W Melb 14 Mar 1913 128/453 VPRS 28/P3, unit 350; VPRS 7591/P2, unit 490`

Estate retained included five brick houses 10-18 Eades Place, 2-18 owned with value of ₤3530; many rental incomes. Personal wealth was ₤4837

Hermes, i-Heritage

No entry, no BIF?

North and West Melbourne Conservation Study (1983)

V1: 257

Lewis, M. Australian Architecture Index:

No application by Cullen for 1880s in Eades Pl

Cullen

`71170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29
71173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4
71175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1868 08 17
71178 Cullen Bros - 6 Eades Place Cullen Bros West Melbourne VIC House 1871 04 20
71179 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses; alterations 1872 09 16
71284 Cullen Bros. - Melbourne Cullen Bros West Melbourne VIC House 1863 01 14
71174 Cullen Bros Cullen Bros - Eades Place West Melbourne VIC House 1868 02 28
7172 Cullen Bros. Cullen Bros - Melbourne West Melbourne VIC House 1867 05 8
71177 Cullen, H & S - 6 Eades Place Cullen, H & S West Melbourne VIC House 1870 12 7`

i.e.,

`14 04 1863 City of Melbourne registration no 137 [Burchett Index]. Fee 1.10.0 three room brick cottage; Owner: Cullen Bros
Builder: Cullen Bros. - Melbourne
29 OCT 1863 City of Melbourne registration no 388 [Burchett Index], Fee 1.10.0 brick cottage; Owner: Cullen Bros,
Builder: Cullen Bros.

1880s applications in Eades Pl

`71916 Williams, E Williams, E West Melbourne VIC House 1883 02 9
71181 Munn, Henry - 1 Eades Place Munn, Henry West Melbourne VIC House Wells,- 1884 04 4`

i.e.

`9 02 1883 City of Melbourne registration no 174 [Burchett Index]. Fee 1.15.0 two-storey brick house Owner Williams, E; Builder Williams, E`

Sands & McDougall Directory of Victoria 1925

EADES PL - E SIDE

Rosalyn st

Stanley at

2 O'Grady, Edwd.
4 Livingston, W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McInerney, Jno.
14 McInerney, Miss ins tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E.
22 O'Grady. Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt. John W.
SO Fleet, Albt, L.
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st

1915

EADES PL — E SIDE

Off 8 Stanley at

2 L’Avingston Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos, J.
22 O'Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen

1893

Eades Pl

Stanley st

2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Innes
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
SURVEYED PLACES

30 Mountain, John S',
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacallt
38 Vacant
40 Munn, Henry, bootmkr
Right of-way
Victoria st

1885 14 Sam Cullen (reversed order numbers)

1880
Eades pl
Victoria st
2 Munn Hy, bootmnfctry
3 Chambers William ,
4 Tinbray Francis H ,
5 Cullen, Henry builder
6 Cullen, Samuel, builder
7 Snellgrove, Edward
8 Mountain, John L.
9 Williams, Edward
10 Lodding, William
11 Dalrymple, Robert
12 Booth, James
13 Mitten, -
14 Robertson , William
15 Brown, -
16 Kitchingman, James
17 Mountain, John S.
18 Bustt, W. A.
Bustt, Miss, tchr piano
Stanley st

North and West Melbourne Conservation Study (1983)

History -When this house was built between 1882 and 1885, Sam Cullen the builder and owner moved over from 32 Eades Place where he had been residing. He remained the owner/occupier for at least the following 10 years.

Description - A two-storey stuccoed brick house with a one-level cast-iron verandah and iron picket fence. Detail is sparse but includes opening architraves, sill brackets and a cornice. The verandah roof is concave and the house roof line parapeted. The whole appears earlier than the documented date, with the iron verandah added later, much in the style of the other Cullen buildings in Eades Place.

Integrity - Generally original.

Streetscape - Contributive part of a highly cohesive and early residential streetscape.

Significance - Architecturally, of little individual importance, except as a simple evocation of the period, but obtains importance from its streetscape contribution: regional importance. Historically, associated with Sam Cullen, one of the brothers who virtually built this entire streetscape and an owner-builder which is typical of the study area: of regional interest.

Recommendations - Repaint in original or typical colours.

Property number: 103027

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cite:
1884-85, 2368;
1896-97, 2342

North and West Melbourne Conservation Study 1983 research notes:
1881-2, 2369 Cullen Bros. owner BH 4 rooms £35
1884-5, 2403 Sam Cullen owner BH 4 rooms £35
1885-6, 2368 Sam Cullen owner-occupier BH 8 rooms £60
(C x S Cullen)
1890-1, 2355 (10) Sam Cullen owner-occupier BH 8 rooms £60
(Cullen BH 4 rooms)

City of Melbourne Valuers Books

1883, 2416 Chas Smith, Cullen Bros BH 4 rooms 15 Eades pl 26x70 £35
1884, 2402
Empty, S Cullen, 15 Eades Pl, BH 4 rooms x-out to 8 rooms 26x70 £35
1885, 2368
(Williams/S Cullen 4x BH 6 rooms)
Saml Cullen 15 Eades Pl BH 8 rooms 26x70 £60
(S Cullen 3 x BH 4 rooms/ Baker)
1891, 2326
(Williams/S Cullen 4x BH 6 rooms)
Saml Cullen 10 Eades Pl BH 8 rooms 26x70 £60
(S Cullen 2 x BH 4 rooms/ Wright)
What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index:
Cullen
`7170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29
7173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4
7175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1868 08 17
7178 Cullen Bros - 6 Eades Place Cullen Bros West Melbourne VIC House 1871 04 20
7179 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses 1871 09 25

71180 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses; alterations 1872 09 16
72847 Cullen Bros. - Melbourne Cullen Bros West Melbourne VIC House 1863 04 14
71174 Cullen Bros Cullen Bros - Eades Place West Melbourne VIC House 1868 02 28
7172 Cullen Bros. Cullen Bros - Melbourne West Melbourne VIC House 1867 05 8
71777 Cullen, H & S - 6 Eades Place Cullen, H & S West Melbourne VIC House 1870 12 7

i-Heritage search results: Abstract of Building Identification Form (BIF)
12 EADES PLACE WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
This row, built 1871-2, is another of the developments in Eades Place undertaken by the Cullen brothers, Samuel and Henry, none of whom actually lived in these houses. They were leased to a number of tenants before 1896, including James Booth, Robert Dalrymple, William Travis, John Marshall and William Robertson.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A generally altered, two-storey stuccoed and parapeted brick row of 4, with one level verandahs and formerly, picket fences. Ornament is sparse, consisting of architraved openings, bracketed sills and a plain cornice. The row is set back from the frontage. Notable features include round head picket fence dividing properties c1900.

Recommended Alterations
Restore openings and verandahs as evidence suggests or as 8-10; rebuilt front picket fences to match side fences and remnant posts; repaint in original or typical colours. Fence (inappropriate - reinstate original design/sympathetic alternative) air conditioning unit (inappropriate - remove by approved method) verandah altered (inappropriate - reinstate original design)

Other Comments
Integrity - Generally altered with all timber picket front fences gone but side fences remaining; verandahs have been rebuilt on 12,14,18 and replaced on 16; openings have been altered on 16.

Streetscape - Contributive part of a highly cohesive

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1983 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 1

Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1872

Creation era? Early Victorian-era

Victorian-era

Interwar

Edwardian-era

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct

Not significant or contributory

Significant individually

Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index:
Cullen
`7170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29
7173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4
7175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1868 08 17
7178 Cullen Bros - 6 Eades Place Cullen Bros West Melbourne VIC House 1871 04 20
7179 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses 1871 09 25

Graeme Butler & Associates 2015: Appendix 2:
West Melbourne Heritage Review

SURVEYED PLACES

Sands & McDougall Directory of Victoria

1925
EADES PL—E SIDE
Rosalyn st
Stanley at
2 O'Grady, Edwd.
4 Livingston, W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McInerney, Jno.
14 McInerney, Miss inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E.
music tchr
22 O’Grady. Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt. John W.
50 Fleet, Albt, L..
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L’Avingston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen, Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos, J.
22 O’Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen
1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Jnmes
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S',
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacallt

38 Vacant
40 Munn, Henry, bootmkfr
Right-of-way
Victoria st

1885 14 Sam Cullen (reversed order numbers)
1880
Eades pl
Victoria st
2 Munn Hy, bootmnfrty
3 Chambers William ,
4 Tinbryn Francis H,
5 Cullen, Henry builder
6 Cullen, Samuel, builder
7 Snellgrove, Edward
8 Mountain, John L.
9 Williams, Edward
10 Lodding, William
11 Dalrymple, Robert
12 Booth, James
13 Mitten, -
14 Robertson , William
15 Brown, -
16 Kitchingman, James
17 Mountain, John S.
18 Bustt, W. A.
Bustt, Miss, tchr piano
Stanley st

North and West Melbourne Conservation Study (1983)

History
This row, built 1871-2, is another of the developments in Eades Place undertaken by the Cullen brothers, Samuel and Henry, none of whom actually lived in these houses. They were leased to a number of tenants before 1896, including James Booth, Robert Dalrymple, William Travis, John Marshall and William Robertson.

Description
A generally altered, two-storey stuccoed and parapeted brick row of 4, with one level verandahs and formerly, picket fences. Ornament is sparse, consisting of architraved openings, bracketed sills and a plain cornice. The row is set back from the frontage. Notable features include round head picket fence dividing properties c1900.

Integrity - Generally altered with all timber picket front fences gone but side fences remaining; verandahs have been rebuilt on 12,14,18 and replaced on 16; openings have been altered on 16.

Streetscape - Contributive part of a highly cohesive streetscape.

Significance
Architecturally, of low integrity but contributive to a streetscape. Historically, one of the Cullen brothers developments, who built virtually all of the street and were one of the many owner-builders in the area: of local importance.

Recommendations
Restore openings and verandahs as evidence suggests or as 8-10; rebuilt front picket fences to match side fences and remnant posts; repaint in original or typical colours. Fence (inappropriate - reinstate original design/sympathetic alternative) air conditioning unit (inappropriate - remove by approved method) verandah...
### Eades Place

**Property number:** 103026

#### Survey Notes:

Verandah replaced, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1983 Statement of Significance in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>1</td>
<td>Proposed Streetscape Level:</td>
<td>1</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1872
- **Creation era:**
  - ✔ Victorian-era
  - ❑ Edwardian-era

#### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - ✔ Contributory to precinct
  - ❑ Not significant or contributory
  - ❑ Significant individually
  - ❑ Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

**Lewis, M. Australian Architecture Index:**

Cullen

- 71170 Cullen Bros Cullen Bros West Melbourne VIC House  1863 10 29
- 71173 Cullen Bros Cullen Bros West Melbourne VIC House  1867 11 4
- 71175 Cullen Bros - Mullen Cullen Bros West Melbourne VIC House  1868 08 17
- 71178 Cullen Bros - 6 Eades Place Cullen Bros West Melbourne VIC House  1871 04 20
- 71179 Cullen Bros - Eades Place Cullen Bros West
North and West Melbourne Conservation Study (1983)
Statement of Significance
BIF dated 1991

i-Heritage search results: Abstract of Building Identification Form (BIF)
14 EADES PLACE WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner This row, built 1871-2, is another of the developments in Eades Place undertaken by the Cullen brothers, Samuel and Henry, none of whom actually lived in these houses. They were leased to a number of tenants before 1896, including James Booth, Robert Dalrymple, William Travis, John Marshall and William Robertson.

Integrity Fair
Condition Fair
Original Building Type
History
Not Assessed
Description/Notable Features
A generally altered, two-storey stuccoed and parapeted brick row of 4, with one level verandahs and formerly, picket fences. Ornament is sparse, consisting of architraved openings, bracketed sills and a plain cornice.
The row is set back from the frontage. Notable features include round head picket fence dividing properties c1900.

Statement of Significance
Architecturally, of low integrity but contributive to a streetscape. Historically, one of the Cullen brothers developments, who built virtually all of the street and were one of the many owner-builders in the area: of local importance.

Recommended Alterations
Restore openings and verandahs as evidence suggests or as 8-10; rebuilt front picket fences to match side fences and remnant posts; repaint in original or typical colours.
Fence (inappropriate - reinstate original design/sympathetic alternative) air conditioning unit (inappropriate - remove by approved method) verandah altered (inappropriate - reinstate original design)

Other Comments
Integrity - Generally altered with all timber picket front fences gone but side fences remaining; verandahs have been rebuilt on 12,14,18 and replaced on 16; openings have been altered on 16.

Streetscape - Contributive part of a highly cohesive streetscape.

Sands & McDougall Directory of Victoria
1925
EADES PL—E SIDE
Rosalyn st
Stanley at
2 O'Grady, Edwd.
4 Livingston. W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McNerney, Jno.
14 McNerney, Miss ins tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E. music tchr
22 O'Grady. Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt. John W.
50 Fleet, Albt, L..
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L'Avin gston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos, J.
22 O'Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen

1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Jnmes
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
SURVEYED PLACES

28 Wright,-
30 Mountain, John S',
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacallt
38 Vacant
40 Munn, Henry, bootmkdr
Right-of-way
Victoria st

1885 14 Sam Cullen (reversed order numbers)

1880
Eades pl
Victoria st
2 Munn Hy,bootmnfctry
3 Chambers William ,
4 Tinbray FrancisH ,
5 Cullen, Henry builder
6 Cullen, Samuel, builder
7 Snellgrove, Edward
8 Mountain, John L.
9 Williams, Edward
10 Lodding, William
11 Dalrymple, Robert
12 Booth, James
13 Mitten, -
14 Robertson , William
15 Brown, -
16 Kitchingman, James
17 Mountain, John S.
18 Bustt, W. A.
Bustt, Miss, tchr piano
Stanley st

North and West Melbourne Conservation Study (1983)

History
This row, built 1871-2, is another of the developments in Eades Place undertaken by the Cullen brothers, Samuel and Henry, none of whom actually lived in these houses. They were leased to a number of tenants before 1896, including James Booth, Robert Dalrymple, William Travis, John Marshall and William Robertson.

Description
A generally altered, two-storey stuccoed and parapeted brick row of 4, with one level verandahs and formerly, picket fences. Ornament is sparse, consisting of architraved openings, bracketed sills and a plain cornice. The row is set back from the frontage. Notable features include round head picket fence dividing properties c1900.

Integrity - Generally altered with all timber picket front fences gone but side fences remaining; verandahs have been rebuilt on 12,14,18 and replaced on 16; openings have been altered on 16.

Streetscape - Contributive part of a highly cohesive streetscape.

Significance
Architecturally, of low integrity but contributive to a streetscape. Historically, one of the Cullen brothers developments, who built virtually all of the street and were one of the many owner-builders in the area: of local importance.

Recommendations

Restore openings and verandahs as evidence suggests or as 8-10; rebuilt front picket fences to match side fences and remnant posts; repaint in original or typical colours. Fence (inappropriate - reinstate original design/sympathetic alternative) air conditioning unit (inappropriate - remove by approved method) verandah altered (inappropriate - reinstate original design)

Property number: 103025
### Eades Place

**Cullen's row, part 12-18 Eades Place**

![Image of Eades Place](image)

#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1983 Statement of Significance in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

| Creation date (if available)? | 1872 |
| Creation era? | Early Victorian-era |

#### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

**Lewis, M. Australian Architecture Index:**

- '7170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29
- 7173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4
- 7175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1868 08 17
- 7178 Cullen Bros - 6 Eades Place Cullen Bros West Melbourne VIC House 1871 04 20
- 7179 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses 1871 09 25

71180 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses; alterations 1872 09 16
72847 Cullen Bros. - Melbourne Cullen Bros West Melbourne VIC House 1863 04 14
71174 Cullen Bros Cullen Bros - Eades Place West Melbourne VIC House 1868 02 28
71172 Cullen Bros. Cullen Bros - Melbourne West Melbourne VIC House 1867 05 8
71177 Cullen, H & S - 6 Eades Place Cullen, H & S West Melbourne VIC House 1870 12 7'

**North and West Melbourne Conservation Study (1983)**

BIF dated 1991

**Planning register online**

16 Eades Place WEST MELBOURNE VIC 3003

Permit Number Description Date Lodged

- TP-2002-1135 Demolition of the rear out buildings and alterations to the front and rear facades of the existing two storey residence 25/10/2002-issued
- TP-1999-946 Replace the existing fence 5/08/1999-issued.'

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

16 EADES PLACE WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 1

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian
Period 1850-75 - Early Victorian

Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
This row, built 1871-2, is another of the developments in Eades Place undertaken by the Cullen brothers, Samuel and Henry, none of whom actually lived in these houses. They were leased to a number of tenants before 1896, including James Booth, Robert Dalrymple, William Travis, John Marshall and William Robertson.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features
A generally altered, two-storey stuccoed and parapeted brick row of 4, with one level verandahs and formerly, picket fences. Ornament is sparse, consisting of architraved openings, bracketed sills and a plain cornice. The row is set back from the frontage. Notable features include round head picket fence dividing properties c1900.

Statement of Significance
Architecturally, of low integrity but contributive to a streetscape. Historically, one of the Cullen brothers developments, who built virtually all of the street and were one of the many owner-builders in the area: of local importance.

Recommended Alterations
Restore openings and verandahs as evidence suggests or
as 8-10; rebuilt front picket fences to match side fences and remnant posts; repaint in original or typical colours. Fence (inappropriate - reinstate original design/sympathetic alternative) air conditioning unit (inappropriate - remove by approved method) verandah altered (inappropriate - reinstate original design) Other Comments Integrity - Generally altered with all timber picket front fences gone but side fences remaining; verandahs have been rebuilt on 12, 14, 18 and replaced on 16; openings have been altered on 16. Streetscape - Contributive part of a highly cohesive streetscape.

Sands & McDougall Directory of Victoria
1925
EADES PL—E SIDE
Rosalyn st
Stanley at
2 O'Grady, Edwd.
4 Livingston, W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McInerney, Jno.
14 McInerney, Miss inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E. music tchr
22 O'Grady. Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt, John W.
50 Fleet, Albt., L.
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L'Avingston, Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos. J.
22 O'Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen

1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Jnmes

16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S',
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacallt
38 Vacant
40 Munn, Henry, bootmkr
Right-of-way
Victoria st

1885 14 Sam Cullen (reversed order numbers)

1880
Eades pl
Victoria st
2 Munn Hy,bootmnfctry
3 Chambers William ,
4 Tinbray FrancisH ,
5 Cullen, Henry builder
6 Cullen, Samuel, builder
7 Snellgrove, Edward
8 Mountain, John L.
9 Williams, Edward
10 Lodding, William
11 Dalrymple, Robert
12 Booth, James
13 Mitten,-
14 Robertson , William
15 Brown,-
16 Kitchingman, James
17 Mountain, John S.
18 Bustt, W. A.
Bustt, Miss, tchr piano
Stanley st

North and West Melbourne Conservation Study (1983)

History
This row, built 1871-2, is another of the developments in Eades Place undertaken by the Cullen brothers, Samuel and Henry, none of whom actually lived in these houses. They were leased to a number of tenants before 1896, including James Booth, Robert Dalrymple, William Travis, John Marshall and William Robertson. Description A generally altered, two-storey stuccoed and parapeted brick row of 4, with one level verandahs and formerly, picket fences. Ornament is sparse, consisting of architraved openings, bracketed sills and a plain cornice. The row is set back from the frontage. Notable features include round head picket fence dividing properties c1900.

Integrity - Generally altered with all timber picket front fences gone but side fences remaining; verandahs have been rebuilt on 12, 14, 18 and replaced on 16; openings have been altered on 16.

Streetscape - Contributive part of a highly cohesive streetscape.

Significance
Architecturally, of low integrity but contributive to a
Streetscape. Historically, one of the Cullen brothers developments, who built virtually all of the street and were one of the many owner-builders in the area: of local importance.

**Recommendations**

- Restore openings and verandahs as evidence suggests or as 8-10; rebuilt front picket fences to match side fences and remnant posts; repaint in original or typical colours. Fence (inappropriate - reinstate original design/sympathetic alternative) air conditioning unit (inappropriate - remove by approved method) verandah altered (inappropriate - reinstate original design)

- Property number: 103024

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**Eades Place**

- Cullen's row, part 12-18 Eades Place

**Survey Notes:**

Verandah rebuilt since 1991 with Edwardian-era posts, reducing integrity; otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1983 Statement of Significance in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: D
- Proposed Grading: D

**Existing Streetscape Level:** 1
- Proposed Streetscape Level: 1

**What date or era does the place express (if any)?**

- Creation date (if available)? 1871-2
- Creation era?
  - Victorian-era
  - Edwardian-era

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct

- Contributory to precinct
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- Lewis, M. Australian Architecture Index:
  - Cullen 71170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29
  - 71173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4
  - 71175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1868 08 17
  - 71178 Cullen Bros - 6 Eades Place Cullen Bros West Melbourne VIC House 1871 04 20
**West Melbourne Heritage Review**

**SURVEYED PLACES**

71179 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses 1871 09 25

71180 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses; alterations 1872 09 16

72847 Cullen Bros. - Melbourne Cullen Bros West Melbourne VIC House 1863 04 14

71174 Cullen Bros Cullen Bros - Eades Place West Melbourne VIC House 1868 02 28

71177 Cullen, H & S - 6 Eades Place Cullen, H & S West Melbourne VIC House 1870 12 7'

North and West Melbourne Conservation Study (1983) BIF dated 1991

Planning register online

18 Eades Place WEST MELBOURNE VIC 3003 Permit Number Description Date Lodged

`CM-12189 New picket fence 13/10/1987- refused' (permit violations?)

i-Heritage search results: Abstract of Building Identification Form (BIF)

18 EADES PLACE WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 1

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

This row, built 1871-2, is another of the developments in Eades Place undertaken by the Cullen brothers, Samuel and Henry, none of whom actually lived in these houses. They were leased to a number of tenants before 1896, including James Booth, Robert Dalrymple, William Travis, John Marshall and William Robertson.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A generally altered, two-storey stuccoed and parapeted brick row of 4, with one level verandahs and formerly, picket fences. Ornament is sparse, consisting of architraved openings, bracketed sills and a plain cornice. The row is set back from the frontage. Notable features include round head picket fence dividing properties c1900.

Statement of Significance

Architecturally, of low integrity but contributive to a streetscape. Historically, one of the Cullen brothers developments, who built virtually all of the street and were one of the many owner-builders in the area: of local importance.

Recommended Alterations

Restore openings and verandahs as evidence suggests or as 8-10; rebuilt front picket fences to match side fences and remnant posts; repaint in original or typical colours. Fence (inappropriate - reinstate original design/sympathetic alternative) air conditioning unit (inappropriate - remove by approved method) verandah altered (inappropriate - reinstate original design)

Other Comments

Integrity - Generally altered with all timber picket front fences gone but side fences remaining; verandahs have been rebuilt on 12,14,18 and replaced on 16; openings have been altered on 16.

Streetscape - Contributive part of a highly cohesive streetscape.

Sands & McDougall Directory of Victoria 1925

EADES PL—E SIDE

Rosalyn st

Stanley at

2 O'Grady, Edwd.

4 Livingston, W.,

6 Berry, Thos.

10 Bosworth, Hy. W.

12 Phillips, David J.

14 McInerney, Jno.

14 McInerney, Miss ins tchr

16 Baker, Thos.

18 Miers, Mrs Eliza

20 Bastow, Mrs E.

music tchr

22 O'Grady. Patrick

24 Clemow, Arthur

26 Ale/drum, Jas.

28 Pratt. John W.

50 Fleet, Albt, L.

32 Cullen, Miss Ann

84 Hughes. Edw.

86 Rowlands, H. J.

85 Goodman, Miss S.

40 Bird, Mrs. Mary

Victoria st

1915

EADES PL—E SIDE

Off 8 Stanley at

2 L'Avingston. Wm.

4 Wheelahan, Martin

6 Cullen, William

10 Cullen. Mrs Sarah A.

12 Lee, John W.

14 Stewart. Chas. W.

16 Greene. Charles

18 Cunningham, Arthur

20 Mahoney, Thos. J.

22 O'Grady. Patrick

24 Clemow, Arthur

1895 10 Sam Cullen

1893

Eades Pl

Stanley st

2 Ryan,-

4 McKenna, Mrs, dressmr

6 Lawson, Charles

10 Cullen, Samuel

12 Johnson, William L.

14 Armstrong, Jmnes

16 Hayward, John
This row, built 1871-2, is another of the developments in Eades Place undertaken by the Cullen brothers, Samuel and Henry, none of whom actually lived in these houses. They were leased to a number of tenants before 1896, including James Booth, Robert Dalrymple, William Travis, John Marshall and William Robertson.

Description
A generally altered, two-storey stuccoed and parapeted brick row of 4, with one level verandahs and formerly, picket fences. Ornament is sparse, consisting of architraved openings, bracketed sills and a plain cornice. The row is set back from the frontage. Notable features include round head picket fence dividing properties c1900.

Integrity - Generally altered with all timber picket front fences gone but side fences remaining; verandahs have been rebuilt on 12, 14, 18 and replaced on 16; openings have been altered on 16.

Streetscape - Contributive part of a highly cohesive streetscape.

Significance
Architecturally, of low integrity but contributive to a streetscape. Historically, one of the Cullen brothers.

Recommendations
Restore openings and verandahs as evidence suggests or as 8-10; rebuilt front picket fences to match side fences and remnant posts; repaint in original or typical colours. Fence (inappropriate - reinstate original design/sympathetic alternative) air conditioning unit (inappropriate - remove by approved method) verandah altered (inappropriate - reinstate original design)

Property number: 103023
Eades Place | 20

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** D
- **Proposed Grading:** D

Existing Streetscape Level: 1  
Proposed Streetscape Level: 1

What date or era does the place express (if any)?

- **Creation date (if available):** 1837-1875  
- **Creation era:** Victorian-era, Early Victorian-era, Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- **Proposed for a Heritage Overlay** HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

**Lewis, M. Australian Architecture Index:**

- Cullen  
  - 71170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29  
  - 71173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4  
  - 71175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1870 08 17  
  - 71178 Cullen Bros - 6 Eades Place Cullen Bros West Melbourne VIC House 1871 04 20  
  - 71179 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses 1871 09 25  
  - 71180 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC House 1870 12 7

- 20 EADES PLACE WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level
- D 1

Conservation Study Details

- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status

- North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
- Building and History Information
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Notable features include the verandah and fence.
- Statement of Significance
- Not Assessed

**Sands & McDougall Directory of Victoria**

- 1925
- EADES PL—E SIDE  
  - Rosalyn st
  - Stanley at
  - 2 O’Grady, Edwd.
  - 4 Livingston. W., 6 Berry, Thos.
  - 10 Bosworth, Hy. W.
  - 12 Phillips, David J.
  - 14 McInerney, Jno.
  - 14 McInerney, Miss inns tchr
  - 16 Baker, Thos.
  - 22 O’Grady. Patrick
  - 18 Miers, Mrs Eliza
  - 20 Bastow, Mrs E.
  - music tchr
  - 22 O’Grady, Patrick
  - 24 Clemow, Arthur
  - 26 Ale/drum, Jas.
  - 28 Pratt. John W.
  - SO Fleet, Albt, L..
  - 32 Cullen, Miss Ann
  - 84 Hughes. Edw.
  - 86 Rowlands, H. J.
  - 85 Goodman, Miss S.
  - 40 Bird, Mrs. Mary
  - Victoria st

- 1915
SURVEYED PLACES

EADES PL—E SIDE
Off 8 Stanley at
2 L’Avin gston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos. J.
22 O’Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen

1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, James
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S’,
32 Cullen, Henry

Right-of-way
34 Chambers, William
36 Vacalt
38 Vacant
40 Munn, Henry, bootmkr

Right-of-way
Victoria st

1885 14 Sam Cullen (reversed order numbers)

1880
Eades pl
Victoria st
2 Munn Hy,bootmnfctry
3 Chambers William ,
4 Tinbray Francis H ,
5 Cullen, Henry builder
6 Cullen, Samuel, builder
7 Snellgrove, Edward
8 Mountain, John L.
9 Williams, Edward
10 Lodding, William
11 Dalrymple, Robert
12 Booth, James
13 Mitten, -
14 Robertson , William
15 Brown, -
16 Kitchingman, James
17 Mountain, John S.
18 Bustt, W. A.
Bustt, Miss, tchr piano

Stanley st

Property number: 103022
West Melbourne Heritage Review

SURVEYED PLACES

| Eades Place | 22 | Edward Williams house |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1983 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: C

Existing Streetscape Level: 1

Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1883

Creation era?

☑ Victorian-era

☐ Edwardian-era

☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☐ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☑ Significant individually

☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Revisions (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index: ‘71916 Williams, E Williams, E West Melbourne VIC 9 02 1883 City of Melbourne registration no 174 [Burchett Index]. Fee 1.15.0 two-storey brick house off Victoria Street - 9 Eades Place; Owner Williams, E, Builder Williams, E 71176 Williams, Edward - Eades Place Williams, Edward West Melbourne VIC House 1868 09 18’

i-Heritage search results: Abstract of Building Identification Form (BIF) 22 EADES PLACE WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 1

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

In 1883 Edward Williams built this house on a site where previously he had owned a smaller wooden house. After 1890 he leased it to Kate Stewart. Integrity Fair

Condition Fair

Original Building Type

History

Not Assessed

Description/Notable Features

Edward Williams acted as owner-builder for this dichrome brick and stuccoed, two-storey row house. An austere segment-arched entablature, at the parapet, and flanking scrolls comprises, with the vermiculated side walls, the only stucco decoration; ‘quoins’ being achieved in contrasting brick colours (cream, brown). A cast-iron verandah frieze brackets and a front fence survive. Notable features include the verandah, brick finish and the fence.

Statement of Significance Architecturally, of little significance except as a near original example of a common form: of local importance. Historically, little is known of Edward Williams: of local interest.

Recommended Alterations

Repaint trim in typical or original colours. Bricks part painted (inappropriate - remove by approved method)

Other Comments

Integrity - Generally original except perhaps, for parapet urns.

Streetscape - Contrasting in colour but matching the other houses in form, siting and detail in this residential precinct.

Sands & McDougall Directory of Victoria 1925

EADES PL—E SIDE

Rosalyn st

Stanley at

2 O’Grady, Edwd.

4 Livingston. W.,

6 Berry, Thos.

10 Bosworth, Hy. W.

12 Phillips, David L.

14 McInerney, Jno.

14 McInerney, Miss ins tchr

16 Baker, Thos.

18 Miers, Mrs Eliza

20 Bastow, Mrs E. music tchr

22 O’Grady. Patrick

24 Clemow, Arthur

26 Ale/drum, Jas.

Graeme Butler & Associates 2015: Appendix 2:
SURVEYED PLACES

28 Pratt. John W.
30 Fleet, Albt, L.
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary

Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L'Avin gston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos. J.
22 O'Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen

1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Jnmes
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S',
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacalt
38 Vacant
40 Munn, Henry, boottomkr
Right of-way
Victoria st

1885 14 Sam Cullen (reversed order numbers)

1880
Eades pl
Victoria st
2 Munn Hy,bootmnfctry
3 Chambers William ,
4 Tinbray FrancisH ,
5 Cullen, Henry builder
6 Cullen, Samuel, builder
7 Snellgrove, Edward
8 Mountain, John L.
9 Williams, Edward
10 Lodding, William
11 Dalrymple, Robert
12 Booth, James

North and West Melbourne Conservation Study (1983)

History
In 1883 Edward Williams built this house on a site
where previously he had owned a smaller wooden
house. After 1890 he leased it to Kate Stewart.

Description
Edward Williams acted as owner-builder for this
dichrome brick and stuccoed, two-storey row house. An
austere segment-arched entablature, at the parapet,
and flanking scrolls comprises, with the vermiculated
side walls, the only stucco decoration; ‘quoins' being
achieved in contrasting brick colours (cream, brown). A
cast-iron verandah frieze brackets and a front fence
survive.

Integrity - Generally original except perhaps, for parapet
urns.
Streetscape - Contrasting in colour but matching the
other houses in form, siting and detail in this residential
precinct.

Significance
Architecturally, of little significance except as a near
original example of a common form: of local
importance.
Historically, little is known of Edward Williams: of local
interest.

Recommendations
Repaint trim in typical or original colours. Bricks part
painted (inappropriate - remove by approved method)

Property number: 103021
**SURVEYED PLACES**

| Eades Place | 24 |

**Survey Notes:**

Window new, part pair; bricks, stone painted over, reducing integrity, original fence and verandah detail.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D |
| Proposed Grading: | D |

| Existing Streetscape Level: | 1 |
| Proposed Streetscape Level: | 1 |

**What date or era does the place express (if any)?**

- Creation date (if available): 1875-1900
- Creation era:
  - [ ] Early Victorian-era
  - [x] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value: Not assessed for heritage values
- Historical value: [x]
- Scientific value: Not assessed for heritage values
- Social value: Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- Hermes
  - 'Ungraded building included within a Heritage Precinct'

- i-Heritage
  - No entry

- **Heritage Places Inventory June 2015**
  - 24-26 Eades Place D1

- **North and West Melbourne Conservation Study (1983)**
  - 24-26 Eades Place: graded D c1880 part streetscape

- **Sands & McDougall Directory of Victoria**
  - 1925
  - EADES PL—E SIDE

- Rosalyn st
  - Stanley at
  - 2 O'Grady, Edwd.
  - 4 Livingston, W.,
  - 6 Berry, Thos.
  - 10 Bosworth, Hy. W.
  - 12 Phillips, David J.
  - 14 Mcinerney, Jno.
  - 14 Mcinerney, Miss inns tchr
  - 16 Baker, Thos.
  - 18 Miers, Mrs Eliza
  - 20 Bastow, Mrs E. music tchr
  - 22 O'Grady. Patrick
  - 24 Clemow, Arthur
  - 26 Ale/drum, Jas.
  - 28 Pratt. John W.
  - 5O Fleet, Alb, L.
  - 32 Cullen, Miss Ann
  - 84 Hughes. Edw.
  - 86 Rowlands, H. J.
  - 85 Goodman, Miss S.
  - 40 Bird, Mrs. Mary Victoria st

**Creation date (if available)?**

1915

EADES PL—E SIDE
Off 8 Stanley at
2 L’Avin gston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos, J.
22 O’Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen

1893

Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, James
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S’
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacallt
38 Vacant
40 Munn, Henry, bootmkr
Right-of-way
Victoria st

**Graeme Butler & Associates 2015: Appendix 2:** 375
**SURVEYED PLACES**

1885 14 Sam Cullen (reversed order numbers)

- 1880 Eades pl
- Victoria st
- 2 Munn Hy, bootmnfctry
- 3 Chambers William
- 4 Tinbray Francis H
- 5 Cullen, Henry builder
- 6 Cullen, Samuel, builder
- 7 Snellgrove, Edward
- 8 Mountain, John L.
- 9 Williams, Edward
- 10 Lodding, William
- 11 Dalrymple, Robert
- 12 Booth, James
- 13 Mitten, -
- 14 Robertson, William
- 15 Brown, -
- 16 Kitchingman, James
- 17 Mountain, John S.
- 18 Bustt, W. A.
- Bustt, Miss, tchr piano
- Stanley st

**Property number:** 103020

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**Eades Place**

- **Survey Notes:**
  
  Window new, part pair; bricks, stone painted over, reducing integrity, original fence and verandah detail.

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**

  - **Existing grading:** D
  - **Proposed Grading:** D

- **Existing Streetscape Level:** 1
  
  - **Proposed Streetscape Level:** 1

- **What date or era does the place express (if any)?**

  - **Creation date (if available):** 1875-1900
  
  - **Creation era?**
    - [x] Victorian-era
    - [ ] Edwardian-era
    - [ ] Early Victorian-era
    - [ ] Interwar
    - [ ] Post WW2

- **What are the heritage values of the place (if any)?**

  - [ ] Aesthetic value
  - [x] Historical value
  - [ ] Scientific value
  - [ ] Social value
  - [ ] Not assessed for heritage values

- **Is the place in a Heritage Overlay?**

  - HO3  North & West Melbourne Precinct

  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**

  8.2 Housing the population

- **Recommendations (if any)**

  None.

- **References (if any):**

  - Hermes
    - 'Ungraded building included within a Heritage Precinct'
  
  - i-Heritage
    - No entry

- **Heritage Places Inventory June 2015**

  - 24-26 Eades Place D1

- **North and West Melbourne Conservation Study (1983)**

  - 24-26 Eades Place: graded D c1880 part streetscape

- **Sands & McDougall Directory of Victoria**

  - 1925
  
  - EADES PL—E SIDE
**SURVEYED PLACES**

Rosalyn st
Stanley at
2 O'Grady, Edwd.
4 Livingston, W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McInerney, Jno.
14 McInerney, Miss inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E. music tchr.
22 O'Grady. Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt. John W.
SO Fleet, Alb, L.
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary

Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L’Avingston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos, J.
22 O'Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen

1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Jnmes
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S’,
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacalt
38 Vacant
40 Munn, Henry, bootmkr
Right of-way

Property number: 103019
**SURVEYED PLACES**

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

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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** C
- **Proposed Grading:** C

**Existing Streetscape Level:** 1

**Proposed Streetscape Level:** 1

---

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1862-3, 1872
- **Creation era:**
  - ✔️ Early Victorian-era
  - ☐ Interwar
  - ☐ Edwardian-era
- **Post WW2**

---

**What are the heritage values of the place (if any)?**

- ✔️ Aesthetic value
- ✔️ Historical value
- ☐ Scientific value
- ☐ Social value

- ☐ Not assessed for heritage values

---

**Is the place in a Heritage Overlay?**

- ✔️ Contributory to precinct
- ☐ Not significant or contributory
- ✔️ Significant individually
- ☐ Proposed for a Heritage Overlay

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**What are the historic themes represented by the place?**

- 8.2 Housing the population

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**Recommendations (if any)**

None.

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**References (if any):**

See 10 Eades Place, West Melbourne

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**Lewis, M. Australian Architecture Index:**

Cullen

'71170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29
71173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4
71175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1868 08 17
71178 Cullen Bros - 6 Eades Place Cullen Bros West

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**Graeme Butler & Associates 2015: Appendix 2:**

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West Melbourne Heritage Review

SURVEYED PLACES

Retain verandah but investigate evidence for and feasibility of replacement with a period type i.e. as 8-10; replace picket fences, using pickets at 12-18 as a model; repaint in typical or original colours.

Other Comments Integrity - The verandah has been added c1915, replacing a previous one; the presumed timber picket front and dividing fences have been replaced; and horizontal balustrading has been placed at the verandah perimeter. Streetscape - A contributive part of a highly cohesive streetscape.

Sands & McDougall Directory of Victoria

1925
EADES PL—E SIDE
Rosalyn st
Stanley at
2 O'Grady, Edwd.
4 Livingston, W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McNerney, Jno.
14 McNerney, Miss Inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E.
music tchr
22 O'Grady. Patrick
24 Clewlow, Arthur
26 Ale/drum, Jas.
28 Pratt. John W.
50 Fleet, Abt., L.
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L'Avingston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos, J.
22 O'Grady. Patrick
24 Clewlow, Arthur

1895 10 Sam Cullen

1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Jnmes
16 Hayward, John

18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S',
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacallt
38 Vacant
40 Miers, Henry, bootmkr

1885 14 Sam Cullen (reversed order numbers)

1880
Eades pl
Victoria st
2 Munn Hy,bootmfnctry
3 Chambers William ,
4 Tinbray FrancisH ,
5 Cullen, Henry builder
6 Cullen, Samuel, builder
7 Snellgrove, Edward
8 Mountain, John L.
9 Williams, Edward
10 Lodding, William
11 Dalrymple, Robert
12 Booth, James
13 Mitten,-
14 Robertson , William
15 Brown, -
16 Kitchingman, James
17 Mountain, John S.
18 Busst, W. A.
Busst, Miss, tchr piano
Stanley st

North and West Melbourne Conservation Study (1983)

History
In c1862-3, the Crown Grantees, brothers Henry and Samuel Cullen, presumably commenced building 28 Eades Place for John Orr a few months before they built 30 and 32. Samuel Cullen took up residence in 30 Eades Place immediately it was completed. 32 was occupied by Henry Cullen after it had been leased for three years, by which time they had also re-acquired 28 Eades Place. They proceeded to lease this house until c1880 when it was enlarged and Samuel Cullen moved in. By 1885 Samuel had move

Description
A storey was added to 30, 32, in 1872-3, as was also the case with 28, in c1880. A two-storey, stuccoed and parapeted brick row of 3 houses which shows clearly the above stages of development by its upper fenestration. A bullnose, slatted frieze verandah of c1915 has replaced the previous, presumably, concave roof verandahs. The cornice is plain: architraves and bracketed sills being the only ornament, as 12-18 (qv). Notable features include verandah added c1915.

Integrity - The verandah has been added c1915, replacing a previous one; the presumed timber picket front and dividing fences have been replaced; and
horizontal balustrading has been placed at the verandah perimeter.

Streetscape - A contributive part of a highly cohesive streetscape.

Significance
Architecturally, of little individual importance but, as a Cullen Brothers' product, is synonymous with much of the streetscape; of local importance. Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's land grant: of local importance.

Recommendations
Retain verandah but investigate evidence for and feasibility of replacement with a period type i.e. as 8-10; replace picket fences, using pickets at 12-18 as a model; repaint in typical or original colours.

Property number: 103018

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1862-3, 1872
Creation era?
☑ Victorian-era
☐ Edwardian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
See 10 Eades Place, West Melbourne

Lewis, M. Australian Architecture Index:
Cullen
71170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29
71173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4
71175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1868 08 17
71178 Cullen Bros - 6 Eades Place Cullen Bros West
West Melbourne Heritage Review

SURVEYED PLACES

Melbourne VIC House 1871 04 20
71179 Cullen Bros - Eades Place Cullen Bros West
Melbourne VIC Houses 1871 09 25
71180 Cullen Bros - Eades Place Cullen Bros West
Melbourne VIC Houses; alterations 1872 09 16
72847 Cullen Bros. - Melbourne Cullen Bros West
Melbourne VIC House 1863 04 14
71174 Cullen Bros Cullen Bros - Eades Place West
Melbourne VIC House 1868 02 28
71172 Cullen Bros. Cullen Bros - Melbourne West
Melbourne VIC House 1867 05 8
71177 Cullen, H & S - 6 Eades Place Cullen, H & S West
Melbourne VIC House 1870 12 7'

i-Heritage search results: Abstract of Building Identification Form (BIF)
30 EADES PLACE WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
In c1862-3, the Crown Grantees, brothers Henry and Samuel Cullen, presumably commenced building 28 Eades Place for John Orr a few months before they built 30 and 32. Samuel Cullen took up residence in 30 Eades Place immediately it was completed. 32 was occupied by Henry Cullen after it had been leased for three years, by which time they had also re-acquired 28 Eades Place. They proceeded to lease this house until c1880 when it was enlarged and Samuel Cullen moved in. By 1885 Samuel had move
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A storey was added to 30, 32, in 1872-3, as was also the case with 28, in c1880. A two-storey, stuccoed and parapeted brick row of 3 houses which shows clearly the above stages of development by its upper fenestration. A bullnose, slatted frieze verandah of c1915 has replaced the previous, presumably, concave roof verandahs. The cornice is plain: architraves and bracketed sills being the only ornament, as 12-18 (qv). Notable features include verandah added c1915.
Integrity - The verandah has been added c1915, replacing a previous one; the presumed timber picture front and dividing fences have been replaced; and horizontal balustrading has been placed at the verandah perimeter. Streetscape - A contributive part of a highly cohesive streetscape.

Planning register online
'TP-2004-848 Demolish single-storey buildings at the rear of the existing dwelling, and construct a rear double-storey extension and screen, a rear patio, terrace, shed and carport 25/08/2004
TP-2000-804 Additions to the existing dwelling 4/08/2000.'

Sands & McDougall Directory of Victoria 1925
EADES PL—E SIDE
Rosalyn st
Stanley at
2 O'Grady, Edwd.
4 Livingston. W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 Mcinerney, Jno.
14 Mcinerney, Miss inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E.
music tchr
22 O'Grady. Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt. John W.
SO Fleet, Albt, L..
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L'Avingston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos. J.
22 O'Grady. Patrick
24 Clemow, Arthur

1895 10 Sam Cullen
1893
Eades Pl

Graeme Butler & Associates 2015: Appendix 2: 381
In c1862-3, the Crown Grantees, brothers Henry and Samuel Cullen, presumably commenced building 28 Eades Place for John Orr a few months before they built 30 and 32. Samuel Cullen took up residence in 30 Eades Place immediately it was completed. 32 was occupied by Henry Cullen after it had been leased for three years, by which time they had also re-acquired 28 Eades Place. They proceeded to lease this house until c1880 when it was enlarged and Samuel Cullen moved in. By 1885 Samuel had moved c1915 has replaced the previous, presumably, concave roof verandahs. The cornice is plain: architraves and bracketed sills being the only ornament, as 12-18 (qv). Notable features include verandah added c1915.

Integrity - The verandah has been added c1915, replacing a previous one; the presumed timber picket front and dividing fences have been replaced; and horizontal balustrading has been placed at the verandah perimeter.

Streetscape - A contributive part of a highly cohesive streetscape.

Significance
Architecturally, of little individual importance but, as a Cullen Brothers' product, is synonymous with much of the streetscape; of local importance. Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's land grant: of local importance.

Recommendations
Retain verandah but investigate evidence for and feasibility of replacement with a period type i.e. as 8-10; replace picket fences, using pickets at 12-18 as a model; repaint in typical or original colours.

Property number: 103017
SURVEYED PLACES

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

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C Proposed Grading: C

Existing Streetscape Level: 1 Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1862-3, 1872

Creation era? [✓] Early Victorian-era

Victorian-era [ ]

Interwar [ ]

Edwardian-era [ ]

Post WW2 [ ]

What are the heritage values of the place (if any)?

[✓] Aesthetic value

[✓] Historical value

[ ] Scientific value

[ ] Social value

[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

[✓] Contributory to precinct

[ ] Not significant or contributory

[✓] Significant individually

[ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index:
Cullen
'71170 Cullen Bros Cullen Bros West Melbourne VIC House 1863 10 29
71173 Cullen Bros Cullen Bros West Melbourne VIC House 1867 11 4
71175 Cullen Bros - Melbourne Cullen Bros West Melbourne VIC House 1868 08 17
71178 Cullen Bros - 6 Eades Place Cullen Bros West Melbourne VIC House 1871 04 20
71179 Cullen Bros - Eades Place Cullen Bros West

Melbourne VIC Houses 1871 09 25
71180 Cullen Bros - Eades Place Cullen Bros West Melbourne VIC Houses; alterations 1872 09 16
72847 Cullen Bros. - Melbourne Cullen Bros West Melbourne VIC House 1863 04 14
71174 Cullen Bros Cullen Bros - Eades Place West Melbourne VIC House 1868 02 28
71172 Cullen Bros. Cullen Bros - Melbourne West Melbourne VIC House 1867 05 8
71177 Cullen, H & S - 6 Eades Place Cullen, H & S West Melbourne VIC House 1870 12 7

i-Heritage search results: Abstract of Building Identification Form (BIF)
32 EADES PLACE WEST MELBOURNE 3003 Heritage Grading
Building Grading Streetscape Level Laneway Level C 1

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian

Construction Date
Source for Construction Date NWMCS

Architect
Builder Not Assessed

First Owner
In c1862-3, the Crown Grantees, brothers Henry and Samuel Cullen, presumably commenced building 28 Eades Place for John Orr a few months before they built 30 and 32. Samuel Cullen took up residence in 30 Eades Place immediately it was completed. 32 was occupied by Henry Cullen after it had been leased for three years, by which time they had also re-acquired 28 Eades Place. They proceeded to lease this house until c1880 when it was enlarged and Samuel Cullen moved in. By 1885 Samuel had moved

Integrity Fair
Condition Fair

Original Building Type
History Not Assessed

Description/Notable Features
A storey was added to 30, 32, in 1872-3, as was also the case with 28, in c1880. A two-storey, stuccoed and parapeted brick row of 3 houses which shows clearly the above stages of development by its upper fenestration. A bullnose, slatted frieze verandah of c1915 has replaced the previous, presumably, concave roof verandahs. The cornice is plain: architraves and bracketed sills being the only ornament, as 12-18 (qv). Notable features include verandah added c1915.

Statement of Significance
Architecturally, of little individual importance but, as a Cullen Brothers’ product, is synonymous with much of the streetscape; of local importance. Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen’s land grant: of local importance.

Recommended Alterations
Retain verandah but investigate evidence for and feasibility of replacement with a period type i.e. as 8-10; replace picket fences, using pickets at 12-18 as a model; repaint in typical or original colours.
Surveyed Places

Other Comments
Integrity - The verandah has been added c1915, replacing a previous one; the presumed timber picket front and dividing fences have been replaced; and horizontal balustrading has been placed at the verandah perimeter.

Streetscape - A contributive part of a highly cohesive streetscape.

Sands & McDougall Directory of Victoria
1925
Eades Pl—E Side
Rosalyn st
Stanley at
2 O’Grady, Edwd.
4 Livingston, W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McInerney, Jno.
14 McInerney, Miss inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E.
music tchr
22 O’Grady. Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt. John W.
50 Fleet, Albt, L.
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L’Avin gston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos, J.
22 O’Grady. Patrick
24 Clemow, Arthur

1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, James
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.

1885 10 Sam Cullen (reversed order numbers)

North and West Melbourne Conservation Study (1983)
History
In c1862-3, the Crown Grantees, brothers Henry and Samuel Cullen, presumably commenced building 28 Eades Place for John Orr a few months before they built 30 and 32. Samuel Cullen took up residence in 30 Eades Place immediately it was completed. 32 was occupied by Henry Cullen after it had been leased for three years, by which time they had also re-acquired 28 Eades Place. They proceeded to lease this house until c1880 when it was enlarged and Samuel Cullen moved in. By 1885 Samuel had move

Description
A storey was added to 30, 32, in 1872-3, as was also the case with 28, in c1880. A two-storey, stuccoed and parapeted brick row of 3 houses which shows clearly the above stages of development by its upper fenestration. A bullnose, slatted frieze verandah of c1915 has replaced the previous, presumably, concave roof verandahs. The cornice is plain: architraves and bracketed sills being the only ornament, as 12-18 (qv). Notable features include verandah added c1915.

Integrity - The verandah has been added c1915, replacing a previous one; the presumed timber picket front and dividing fences have been replaced; and horizontal balustrading has been placed at the verandah perimeter.

Streetscape - A contributive part of a highly cohesive streetscape.
**SURVEYED PLACES**

**Significance**
Architecturally, of little individual importance but, as a Cullen Brothers' product, is synonymous with much of the streetscape; of local importance. Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's land grant: of local importance.

**Recommendations**
Retain verandah but investigate evidence for and feasibility of replacement with a period type i.e. as 8-10; replace picket fences, using pickets at 12-18 as a model; repaint in typical or original colours.

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer Statement of Significance (Appendix 3) and to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**Property number:** 103016

<table>
<thead>
<tr>
<th>Eades Place</th>
<th>34</th>
<th>William Chambers' row house, part 34-40 Eades Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)?</td>
<td>1879</td>
<td></td>
</tr>
<tr>
<td>Creation era?</td>
<td>✔ Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>✔ Victorian-era</td>
<td>☐ Interwar</td>
<td></td>
</tr>
<tr>
<td>☐ Edwardian-era</td>
<td>☐ Post WW2</td>
<td></td>
</tr>
<tr>
<td>Aesthetic value</td>
<td>✔ Historical value</td>
<td></td>
</tr>
<tr>
<td>☐ Scientific value</td>
<td>☐ Social value</td>
<td></td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the place in a Heritage Overlay?</td>
<td>HO3 North &amp; West Melbourne Precinct</td>
<td></td>
</tr>
<tr>
<td>Contributory to precinct</td>
<td>✔ Not significant or contributory</td>
<td></td>
</tr>
<tr>
<td>Significant individually</td>
<td>✔ Proposed for a Heritage Overlay</td>
<td></td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
Lewis, M. Australian Architecture Index:
72803 Bailey, John - 98 Bouverie Street Carlton Chambers, - West Melbourne VIC City of Melbourne registration no 7772 [Burchett Index]. Fee 1.15.0 two-storey house 1878 09 25'

Heritage Places Inventory June 2015
34-40 Eades Place C1

i-Heritage search results: Abstract of Building Identification Form (BIF)
West Melbourne Heritage Review

SURVEYED PLACES

34 TO 40 EADES PLACE WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 1

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date  Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date See NWMCS
Architect
Builder Not Assessed
First Owner 38 Eades Place is the oldest of these four row houses built in 1871 for John Darbyshire who was probably also the builder. He was an owner/occupier until he was bought out by Henry Munn, a boot and shoemaker, in 1877. Next came 34 Eades Place in 1879 owned and occupied by William Chambers and his wife for the next twenty years. Henry Munn built 36 in 1884 and c1894 he added 40, in which he was residing by 1895; his other houses being leased to John Mountain and Edwin Buckley.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storeyed stuccoed and brick parapeted row of four houses, each of different construction date (and owner in 34,38), but all appearing to be part of a whole. Due to the acquisition by Munn of 36-8, 40 was added by him to match 38.: the same philosophy may have determined a general match to 38 by 36 when Munn built the latter six years after the former. All have simple parapet cornices, are built to the street alignment, possess symmetrical fenestration and utilise, albeit misaligned, string-moulds. Shutters and paired doorways are in common but 34,36 have parapet entablatures, gabled and arched with scrolls and dates, where 38-40 have not. Notable features include shutters and on street siting.

Statement of Significance
Architecturally, each is original, simply ornamented and fenestrated which is typical of the date of the initial buildings of the group but not the later two (36,40) and thus the group may be an early expression of the desire for visual cohesion: of regional significance. Historically, Further examples of the owner-builder predominance in the study area: of local importance.

Recommended Alterations
Repaint in original or typical colours; record shutter details. Door replaced (inappropriate - reinstate original design/sympathetic alternative)

Other Comments Integrity - Generally original except for possible parapet urns on 36. Streetscape - A high streetscape affinity to each other and other similarly simply elevated buildings in the street i.e. 28-32, 8-10, in this cohesive residential streetscape.

Sands & McDougall Directory of Victoria
1925
EADES PL—E SIDE
Rosalyn st
Stanley at

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L’Avingston, Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen, Mrs Sarah A.
12 Lee, John W.
14 Stewart, Chas. W.
16 Greene, Charles
18 Cunningham, Arthur
20 Mahoney, Thos, J.
22 O’Grady, Patrick
24 Clemow, Arthur

1895 10 Sam Cullen

1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Jnmes
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S’,
32 Cullen, Henry

Right-of-way
34 Chambers, William
36 Vacalt
38 Vacant
40 Munn, Henry, bootmkr

4 O’Grady, Edwd.
4 Livingston. W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McInerney, Jno.
14 McInerney, Miss inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E.
music tchr
22 O’Grady, Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt, John W.
32 Cullen, Miss Ann
34 Hughes. Edw.
36 Rowlands, H. J.
38 Goodman, Miss S.
40 Bird, Mrs. Mary

Victoria st

1885 14 Sam Cullen (reversed order numbers)
North and West Melbourne Conservation Study (1983)

34-40 Eades Place

History

34 Eades Place is the oldest of these four row houses built in 1871 for John Darbyshire who was probably also the builder. He was an owner/occupier until he was bought out by Henry Munn, a boot and shoemaker, in 1877. Next came 34 Eades Place in 1879 owned and occupied by William Chambers and his wife for the next twenty years. Henry Munn built 36 in 1884 and c1894 he added 40, in which he was residing by 1895; his other houses being leased to John Mountain and Edwin Buckley.

Description

A two-storeyed stuccoed and brick parapeted row of four houses, each of different construction date (and owner in 34,38), but all appearing to be part of a whole. Due to the acquisition by Munn of 36-8, 40 was added by him to match 38.: the same philosophy may have determined a general match to 34 by 36 when Munn built the latter six years after the former. All have simple parapet cornices, are built to the street alignment, possess symmetrical fenestration and utilise, albeit misaligned, string-moulds. Shutters and paired doorways are in common but 34,36 have parapet entablatures, gabled and arched with scrolls and dates, where 38-40 have not. Notable features include shutters and on street siting.

Integrity - Generally original except for possible parapet urns on 36.

Streetscape - A high streetscape affinity to each other and other similarly simply elevated buildings in the street i.e. 28-32, 8-10, in this cohesive residential streetscape.

Significance

Architecturally, each is original, simply ornamented and fenestrated which is typical of the date of the initial buildings of the group but not the later two (36,40) and thus the group may be an early expression of the desire for visual cohesion: of regional significance. Historically, Further examples of the owner-builder predominance in the study area: of local importance.

Recommendations

Repaint in original or typical colours; record shutter details. Door replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 511009
West Melbourne Heritage Review

**SURVEYED PLACES**

| Eades Place | 36 | Henry Munn's row house, part 34-40 Eades Place |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the historic themes represented by the place?**

8.2 Housing the population

**References (if any):**

None.

**Lewis, M. Australian Architecture Index:**

'4 04 1884 City of Melbourne registration no 801 [Burchett Index]. Fee 1 15.0 two-storey 4 room house';

Owner: Munn, Henry

Builder: Munn, Henry - 1 Eades Place.

**Heritage Places Inventory June 2015**

34-40 Graded C1

**Newspapers:**

'The Age' (Melbourne, Vic. : 1854 - 1954) Friday 29 July

1884

Friends of Mr. HENRY MUNN are respectfully invited to follow the remains of his late beloved son, Henry, to the place of interment, in the Melbourne General Cemetery. The funeral will leave his residence, Eades-place, West Melbourne, ...

ALFRED ALLISON'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 19 March 1894

THE Friends of Mr. HENRY MUNN of 40 Eades-place, West Melbourne, are respectfully invited to follow the remains of his late beloved daughter, Jane, to the place of interment, in the Melbourne General Cemetery. The funeral is ...to leave his residence. 40 Eades Pl, West Melbourne, on MONDAY, the 19th, HENRY ALLISON, Undertaker, 101'


'HENRY MUNN has informed that the remains of his beloved wife -Mary, will be interred ...

**Probate, VPRO**

'Henry Munn former Bootmaker Sandringham 4 Jan 1912 124/934 VPRS 28/P3, unit 290; VPRS 7591/P2, unit 479';

Jessie Coventry of Kew, executrix; real estate £1280 - land 40x66' Eades Pl, three four-room, 2 storey brick houses with outhouses, 36, 38 and 40 Eades Place.

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

34 TO 40 EADES PLACE WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 1

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date See NWMCS

Architect

Builder Not Assessed

First Owner

38 Eades Place is the oldest of these four row houses built in 1871 for John Darbyshire who was probably also the builder. He was an owner/occupier until he was bought out by Henry Munn, a boot and shoemaker, in 1877. Next came 34 Eades Place in 1879 owned and occupied by William Chambers and his wife for the next twenty years. Henry Munn built 36 in 1884 and c1894 he added 40, in which he was residing by 1895; his other houses being leased to John Mountain and Edwin Buckley.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A two-storeyed stuccoed and brick parapeted row of four houses, each of different construction date (and owner in 34,38), but all appearing to be part of a whole. Due to the acquisition by Munn of 36-8, 40 was added by him to
match 38.: the same philosophy may have determined a general match to 34 by 36 when Munn built the latter six years after the former. All have simple parapet cornices, are built to the street alignment, possess symmetrical fenestration and utilise, albeit misaligned, string-moulds. Shutters and paired doorways are in common but 34,36 have parapet entablatures, gabled and arched with scrolls and dates, where 38-40 have not. Notable features include shutters and on street siting.

**Statement of Significance**

Architecturally, each is original, simply ornamented and fenestrated which is typical of the date of the initial buildings of the group but not the later two (36.40) and thus the group may be an early expression of the desire for visual cohesion: of regional significance. Historically, Further examples of the owner-builder predominance in the study area: of local importance.

**Recommended Alterations**

Repaint in original or typical colours; record shutter details. Door replaced (inappropriate - reinstate original design/sympathetic alternative)

**Other Comments**

Integrity - Generally original except for possible parapet urns on 36.

Streetscape - A high streetscape affinity to each other and other similarly simply elevated buildings in the street i.e. 28-32, 8-10, in this cohesive residential streetscape.

**Sands & McDougall Directory of Victoria**

1925
EADES PL—E SIDE
Rosalyn st
Stanley at
2 O'Grady, Edwd.
4 Livingston. W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McNerney, Jno.
14 McNerney, Miss inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E.
music tchr
22 O'Grady. Patrick
24 Clemow, Arthur
26 Ale/ drum, Jas.
28 Pratt. John W.
SO Fleet, Albt, L.
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st

1915
EADES PL—E SIDE
Off 8 Stanley at
2 L'Avingston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen, Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos. J.

22 O'Grady. Patrick
24 Clemow, Arthur
1895 10 Sam Cullen
1893 Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, Innes
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S',
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacallt
38 Vacant
40 Munn, Henry, bootmkr
Right of-way
Victoria st

1885 14 Sam Cullen (reversed order numbers)
1880 Eades pl
Victoria st
2 Munn Hy,bootmfnctry
3 Chambers William ,
4 Tinbray Francis H ,
5 Cullen, Henry builder
6 Cullen, Samuel, builder
7 Snellgrove, Edward
8 Mountain, John L.
9 Williams, Edward
10 Lodding, William
11 Dalrymple, Robert
12 Booth, James
13 Mitten, -
14 Robertson, William
15 Brown, -
16 Kitchingman, James
17 Mountain, John S.
18 Bustt, W. A.
Bustt, Miss, tchr piano
Stanley st

**City of Melbourne Rate Books**

North and West Melbourne Conservation Study 1983
cite:
34-40 Eades Place
1871. 2027; 1879. 2331;1885-86. 2354; 1896-97 2327,

**North and West Melbourne Conservation Study (1983)**

History
38 Eades Place is the oldest of these four row houses built in 1871 for John Darbyshire who was probably also the builder. He was an owner/occupier until he was bought out by Henry Munn, a boot and shoemaker, in
1877. Next came 34 Eades Place in 1879 owned and occupied by William Chambers and his wife for the next twenty years. Henry Munn built 36 in 1884 and c1894 he added 40, in which he was residing by 1895; his other houses being leased to John Mountain and Edwin Buckley.

Description
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Recommendations
Repaint in original or typical colours; record shutter details. Door replaced (inappropriate - reinstate original design/sympathetic alternative)

References (if any):
Lewis, M. Australian Architecture Index: '4 04 1884 City of Melbourne registration no 801 [Burchett Index]. Fee 1.15.0 two-storey 4 room house'; Owner: Munn, Henry Builder: Munn, Henry - 1 Eades Place (index typically does not include renovations)

i-Heritage search results: Abstract of Building Identification Form (BIF) 34 TO 40 EADES PLACE WEST MELBOURNE 3003 Heritage Gradings
SURVEYED PLACES

Building Grading Streetscape Level Laneway Level
C 1

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date See NWMCS

Architect
Builder Not Assessed
First Owner
38 Eades Place is the oldest of these four row houses built in 1871 for John Darbyshire who was probably also the builder. He was an owner/occupier until he was bought out by Henry Munn, a boot and shoemaker, in 1877. Next came 34 Eades Place in 1879 owned and occupied by William Chambers and his wife for the next twenty years. Henry Munn built 36 in 1884 and c1894 he added 40, in which he was residing by 1895; his other houses being leased to John Mountain and Edwin Buckley.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storeyed stuccoed and brick parapeted row of four houses, each of different construction date (and owner in 34,38), but all appearing to be part of a whole. Due to the acquisition by Munn of 36-8, 40 was added by him to match 38.: the same philosophy may have determined a general match to 34 by 36 when Munn built the latter six years after the former. All have simple parapet cornices, are built to the street alignment, possess symmetrical fenestration and utilise, albeit misaligned, string-moulds. Shutters and paired doorways are in common but 34,36 have parapet entablatures, gabled and arched with scrolls and dates, where 38-40 have not. Notable features include shutters and on street siting.

Statement of Significance
Architecturally, each is original, simply ornamented and fenestrated which is typical of the date of the initial buildings of the group but not the later two (36.40) and thus the group may be an early expression of the desire for visual cohesion: of regional significance. Historically, further examples of the owner-builder predominance in the study area: of local importance.

Recommended Alterations
Repaint in original or typical colours; record shutter details. Door replaced (inappropriate - reinstate original design/sympathetic alternative)

Other Comments
Integrity - Generally original except for possible parapet urns on 36.
Streetscape - A high streetscape affinity to each other and other similarly simply elevated buildings in the street i.e. 2B-32, 8-10, in this cohesive residential streetscape.

Sands & McDougall Directory of Victoria
1925
Eades Pl—E SIDE
Rosalyn st
Stanley at
2 O'Grady, Edwd.
4 Livingston. W.,
6 Berry, Thos.
10 Bosworth, Hy. W.
12 Phillips, David J.
14 McInerney, Jno.
14 McInerney, Miss inns tchr
16 Baker, Thos.
18 Miers, Mrs Eliza
20 Bastow, Mrs E.
22 O'Grady, Patrick
24 Clemow, Arthur
26 Ale/drum, Jas.
28 Pratt. John W.
30 Fleet, Albt, L.
32 Cullen, Miss Ann
84 Hughes. Edw.
86 Rowlands, H. J.
85 Goodman, Miss S.
40 Bird, Mrs. Mary
Victoria st
1915
Eades PL—E SIDE
Off 8 Stanley at
2 L'Avin gston. Wm.
4 Wheelahan, Martin
6 Cullen, William
10 Cullen. Mrs Sarah A.
12 Lee, John W.
14 Stewart. Chas. W.
16 Greene. Charles
18 Cunningham, Arthur
20 Mahoney, Thos. J.
22 O'Grady. Patrick
24 Clemow, Arthur
1895 10 Sam Cullen
1893
Eades Pl
Stanley st
2 Ryan,-
4 McKenna, Mrs, dressmr
6 Lawson, Charles
10 Cullen, Samuel
12 Johnson, William L.
14 Armstrong, James
16 Hayward, John
18 Brown, Mrs Mary
20 Semper, George
22 Fitzgerald, Mrs Mary
24 Meldrum, James
26 Mountain, John L.
28 Wright,-
30 Mountain, John S',
32 Cullen, Henry
Right-of-way
34 Chambers, William
36 Vacallt
38 Vacant
40 Munn, Henry, bootmk
Right-of-way
Victoria st
1885 14 Sam Cullen (reversed order numbers)
1880
38 Eades Place is the oldest of these four row houses built in 1871 for John Darbyshire who was probably also the builder. He was an owner/occupier until he was bought out by Henry Munn, a boot and shoemaker, in 1877. Next came 34 Eades Place in 1879 owned and occupied by William Chambers and his wife for the next twenty years. Henry Munn built 36 in 1884 and c1894 he added 40, in which he was residing by 1895; his other houses being leased to John Mountain and Edwin Buckley.

Description
A two-storeyed stuccoed and brick parapeted row of four houses, each of different construction date (and owner in 34,38), but all appearing to be part of a whole. Due to the acquisition by Munn of 36-8, 40 was added by him to match 38.: the same philosophy may have determined a general match to 34 by 36 when Munn built the latter six years after the former. All have simple parapet cornices, are built to the street alignment, possess symmetrical fenestration and utilise, albeit misaligned, string-moulds. Shutters and paired doorways are in common but 34,36 have parapet entablatures, gabled and arched with scrolls and dates, where 38-40 have not. Notable features include shutters and on street siting.

Integrity - Generally original except for possible parapet urns on 36.

Streetscape - A high streetscape affinity to each other and other similarly simply elevated buildings in the street i.e. 28-32, 8-10, in this cohesive residential streetscape.

Significance
Architecturally, each is original, simply ornamented and fenestrated which is typical of the date of the initial buildings of the group but not the later two (36.40) and thus the group may be an early expression of the desire for visual cohesion: of regional significance. Historically, Further examples of the owner-builder predominance in the study area: of local importance.

Recommendations
Repaint in original or typical colours; record shutter details. Door replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 103015
**Franklin Place**

<table>
<thead>
<tr>
<th>Property number:</th>
<th>104077</th>
</tr>
</thead>
</table>

**Survey Notes:**

Recently recycled Interwar industrial building, relates to other Interwar factories, warehouses nearby but low integrity to original.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Streetscape Level:</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 2001?
- **Creation era?**
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

- City of Melbourne online maps
  - '3 storey brick & concrete apartment building. Incorporates an early 1900's building. Refurbished & sub-divided 2001. This property contains 5 residential properties.'
  - MM88W DP724 c1895- shows small cottage. 1945 aerial- existing shown.

- Sands & McDougall Directory of Victoria
  - 1893
  - Franklin pl-
    - Paterson, Laing and Bruce, stores
    - McKay, Robert
SURVEYED PLACES

Franklin Place 23

W. O'Donnell engineers workshop, former, part proposed Sands & McDougall precinct

Survey Notes:

Openings changed, reducing integrity, visually linked to Sands & McDougall complex (enlarged HO771). See Statements of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  -  Proposed Grading: D

Existing Streetscape Level:  -  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)?  1900-1918

Creation era?  ☑ Edwardian-era  ☐ Victorian-era  ☐ Interwar

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

No  Proposed: part Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street.

☐ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.2 Melbourne as a trading port

Recommendations (if any)

Include in Heritage Overlay area HO771, with revised name and address to reflect the identified contributory elements in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped. Revise Heritage Places Inventory July 2015.

References (if any):

i-heritage, Hermes, North and West Melbourne Conservation Study (1983)

GBA 2015: Appendix 2
Survey Notes:

Has large elm (‘Ulmus’ sp.) typical of Victorian-era City of Melbourne street tree planting; otherwise planting and landscaping on reserve unrelated to significant period of Heritage Overlay.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era?

- Victorian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

13.1 Public recreation
3.4 Defining public space

Recommendations (if any)

None.

References (if any):

MMBW
DP705 shown as fenced reserve, adjoining another triangular reserve with Baptist Church.

City of Melbourne online maps
‘Public reserve of 1,408m2.’

Property number: 110906
Large elm ("Ulmus' sp.) -37.806104, 144.947706 -typical of Victorian-era City of Melbourne street tree planting. Plus land within nominally 5m of the root ball. See Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading:  -  Proposed Grading: C

**What date or era does the place express (if any)?**

- Creation date (if available)? 1900-1918
- Creation era?  
  - Victorian-era  
  - Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3  North & West Melbourne Precinct. Proposed: Elm ("Ulmus' sp.), Hawke and Curzon Street Reserve, 2A Hawke Street, West Melbourne.
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 3.4 Defining public space
- 7.2 Cultivating the 'Garden City' aesthetic

**Recommendations (if any)**

Proposed Heritage Overlay or Vegetation Protection Overlay: Elm ("Ulmus' sp.), Hawke and Curzon Street Reserve, 2A Hawke Street, West Melbourne.
Revise Heritage Places Inventory July 2015.

**References (if any):**

- State Library of Victoria
  - Picture Collection: Airspy c1938: not shown?
- City of Melbourne online map:
  - 1945 aerial imagery: shown

**Newspapers:**

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 1 November 1887
  - CITY COUNCIL ELECTIONS. Mr. J. W. PEIRCE AT WEST MELBOURNE
  - Mr. J. W. Peirce, the retiring councillor for Bourke Ward, met about 30 ratepayers at the James Watt Hotel, Spencer-street, last night. Dr. Lloyd occupied the chair. Mr. Peirce said that when he sought election three years ago he made many promises to the ratepayers, but he had never broken faith with them. It was in consequence of his action in the City Council that 75 extra lamps were erected in the ward, and the Flagstaff-gardens were improved, so that citizens could take their wives through them at night time. The 350 trees recently planted in the streets of the ward were the outcome of his energies. It had been proposed to erect a refrigerating room in the reserve of the Victoria Market, but he thought the land would be turned to better account if shops were erected on it, and he had this done. The shops already opened were returning 12 per cent, on the money expended on them. He acted on four committees of the council, and read a return of attendances to show that he was most regular. The work of the council was really done in committee, and not by those gentlemen who aired their eloquence at council meetings. It had always been his object to keep down the rating on citizens, and the council would soon be in such a position that it would not know what to do with its money. The Western Market would soon be acquired by it, and the returns which would be received from it would pay the expenditure of one ward..... While for 28 years their members of Parliament had been promising to obtain for them a recreation reserve, he had done so within six months of his election, and that was for no other reason than that he exercised some influence in both Parliament and the council.'

  - ARBOR DAY, North and West Melbourne
  - '...The tree planting portion of the day's programme was then taken in hand, trees being planted by the Lord Mayor and Lady Mayoress, Director of Education, Messrs. Aikman and Edgar, members of the board of advice and others. At the King-street school, West Melbourne, Arbor day was also duly observed. The morning was occupied in lessons bearing on trees and their cultivation, and in the afternoon the board of advice attended, and a squad of cadets paraded with the flag, and the bugle band played. Trees were planted in the ground, and a large number of visitors were present.'
West Melbourne Heritage Review

**SURVEYED PLACES**

| Hawke Street | 2 | West Melbourne Baptist Church manse |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer Statement of Significance (Appendix 3) and to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D  
Proposed Grading: C

**Existing Streetscape Level:** 3  
Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**

Creation date (if available)? 1917

**Creation era?**

- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 10.2 Belonging to a religious denomination
- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Building Permit Application**

1917 591 £900 erection of brick manse - no author- hall, front bedroom, study, dining room, bathroom, 2 bedrooms, breakfast room, kitchen rear, pantry, wash house, WC attached

Application files:

Builder (and designer?): R J Werner, 16 Ross St, Port Melbourne, finished 10/11/1917

1927 erection of back verandah

1928, 1955 fence

1989 renovations, alts and additions $70,000/ 15000

**i-Heritage search results:**

Abstract of Building Identification Form (BIF)

2 HAWKE STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Inter War

Period Inter War

Construction Date

Source for Construction Date

Builder

First Owner

Integrity Good

Condition Fair

Original Building Type

History

Not Assessed

Description/Notable Features

Notable features include unpainted cement render; unpainted decorative brickwork; lead lights to doorway; some planting (catone astor?)

Statement of Significance

Not Assessed

Recommended Alterations

New fence (sympathetic - reinstate original design)

**MMBW**

DP 705-, 730 c1895

Shown vacant site next to Baptist Church (demolition) on island block Hawke, Curzon and King Streets.

**Newspapers:**

'The Argus': 27/2/1884

'WEST MELBOURNE BAPTIST CHURCH.  
A very pleasant ...took place last evening in the West Melbourne Baptist Church A recognition tea meeting was tendered to the Rev VV. C Bunning, who, after 11 years residence in Geelong, was recently appointed minister to the West Melbourne Baptist congregation.....'

'Daily Examiner' (Grafton, NSW : 1915 - 1954) Friday 12 January 1917

'Heartiest congratulations to Chaplain-Captain Miles, who in the New Year Honors, has been awarded the Distinguished Service Order. When the war broke out he was Pastor of the large and nourishing Baptist Church at West Melbourne...'

Wilkin, 'Baptists in Victoria 1838-1938'.

75-  
'WEST MELBOURNE, 1866  
During the ministry of the Rev. James Taylor, Collins Street was the centre of much evangelistic activity. At one period six branch Sunday Schools were in operation and the members of the Preachers' Class conducted many Gospel services. One of the schools was at Chetwynd Street, North Melbourne, then known as Hotham. There the scholars numbered 130, and a Church was formed, of
which the Rev. S. Finkelstein was pastor in 1868 and the
Rev. G. P. Lush in 1869. When the school building in
Chetwynd Street proved too small, the work was
transferred to the Common School in Errol Street.
As the congregation grew, land was acquired in Hawke
Street, West Melbourne, and a good stone building
erected. This was opened by the Rev. J. Taylor in March
1866. At that time a young evangelist, Walter Douglas
arrived from London via New Zealand, and was asked to
carry on the work. This he did with great earnestness.
A continuous Mission was maintained from July to
November 1866. So the West Melbourne Church was
credal in evangelism. Many conversions resulted, and the
Sunday School flourished. In 1870 the Church was formally
constituted by the Rev. James Martin, and became
independent of Collins Street. The leaders of the School
were Mr. T. MacFarlane and D. Hamilton, of Collins Street,
and in course of time the scholars numbered 500. The
pastors were Revs. W. Garner (1870) and H. Phillips
(1873). In 1882 a Sunday School and preaching station
were opened at West Footscray by earnest young men
from the West Melbourne Church. Ten years after the
Church was opened the Rev. C. H. Spurgeon was written
to regarding a pastor, and at his instigation the Rev. A. J.
Clarke became the minister of West Melbourne. He was
an earnest evangelist, the congregations increased, and
the transept was added to the building. The following
have been the pastors since Mr. Clarke’s time:- W. C.
Bunning, E. Isaac, E. Harris, H. Clark, E. L. Watson, F. J.
Miles, T. P. Trinham, E. Bunyey, S. Blackney, T. V. Paul and
the present pastor, J. Curtis. Among the leading workers
whose names should not be forgotten were Daniel
Hamilton, S.S. Superintendent for many years; Robert Sefl,
for 52 years deacon and local preacher; R. Hannafor, for
28 years S.S. Superintendent; A. Matthews, leader of the
Young Men’s Bible Class; D. Locke, deacon for many years;
and T. Mathers, Church Secretary for about 40 years, with
their wives and many gracious women. With such a
history and with such pastors and fellow-labourers, it is no
wonder that for many years West Melbourne was one of
the most important in the Denomination, but in the
course of years its surroundings have completely
changed. It has ceased to be a desirable residential
district; many of its members moved away to Footscray,
Newmarket, &c., and others have not yet been received in
their place. Possibly in coming years some at least of the
former experiences may be revived. 'North and West Melbourne VOICE website 2015
West Melbourne Baptist Church – Timeline of events
1866 to present day.
1866 27th March Government of Victoria makes a Crown
grant to four individuals for use of land (akin to a lease) as
a place of worship. (source: Land Titles Office of Victoria).
The grant was subject to several conditions and specified
reversion to the crown. 1866 New bluestone church construction begins and is
completed later that year. (source: Baptist church history)
1870 Formally constituted as an independent church, the
then W.B. Garner is the first pastor. (source: Baptist
church history)
1870 to 1900 A number of ancillary Church buildings
erected and extended over a 30 year period to
accommodate members. (source: Baptist church history)
1871 State Aid to Religion Abolition Act 1871 to abolish
state aid to religious organisations. Government of
Victoria amend the original Crown land grant legislation in
allow the Church to convert crown land grants to freehold
title without usage conditions. (source: State Aid to
Religion Abolition Act 1871). Changes had to be
advertised publicly in the Government Gazette.
1875 26th March newspaper notice for the Anniversary
for the founding of the West Melbourne Baptist church,
300 members in attendance. (source: North Melbourne
Adviser newspaper 1875)
1880 Population of Melbourne 280,000 people. (source:
g)
1882 Congregation consisted of 300 adults and 600
children. (source: Baptist church history)
1891 Church Manse completed to house pastor and his
family at number 2 Hawke Street behind the church
building. (source: Baptist church history)
1921 10th September saw the opening of the Baptist
Church Tennis club and new courts facing onto Hawke
street.
1940 Congregation consisted of 59 members on the West
Melbourne Baptist Church roll. (source: Baptist church
history)
1956 Population of Melbourne 1,500,000 people.
g)
1960 approx. Pastor and congregation abandon future
services inside church building and instead continue
regular worship services inside the pastors Manse.
1961 Church building in disrepair the then pastor W.J.
Salter announces due to the MMBW notice the church
building is to be demolished. (source: Baptist Church
history and Sun Newspaper 1st June 1962)
The registered proprietor of the land has been “The
Baptist Union of Victoria” since 1961 (source Planning
Permit Application TP2014-200).
1962 Congregation consists of 20 adults and 30 children.
(source: Baptist church history)
Pastor W.J. Salter sites reason for falling church
membership to: today’s shallow and hectic life,
decentralisation of young people to outer suburbs and
loose living lifestyles of the current generation.
Melbourne Metropolitan Board of Works make notice and
advise they will require the church site for major road
works in the area.
3rd June saw the final service held in the West Melbourne
Baptist Church bluestone building before demolishing in a
fortnight.
Church site offered on a short term lease to be used as a
petrol station, lessee required to demolish Church
buildings and construct petrol station on site. (source: Sun
Newspaper 1st June 1962)
1981 Population of Melbourne 2,806,000 people.
g)
1986 Melbourne Metropolitan Board of Works advise the
church site is no longer required.
1986 Church trustees seek council approval to either
develop the site, sell the site outright, or lease the site to a
developer, ultimately deciding to award a fixed term lease
to Caltex Petroleum with rental income going to the
church to be later used for the building of a new church
hall on the back of the Manse.
1986-1987 Church Manse temporarily takes in young
homeless youth of Melbourne providing them with crisis
residential shelter.
1988 The West Melbourne Baptist Church trustees
appoint Edmond & Corrigan Architects to do a feasibility
Graeme Butler & Associates 2015: Appendix 2: 398
study and ultimate redevelopment to the rear of the Hawke street manse.

1990  New chapel and meeting room hall with vestry and toilet facilities, including two residential units for crisis accommodation are built at 4 Miller street behind the manse completed. Church trustees advise the chapel and meeting rooms to be made available for use by other community groups in the North and West Melbourne area.


2002  Pastor Gary Heard appointed to lead the congregation as minister (source: The Eighth Day church records)

The West Melbourne Baptist Church changes its name from the Baptist Church to The Eighth Day church.
(source: The Eighth Day church records)

2004  Pastor Heard’s ministerial Blog begins online.
(source: The Eighth Day church records)


2011  Caltex site lease ends and petrol station is demolished. (source: http://westmelbsiteplans.wordpress.com/2011/05/)

2014  Congregation consists of only a small handful of members today. (source: Baptist church history)

The Eighth Day Baptist Community Property Ltd registered for GST. The registration shows that it is not entitled to receive tax deductible gifts. (Source www.abnlookup.com.au).

March: Planning Permit Application for development of apartments, function centre, convenience store and shop from The Eighth Day Baptist Community Property Ltd. (source: City of Melbourne Planning Dept.)

March: Planning Permit Application specifies changes to the Miller Street Reserve NOT OWNED by the church (Crown Land). (source: City of Melbourne Planning Dept.)
The Baptist Union of Victoria has agreed to transfer the land to The Eighth Day Baptist Community Ltd. However stamping and registration of the transfer will take several weeks (Source Planning Permit Application TP2014-200 Planning Assessment Report page 4).

Property number:  unknown

1935
HAWKE ST—N SIDE
Off 365 Victoria st
King st
2 Paul, Rev Thos. A. V.
Miller st
Curzon st
4 Orr, Mrs Rosliet
6 Hock, P. J.

1925


1920
HAWKE ST—N SIDE
Off 365 Victoria at
King at
Trinham, Rev T. P.
Miller st
Curzon st
4 McShae, John T.

1915
No entry
West Melbourne Heritage Review

SURVEYED PLACES

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

- Creation date (if available): 1868-1870
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2
  - Not significant or contributory

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

- 'The Argus': 18/5/1870
- 'WANTED, a respectable BOY, to drive horse and cart and be useful. Alex. McIntosh, grocer, &c,'

- 'The Argus': 3/1/1884
- 'McIntosh. — On the 2nd inst., at his late residence, 186 King-street, Alexander McIntosh, aged 59 years.'

- 'The Argus' (Melbourne, Vic.: 1848 - 1957) Monday 25 March 1901
  'McCARTHY. — On the 23rd March, at his residence, 4 Mary terrace, Hawke street, West Melbourne, William, the beloved husband of Margaret McCarthy, aged 56 years. RIP. No flowers by request.'

Probate, VPRO

- 'Alex. McIntosh Grocer 186 King St, Melbourne 2 Jan 1884 Fly 219 VPRS 28/P0, unit 320; VPRS 28/P2, unit 160; VPRS 7591/P2, unit 89'
  - Detailed list of house contents and stock, many book creditors, unsecured creditors- 82x110' in Hawke St, five brick cottages known as Claremont Terrace, each four rooms, and bathroom: Walter Hamilton 17/- per week, John Wooldridge 16/-, Mrs Mclnnes, Mr Hill, Thomas Westhorpe. Plus vacant land with 66' to Hawke St, Curzon Street suitable for building; 102' Spencer Street four houses known as Armagh Terrace, 23' and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week. Etc. Bridget widow, also Alex Joseph McIntosh, son - net estate £2876

- 'William McCarthy Gent W Melb 23 Mar 1901 79/324 VPRS 28/P0, unit 1012; VPRS 28/P2, unit 581; VPRS 7591/P2, unit 318'
  - Estate £1765 - CA 4, 12/M North Melbourne - five brick houses let at between 10/- and 13/6 £2000

City of Melbourne online maps

Parish Plan shows on CAs 11,12 /M A McIntosh

i-Heritage search results: Abstract of Building Identification Form (BIF)

4 HAWKE STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Lane Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct N/A

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Architectural Style

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

First Owner N/A

Integrity Fair

Condition Fair

Original Building Type Residence

History

Description/Notable Features

Notable features include the details on chimney pots, the verandah and side fence.

Statement of Significance

Recommended Alterations Fence (sympathetic - no recommendations)

Lewis, M. Australian Architecture Index:

- 77292 McIntosh, A - Melbourne McIntosh, A West Melbourne VIC City of Melbourne registration no 3664
- [Burchett Index]. Fee 1.10.0 house 1870 01 14

77285 McIntosh, A - Melbourne McIntosh, A - West Melbourne VIC City of Melbourne registration no 3126

Graeme Butler & Associates 2015: Appendix 2: 400
## SURVEYED PLACES

[Burchett Index]. Fee 3.0.0 two houses 1869 04 1
77283 McIntosh, A - 186 King St McIntosh, A West
Melbourne VIC City of Melbourne registration no 2772
[Burchett Index]. Fee 3.0.0 two houses 1868 08 21
Hawke - near Spencer’

### Sands & McDougall Directory of Victoria

**1930**
HAWKE ST—N SIDE
Off 365 Victoria st
King st
2 Paul, Rev Thos. A. V.
Miller st
Curzon st
4 De Mamiel, Mrs Augusta
6 Hock, P. J.
8 Wright, Charles
10 McShae, John
12 Williams, Wm.
Spencer st

**1925**
King st
Bungey, Rev Edwin
Miller st
Curzon st
4 McKay, Wm.
6 Hock, P. J.
8 Wright, Charles
10 Sarstield, Thomas
12 Williams, Wm.
Spencer st
Dick’s pl-

**1910**
Curzon st
4 McCarthy, Mrs M.
6 Spence, Mrs Margt.
8 Peirce, William
10 Sharf, Peter J.
Sharf, Mrs E., drsmk
12 Weiland, Fredck.
Spencer st

**1893**
Mary ter-
4 McCarthy William,
6 O’Neill John,
8 Taylor Charles,
10 Munday Samuel,
12 Vacant
Spencers st

**1889**
N side, Victoria St
Clarendon Terr-
4 McCarthy William
6 Power John C
8 D’Arcy, Miss dressmaker
10 Dawes, Michael
12 Keleher, Miss Minnie
Spencer st

**1885**
N side, Victoria St
Clarendon Terr-
1 McCarthy William

### City of Melbourne Valuers Books

**1891, 685-**
owner: William McCarthy, BH 5 rooms, 17x100, £35
12 Thomas Turner, 10 Saml Mundy, 8 Jas O’Connell, 6 Mrs O’Connor; 4 W McCarthy (Small)

**1886, 699-**
(Jones)
owner: William McCarthy, BH 5 rooms, 17x100, £35
Westhorpe, Thos
Brown, William (Hill xout)
Mrs Darcy
Hamilton, Walter
William McCarthy
(Eliss)

**1880, 1626-** BH 5 rooms, 17x100, £35
Owner: Alex McIntosh
(Jones)
William Cuming
 Jas McEwan
Mrs McInnes
Mrs Evans
William Hughes, chemist
(madden)

**Property number:** 104776
### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- Creation date (if available): 1868-1870
- Creation era: Victorian-era
- Edwardian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Scientific value

- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

#### Newspapers:

- 'The Argus': 18/5/1870

  'WANTED, a respectable BOY, to drive horse and cart and be useful. Alex. McIntosh, grocer, &c,'

- 'The Argus': 3/1/1884

  'McIntosh. — On the 2nd inst., at his late residence, 186 King-street, Alexander McIntosh, aged 59 years. '

- 'The Argus' (Melbourne, Vic.: 1848 - 1957) Monday 25 March 1901

  'McARTHUR. — On the 23rd March, at his residence, 4 Mary terrace, Hawke street, West Melbourne, William, the beloved husband of Margaret McCarthy, aged 56 years. RIP. No flowers by request.'

#### Probate, VPRO

'Alex. McIntosh Grocer 186 King St, Melbourne 2 Jan 1884 27/219 VPRS 28/P0, unit 320; VPRS 28/P2, unit 160; VPRS 7591/P2, unit 89'

Detailed list of house contents and stock, many book creditors, unsecured creditors- 82x110' in Hawke St, five brick cottages known as Claremont Terrace, each four rooms, and bathroom: Walter Hamilton 17/- per week, John Wooldridge 16/-, Mrs McInnes, Mr Hill, Thomas Westhorpe. Plus vacant land with 66' to Hawke St, Curzon Street suitable for building; 102' Spencer Street four houses known as Armagh Terrace, 23' and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week. Etc. Bridget widow, also Alex Joseph McIntosh, son - net estate £2876

'William McCarthy Gent W Melb 23 Mar 1901 79/324 VPRS 28/P0, unit 1012; VPRS 28/P2, unit 581; VPRS 7591/P2, unit 318'

Estate £1765 - CA 4, 12/M North Melbourne - five brick houses let at between 10/- and 13/6 £2000

### City of Melbourne online maps

North Melbourne Parish Plan shows as on CAs 11,12 /M - A McIntosh

i-Heritage search results: Abstract of Building Identification Form (BIF)

6 HAWKE STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct N/A

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner N/A

Integrity Fair

Condition Fair

Original Building Type Residence

History

Description/Notable Features

Notable features include the details on chimney pots, the verandah and side fence.

Statement of Significance

Recommended Alterations

Fence (sympathetic - no recommendations)

#### Lewis, M. Australian Architecture Index:

'77292 McIntosh, A - Melbourne McIntosh, A West Melbourne VIC City of Melbourne registration no 3664 (Burchett Index) Fee 1.10.0 house 1870 01 14 77285 McIntosh, A - Melbourne McIntosh, A - West
SURVEYED PLACES

Melbourne VIC City of Melbourne registration no 3126
[Burchett Index]. Fee 3.0.0 two houses 1869 04 1
77283 McIntosh, A - 186 King St McIntosh, A West
Melbourne VIC City of Melbourne registration no 2772
[Burchett Index]. Fee 3.0.0 two houses 1868 08 21
Hawke - near Spencer'

Sands & McDougall Directory of Victoria
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Curzon st
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Miller st
Curzon st
4 McKay. Wm.
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8 Wright, Charles
10 Sarstield, Thomas
12 Williams. Wm.
Spencer st
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Curzon st
4 McCarthy, Mrs M.
6 Spence, Mrs Margt.
8 Peirce, William
10 Sharf, Peter J.
Sharf, Mrs E.,drsmk
12 Weilant, Fredck.
Spencer st

1893
Mary ter-
4 McCarthy William ,
6 O'Neill John ,
8 Taylor Charles ,
10 Munday Samuel ,
12 Vacant
Spencers st

1880
Victoria st
Claremont ter-
3 McInnes, Miles
4 McEwan James ,
5 Cunning, William
Spencer st

City of Melbourne Valuers Books
1891, 685-
owner: William McCarthy, BH 5 rooms, 17x100, £35
Westhorpe, Thos
Brown, William (Hill xout)
Mrs Darcy
Hamilton, Walter
William McCarthy
(Ellis)

1880, 1626- BH 5 rooms, 17x100, £35
Owner: Alex McIntosh
(jones)
William Cuming
Jas McEwan
Mrs McInnes
Mrs Evans
William Hughes, chemist
(madden)

Property number: unknown
SURVEYED PLACES

Hawke Street 8 Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: C

What date or era does the place express (if any)?

Creation date (if available)? 1868-1870

What are the heritage values of the place (if any)?

Aesthetic value

istorical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct

Significant individually

Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

‘The Argus’: 18/5/1870

‘WANTED, a respectable BOY, to drive horse and cart and be useful. Alex. McIntosh, grocer, &c,’

‘The Argus’: 3/1/1884

‘McIntosh.—On the 2nd inst., at his late residence, 186 King-street, Alexander McIntosh, aged 59 years.’

‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Monday 25 March 1901

‘MCARThy.—On the 23rd March, at his residence, 4 Mary terrace, Hawke street, West Melbourne, William, the beloved husband of Margaret McCarthy, aged 56 years. RIP. No flowers, by request.’

Probate, VPRO

‘Alex. McIntosh Grocer 186 King St, Melbourne 2 Jan 1884 27/219 VPRS 28/P0, unit 320; VPRS 28/P2, unit 160; VPRS 7591/P2, unit 89’

Detailed list of house contents and stock, many book creditors, unsecured creditors- 82x110’ in Hawke St, five brick cottages known as Claremont Terrace, each four rooms, and bathroom: Walter Hamilton 17/- per week, John Wooldridge 16/-, Mrs McInnes, Mr Hill, Thomas Westhorpe. Plus vacant land with 66’ to Hawke St, Curzon Street suitable for building; 102’ Spencer Street four houses known as Armagh Terrace, 23’ and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week. Etc. Bridge widow, also Alex Joseph McIntosh, son - net estate £2876

‘William McCarthy Gent W Melb 23 Mar 1901 79/324 VPRS 28/P0, unit 1012; VPRS 28/P2, unit 581; VPRS 7591/P2, unit 318’

Estate £1765 - CA 4, 12/M North Melbourne - five brick houses let at between 10/- and 13/6 £2000

City of Melbourne online maps

North Melbourne online maps shows as on CAs 11,12 /M - A McIntosh

i-Heritage search results: Abstract of Building Identification Form (BIF)

8 HAWKE STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct N/A

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner N/A

Integrity Fair

Condition Fair

Original Building Type Residence

History

Description/Notable Features

Notable features include the details on chimney pots, the verandah and side fence.

Statement of Significance

Recommended Alterations

Fence (sympathetic - no recommendations)

Lewis, M. Australian Architecture Index:

77292 McIntosh, A - Melbourne McIntosh, A West Melbourne VIC City of Melbourne registration no 3664

[Burchett Index]. Fee 1.10.0 house 1870 01 14

77285 McIntosh, A - Melbourne McIntosh, A - West
**SURVEYED PLACES**

Melbourne VIC City of Melbourne registration no 3126 [Burchett Index]. Fee 3.0.0 two houses 1869 04 1
77283 McIntosh, A - 186 King St McIntosh, A West
Melbourne VIC City of Melbourne registration no 2772 [Burchett Index]. Fee 3.0.0 two houses 1868 08 21
Hawke - near Spencer'

**Sands & McDougall Directory of Victoria**

1930
HAWKE ST—N SIDE
Off 365 Victoria st
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8 Wright, Charles
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Spencer st
Dick’s pl-

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Sharf, Mrs E.,drsmk
12 Weilant, Fredck.
Spencer st

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Mary ter-
4 McCarthy William ,
6 O’Neill John ,
8 Taylor Charles ,
10 Munday Samuel ,
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Spencers st

1880
Victoria st
Claremont ter-
3 McInnes, Miles
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City of Melbourne Valuers Books
1891, 685-
owner: William McCarthy, BH 5 rooms, 17x100, £35
Westhorpe, Thos
Brown, William (Hill xout)
Mrs Darcy
Hamilton, Walter
William McCarthy
(Ellis)

1880, 1626- BH 5 rooms, 17x100, £35
Owner: Alex McIntosh
(jones)
William Cuming
Jas McEwan
Mrs McInnes
Mrs Evans
William Hughes, chemist
(madden)

**Property number:**  unknown
SURVEYED PLACES

Hawke Street  10  Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  C

Existing Streetscape Level:  2  Proposed Streetscape Level:  2

What date or era does the place express (if any)?
Creation date (if available)? 1868-1870
Creation era?  Early Victorian-era
☑ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Newspapers:
‘The Argus’: 18/5/1870
‘WANTED, a respectable BOY, to drive horse and cart and be useful. Alex. McIntosh, grocer, &c,’

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City of Melbourne online maps
North Melbourne Parish Plan shows as on CAs 11,12 /M - A McIntosh

i-Heritage search results: Abstract of Building Identification Form (BIF)
10 HAWKE STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct N/A
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner N/A
Integrity Fair
Condition Fair
Original Building Type Residence
History
Description/Notable Features Notable features include the details on chimney pots, the verandah and side fence.
Statement of Significance
Recommended Alterations Fence (sympathetic - no recommendations)

Lewis, M. Australian Architecture Index:
‘77292 McIntosh, A - Melbourne McIntosh, A West Melbourne VIC City of Melbourne registration no 3664 [Burchett Index]. Fee 1.10.0 house 1870 01 14 77285 McIntosh, A - Melbourne McIntosh, A - West Melbourne VIC City of Melbourne registration no 3126'
SURVEYED PLACES

[Buchett Index]. Fee 3.0.0 two houses  1869 04 1
77283 McIntosh, A - 186 King St McIntosh, A West
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3 McInness, Miles
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Spencer st

City of Melbourne Valuers Books
1891, 685-
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Westhorpe, Thos
Brown, William (Hill xout)
Mrs Darcy
Hamilton, Walter
William McCarthy
(Ellis)

1880, 1626- BH 5 rooms, 17x100, £35
Owner: Alex McIntosh
(jones)
William Cuming
Jas McEwan
Mrs McInnes
Mrs Evans
William Hughes, chemist
(madden)

Property number: 104775
What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

'The Argus': 18/5/1870

'WANTED, a respectable BOY, to drive horse and cart and be useful. Alex. McIntosh, grocer, &c','

'The Argus': 3/1/1884

'McIntosh. — On the 2nd inst., at his late residence, 186 King-street, Alexander McIntosh, aged 59 years.'

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'Estate £1765 - CA 4, 12/M North Melbourne - five brick houses let at between 10/- and 13/6 £2000

City of Melbourne online maps

North Melbourne Parish Plan shows as on CAs 11,12 /M - A McIntosh

i-Heritage search results: Abstract of Building Identification Form (BIF)

12 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct N/A
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner N/A
Integrity Fair
Condition Fair
Original Building Type Residence
History
Description/Notable Features Notable features include the details on chimney pots, the verandah and side fence.
Statement of Significance
Recommended Alterations Fence (sympathetic - no recommendations)

Lewis, M. Australian Architecture Index:

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[Burchett Index]. Fee 1.10.0 house 1870 01 14
77285 McIntosh, A - Melbourne McIntosh, A - West Melbourne VIC City of Melbourne registration no 3126
SURVEYED PLACES

[Burchett Index]. Fee 3.0.0 two houses 1869 04 1
77283 McIntosh, A - 186 King St McIntosh, A West
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Mary ter-
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1880
Victoria st
Claremont ter-
3 McInness, Miles
4 McEwan James ,
5 Cunning, William
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owner: William McCarthy, BH 5 rooms, 17x100, £35
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Brown, William (Hill xout)
Mrs Darcy
Hamilton, Walter
William McCarthy
(Ellis)

1890, 1626- BH 5 rooms, 17x100, £35
Owner: Alex McIntosh
(jones)
William Cuming
Jas McEwan
Mrs McInnes
Mrs Evans
William Hughes, chemist
(madden)

Property number: 104774

owner: William McCarthy, BH 5 rooms, 17x100, £35
Westhorpe, Thos
Brown, William (Hill xout)
Mrs Darcy
Hamilton, Walter
William McCarthy
(Ellis)

1880, 1626- BH 5 rooms, 17x100, £35
Owner: Alex McIntosh
(jones)
William Cuming
Jas McEwan
Mrs McInnes
Mrs Evans
William Hughes, chemist
(madden)

Property number: 104774
# Surveyed Places

**Hawke Street**

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** -
- **Proposed Grading:** -

**Existing Streetscape Level:** -
- **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- **Creation date (if available)?** 1970?
- **Creation era?**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- Contributory to precinct: Yes
- Not significant or contributory: No
- Significant individually: No
- Proposed for a Heritage Overlay: No

**What are the historic themes represented by the place?**
13.6 Eating and drinking

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
'Three storey brick building built around 1970.'
MMBW DP 730 c1895: row houses

**Property number:** 104711

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**John Marley's row houses, part 27-33 Hawke Street**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** D
- **Proposed Grading:** C

**Existing Streetscape Level:** 2
- **Proposed Streetscape Level:** 1

**What date or era does the place express (if any)?**
- **Creation date (if available)?** 1870-2
- **Creation era?**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- Contributory to precinct: Yes
- Not significant or contributory: No
- Significant individually: Yes
- Proposed for a Heritage Overlay: No

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015.

**References (if any):**
Newspapers:
'North Melbourne Advertiser' (Vic. : 1873 - 1894) Friday 1 August 1884
The parishioners of St. Mary's Church of England, Hotham, met in the school room on Tuesday evening, to make arrangements for the erection of the tower. The Rev. Canon Potter occupied the chair. The resignation of the sub-committee, who were appointed at the last meeting, was accepted, and a building committee was elected consisting of Sir W. F. Stawell, Messrs. E. P. Sturt, E. B. Wight, J., G. Marley,
West Melbourne Heritage Review

SURVEYED PLACES

Major H. A. Clarke.
Trustees: The Rev. Canon Potter, Messrs Tadgell, Barwise, Fleming, Littlejohn, Wragge, Wilson. Vestry men: Messrs. M'Bridge, Donald, Longland, and Hughes, Parishioners, with power to add to their numbers. Major Clarke was appointed treasurer, and Mr. Littlejohn secretary. After some further subscriptions were given in, and other matters gone into to give effect to the object sought, the meeting separated.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 6 September 1887
'MARLEY.-On the 5th inst., at his late residence, 17 Hawke-street, West Melbourne, John George Marley, the dearly beloved husband of Elizabeth Marley, aged 67, an old and much-respected colonist.'

'THE Friends of the late Mr. JOHN GEO. MARLEY are respectfully invited to follow his remains to the place of interment in the Melbourne General Cemetery. The funeral will leave his late residence, 17 Hawke-street, West Melbourne, at 2 o'clock to-morrow (Wednesday), and proceed to St. Mary's Church of England, Hotham, when, after the usual service, the funeral will proceed to the cemetery.

ALFRED ALLISON.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 30 September 1887
'THE CHURCH OF ENGLAND ASSEMBLY... The secretary, on behalf of the Bishop, announced that he had received a communication to the effect that a legacy had been left by Mr J G Marley, of West Melbourne, of £1,200, to found a theological scholarship at Trinity College for students intending to take holy orders, and to be called the Marley scholarship (Applause ).'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 29 September 1893
'MARLEY.-On the 27th inst., at her residence, 27 Hawke-street, West Melbourne, Elizabeth Marley, relict of the late John George Marley, also beloved aunt of William and Henry Dines, aged 75 years

At rest.

MARLEY.-The Friends of the late Mrs. ELIZABETH MARLEY (relict of the late John George Marley) are respectfully invited to follow her remains to the place of interment, the Melbourne General Cemetery.

The funeral will leave her late residence, 27 Hawke street, West Melbourne, To-morrow (Saturday, 30th inst.), at 2 o'clock. JOSEPH ALLISON.'

Probate, VPRO

'John G Marley Engineer Melbourne 5 Sep 1887 35/486 VPRS 28/P0, unit 432; VPRS 28/P2, unit 227; VPRS 7591/P2, unit 129'

Former engineer but now out of business.

North and West Melbourne Conservation Study (1983)

1991 BIF shows bricks unpainted.

Lewis, M. Australian Architecture Index:

'77287 Marley, John George Marley, John George West Melbourne VIC City of Melbourne registration no 3362 [Burchett Index]. Fee 3.0.0 two cottages 1869 07 31

77279 Marley, J G - 1 Courtney St Hotham Marley, J G West Melbourne VIC City of Melbourne registration no 4435 [Burchett Index]. Fee 3.0.0 two cottages Hawke -

between King & Spencer 1871 06 3.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

27 HAWKE STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
Over a period of two years (1870-72) these row houses were built for John Marley. He owned them until c1890, after which they passed into the hands of Thomas McDonald who was the manager of the Colonial Bank in Victoria Street. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and...

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Single fronted and transverse gabled roof (slated) row houses, formerly of polychrome brick and possessing iron picket fences and verandahs. Notable features include the verandah and fence.

Statement of Significance
Architecturally, of little individual importance, although early for coloured brick construction, but contributing to one of the rare streetscapes in West Melbourne: of local importance. Historically, an early speculative row where the developer resided in one of the houses: of local interest.

Recommended Alterations
Remove paint from bricks, repaint trim in typical or original colours; restore iron if evidence available. Verandah detail removed (inappropriate - reinstate as original colours; restore iron if evidence available.

Sands & McDougall Directory of Victoria

S Side
1893
21 Kemp, Moursie F.'
23 D Arcy, Patrick
27 Marley , Mrs Elizabeth
29 Massey Alexander E ,
31 Mclachlin Robert G ,
33 Mercer , Henry
North and West Melbourne Conservation Study (1983)

Surveyed Places

North and West Melbourne Conservation Study 1983 cites:

27-33 Hawke Street
1870, 1418, 9; 1872, 1481-3; 1890-91, 609-12; 1881-82, 69; 1875, 83; 1879, 53; 1896-97, 628,9

North and West Melbourne Conservation Study (1983)

History

Over a period of two years (1870-72) these row houses were built for John Marley. He owned them until c1890, after which they passed into the hands of Thomas McDonald who was the manager of the Colonial Bank in Victoria Street. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7).3

Integrity - Cast-iron (presumed) decoration has been removed and the brickwork painted.

Streetscape - Part of an altered but cohesive residential streetscape.

Description

Single fronted and transverse gabled roof (slated) row houses, formerly of polychrome brick (sic) and possessing iron picket fences and verandahs.

Significance

Architecturally, of little individual importance, although early for coloured brick construction, but contributing to one of the rare streetscapes in West Melbourne: of local importance. Historically, an early speculative row where the developer resided in one of the houses: of local interest.

Recommendations

Remove paint from bricks, repaint trim in typical or original colours; restore iron if evidence available. Verandah detail removed (inappropriate - reinstate as original/sympathetic alternative to the original)

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: C

Existing Streetscape Level: 2

Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1870-2

Creation era?

☑ Victorian-era

☐ Edwardian-era

☐ Interwar

☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☑ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☑ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

29 HAWKE STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler & Associates 2015: Appendix 2: Page 415 of 2577
Over a period of two years (1870-72) these row houses were built for John Marley. He owned them until c1890, after which they passed into the hands of Thomas McDonald who was the manager of the Colonial Bank in Victoria Street. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7).

Integrity - Cast-iron (presumed) decoration has been removed and the brickwork painted.

Streetscape - Part of an altered but cohesive residential streetscape.

Description
Single fronted and transverse gabled roof (slated) row houses, formerly of polychrome brick and possessing iron picket fences and verandahs. Notable features include the verandah and fence.

Statement of Significance
Architecturally, of little individual importance, although early for coloured brick construction, but contributing to one of the rare streetscapes in West Melbourne: of local importance. Historically, an early speculative row where the developer resided in one of the houses: of local interest.

Recommendations
Remove paint from bricks, repaint trim in typical or original colours; restore iron if evidence available.
Verandah detail removed (inappropriate - reinstate as original/sympathetic alternative to the original)

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites:
27-33 Hawke Street
1870, 1418, 9; 1872, 1481-3; 1890-91, 609-12; 1881-82, 69; 1875, 83; 1879, 53; 1896-97, 628,9

North and West Melbourne Conservation Study (1983)
History
Over a period of two years (1870-72) these row houses were built for John Marley. He owned them until c1890, after which they passed into the hands of Thomas McDonald who was the manager of the Colonial Bank in Victoria Street. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7).
West Melbourne Heritage Review

SURVEYED PLACES

<table>
<thead>
<tr>
<th>Hawke Street</th>
<th>31</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Marley’s row houses, part 27-33 Hawke Street</td>
<td></td>
</tr>
</tbody>
</table>

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer Statement of Significance (Appendix 3) and to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: C

Existing Streetscape Level: 2

Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available): 1870-2

Creation era:

☑ Victorian-era

☐ Interwar

☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☐ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributor to precinct

☐ Not significant or contributory

☑ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
31 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
Over a period of two years (1870-72) these row houses were built for John Marley. He owned them until c1890, after which they passed into the hands of Thomas McDonald who was the manager of the Colonial Bank in Victoria Street. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward...

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Single fronted and transverse gabled roof (slated) row houses, formerly of polychrome brick and possessing iron picket fences and verandahs. Notable features include the verandah and fence.

Statement of Significance
Architecturally, of little individual importance, although early for coloured brick construction, but contributing to one of the rare streetscapes in West Melbourne: of local importance. Historically, an early speculative row where the developer resided in one of the houses: of local interest.

Recommended Alterations
Remove paint from bricks, repaint trim in typical or original colours; restore iron if evidence available. Verandah detail removed (inappropriate - reinstate as original/sympathetic alternative to the original)

Other Comments
Integrity - Cast-iron (presumed) decoration has been removed and the brickwork painted.

Streetscape - Part of an altered but cohesive residential streetscape.

Sands & McDougall Directory of Victoria
S Side
1893
21 Kemp, Mourice F.
23 D Arcy, Patrick
27 Marley , Mrs Elizabeth
29 Massey Alexander E .
31 McLachlin Robert G , .
33 Mercer , Henry

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites:
27-33 Hawke Street
1870, 1418, 9; 1872, 1481-3; 1890-91, 609-12; 1881-82, 69; 1875, 83; 1879, 53; 1896-97, 628,9

North and West Melbourne Conservation Study (1983)
History
Over a period of two years (1870-72) these row houses were built for John Marley. He owned them until c1890, after which they passed into the hands of Thomas McDonald who was the manager of the Colonial Bank in...
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7).3

Integrity - Cast-iron (presumed) decoration has been removed and the brickwork painted.

Streetscape - Part of an altered but cohesive residential streetscape.

Description

Single fronted and transverse gabled roof (slated) row houses, formerly of polychrome brick (sic) and possessing iron picket fences and verandahs.

Significance

Architecturally, of little individual importance, although early for coloured brick construction, but contributing to one of the rare streetscapes in West Melbourne: of local importance. Historically, an early speculative row where the developer resided in one of the houses: of local interest.

Recommendations

Remove paint from bricks, repaint trim in typical or original colours; restore iron if evidence available. Verandah detail removed (inappropriate - reinstate as original/sympathetic alternative to the original)

Property number: 104714

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

Creation date (if available)? 1870-2

Creation era?

- [x] Victorian-era
- [ ] Edwardian-era
- [ ] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

- [x] HO3 North & West Melbourne Precinct
- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
33 HAWKE STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler & Associates 2015: Appendix 2:
Over a period of two years (1870-72) these row houses were built for John Marley. He owned them until c1890, after which they passed into the hands of Thomas McDonald who was the manager of the Colonial Bank in Victoria Street. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7).3

Integrity - Cast-iron (presumed) decoration has been removed and the brickwork painted.

Streetscape - Part of an altered but cohesive residential streetscape.

Description
Single fronted and transverse gabled roof (slated) row houses, formerly of polychrome brick and possessing iron picket fences and verandahs. Notable features include the verandah and fence.

Significance
Architecturally, of little individual importance, although early for coloured brick construction, but contributing to one of the rare streetscapes in West Melbourne: of local importance. Historically, an early speculative row where the developer resided in one of the houses: of local interest.

Recommendations
Remove paint from bricks, repaint trim in typical or original colours; restore iron if evidence available. Verandah detail removed (inappropriate - reinstate as original/sympathetic alternative to the original)

Other Comments
Integrity - Cast-iron (presumed) decoration has been removed and the brickwork painted.
Streetscape - Part of an altered but cohesive residential streetscape.

Image shows former slate roof.

Sands & McDougall Directory of Victoria
S Side
1893
21 Kemp, Mourice F.
23 D Arcy, Patrick
27 Marley, Mrs Elizabeth
29 Massey Alexander E
31 McLachlin Robert G
33 Mercer, Henry

City of Melbourne Rate Books
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North and West Melbourne Conservation Study (1983)
History
Over a period of two years (1870-72) these row houses were built for John Marley. He owned them until c1890, after which they passed into the hands of Thomas McDonald who was the manager of the Colonial Bank in Victoria Street. The residents included John Marley and his wife in 33 Hawke Street (1872-c1890); Arthur Pretty who moved from here to Chetwynd Street in 1883 (Refer to 62-4 Chetwynd Street); and others such as James Barrowman (1875); William Stewart (1879-82); Alexander Massey and Edward Ettershank (1896-7).3

Integrity - Cast-iron (presumed) decoration has been removed and the brickwork painted.

Streetscape - Part of an altered but cohesive residential streetscape.

Description
Single fronted and transverse gabled roof (slated) row houses, formerly of polychrome brick (sic) and possessing iron picket fences and verandahs.

Significance
Architecturally, of little individual importance, although early for coloured brick construction, but contributing to one of the rare streetscapes in West Melbourne: of local importance. Historically, an early speculative row where the developer resided in one of the houses: of local interest.

Recommendations
Remove paint from bricks, repaint trim in typical or original colours; restore iron if evidence available. Verandah detail removed (inappropriate - reinstate as original/sympathetic alternative to the original)

Property number: 104715
| Hawke Street | 35 | Samuel Woodham's house |

**Survey Notes:**

Significant verandah rebuilt and altered 1986-2004, reducing integrity- otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
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</thead>
<tbody>
<tr>
<td><strong>Existing grading:</strong></td>
</tr>
<tr>
<td><strong>Proposed Grading:</strong></td>
</tr>
</tbody>
</table>

<table>
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<tbody>
<tr>
<td><strong>Creation date (if available):</strong></td>
</tr>
<tr>
<td><strong>Creation era:</strong></td>
</tr>
<tr>
<td>✔ Victorian-era</td>
</tr>
<tr>
<td>✗ Edwardian-era</td>
</tr>
<tr>
<td>✗ Interwar</td>
</tr>
<tr>
<td>✗ Post WW2</td>
</tr>
</tbody>
</table>

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<th>What are the heritage values of the place (if any)?</th>
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</thead>
<tbody>
<tr>
<td>✔ Aesthetic value</td>
</tr>
<tr>
<td>✗ Scientific value</td>
</tr>
<tr>
<td>✗ Social value</td>
</tr>
<tr>
<td>✗ Not assessed for heritage values</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>✗ Contributory to precinct</td>
</tr>
<tr>
<td>✔ Not significant or contributory</td>
</tr>
<tr>
<td>✗ Significant individually</td>
</tr>
<tr>
<td>✔ Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)
35 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Samuel Woodham owned and occupied this house for over 25 years, from its construction in 1870. The builders were Crawford and Anderson of Melbourne.

**Integrity Fair**
Condition Fair
Original Building Type
History Not Assessed

**Description**
A two-storey, face-brick and plain parapeted row house with a cast-iron verandah of two levels and an iron picket fence: the iron pattern is notable. Notable features include fence; verandah decoration; verandah roof and structure.

**Statement of Significance**
Architecturally, an early example of a common house type of limited integrity but which contributes to a streetscape: of local importance. Historically, little is known of Woodham (perhaps a librarian?) : of local interest.

**Recommended Alterations**
Remove paint from bricks; repaint trim as original or typical. Bricks painted (inappropriate - remove by approved method) balustrade part gone, frieze gone (inappropriate - reinstate original design)

**Other Comments**
Integrity - The bricks have been painted and the parapet may have been altered.
Streetscape - Contributing part of one of West Melbourne's rare residential streetscapes.

**Lewis, M. Australian Architecture Index:**
'21 DEC 1869 City of Melbourne registration no 3629 [Burchett Index]. Fee 1.10.0 two-storey house; Owner Woodham, - Builder Crawford & Anderson - Melbourne'

**North and West Melbourne Conservation Study (1983)**

**History**
Samuel Woodham owned and occupied this house for over 25 years, from its construction in 1870. The builders were Crawford and Anderson of Melbourne.

**Integrity**
The bricks have been painted and the parapet may have been altered.

**Streetscape** - Contributing part of one of West Melbourne's rare residential streetscapes.

**Description**
A two-storey, face-brick and plain parapeted row house with a cast-iron verandah of two levels and an iron picket fence: the iron pattern is notable. Notable features include fence; verandah decoration; verandah roof and structure.

**Significance**
Architecturally, an early example of a common house type of limited integrity but which contributes to a streetscape: of local importance.

Historically, little is known of Woodham (perhaps a librarian?) : of local interest.
**SURVEYED PLACES**

**Recommendations**
Remove paint from bricks; repaint trim as original or typical.

**Property number:** 104716

**Hawke Street** 37 **William Barrow's house**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>C</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:** 2  | **Proposed Streetscape Level:** 1 |

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1882-3
- **Creation era?**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Victorian Titles Office
  1941 Elizabeth Crowther of 16 Leveson St, North Melbourne spinster owns part CA 14/55 at West Melbourne parish North Melbourne- refers to search 50045
West Melbourne Heritage Review

**SURVEYED PLACES**

**Torrens Title application, VPRO**
1939 Elizabeth Crowther of 16 Leveson St, North Melbourne spinster applies for title:
1871 Andrew Knight to James Guthrie
1882 June 28 to William Barrow
1884 mortgage to Australian Widows Fund
1898 AWF mortgage to George Hessey
1888 Barrow equity to David Green etc, Green, to Hessey
1905 Probate Hessey to widow Mary
1912 Mary to Margaret Wood
1920 to Hannah Thwaites
1939 to Crowther.

**Electoral Rolls**
1903 William Barrow at Moonee Ponds, engineer

**i-Heritage search results: Abstract of Building Identification Form (BIF)**
37 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
This house was extended in 1883 when William Barrow acquired it from James Guthrie, who had owned and occupied it from its construction in 1872. Subsequent owner were David Green and George Hessey who had previously lived in Roden Street. (Refer to 201 Roden Street). Barrow was an ironmonger.
Integrity - Presumed timber picket fence has been removed.
Streetscape - Contributive to one of West Melbourne’s rare streetscapes.

**Description**
A two-level stuccoed brick house with a cast-iron verandah and segment arched entablature at the parapet: the form being typical of the 1880s. Notable features include the verandah.

**Statement of Significance**
Architecturally, a common form with little architectural pretensions but contributes to a streetscape: of local importance. Historically, little is known of the owners: of local interest.

**Recommendations**
Rebuild picket fence in spade-head profile or as evidence suggests; repaint in original or typical colours.

**Property number:** 104717

**Sands & McDougall Directory of Victoria**
1893
33 Mercer, Henry
35 Woodham Samuel J, .
37 Green David, .
39 Morton Edward, .
41 Arblaster Mrs Sarah,
43 Hannah Mrs Sarah,
45 Morgan, -

**City of Melbourne Rate Books**
North and West Melbourne Conservation Study 1983 cite:
37 Hawke Street
1883; 1583; 1872 , 1485; 1890-91, 614 ; 1895-96, 633.

City of Melbourne Valuers Books
1900, 642 Geo Hessey owner, BH 4 rooms 17x150 £26
1891, 603 Daniel Green owner-occupier BH 4 rooms, 16x135 £40
1886, 620 Jas McLaughlin/ Barrow 21 Hawke St BH 5 rooms 16x135 £40

**North and West Melbourne Conservation Study (1983)**
History
This house was extended in 1883 when William Barrow acquired it from James Guthrie, who had owned and occupied it from its construction in 1872. Subsequent owner were David Green and George Hessey who had previously lived in Roden Street. (Refer to 201 Roden Street). Barrow was an ironmonger.

Integrity - Presumed timber picket fence has been removed.
Streetscape - Contributive to one of West Melbourne’s rare streetscapes.

**Description**
A two-level stuccoed brick house with a cast-iron verandah and segment arched entablature at the parapet: the form being typical of the 1880s.

**Significance**
Architecturally, a common form with little architectural pretensions but contributes to a streetscape: of local importance. Historically, little is known of the owners: of local interest.

**Recommendations**
Rebuild picket fence in spade-head profile or as evidence suggests; repaint in original or typical colours.

**Property number:** 104717

**Lewis, M. Australian Architecture Index:**
No entry for the owner's name, Barrow or James Guthrie.
<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Hawke Street 38-42 Housing Commission of Victoria row houses</th>
</tr>
</thead>
</table>

Survey Notes:
Housing Commission of Victoria Infill, visually related to context

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**What date or era does the place express (if any)?**
- Creation date (if available): 1946-2015
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- Contributory to precinct: No
- Not significant or contributory: Yes
- Significant individually: No
- Proposed for a Heritage Overlay: Yes

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any):**
None.

**References (if any):**

City of Melbourne online maps
'2 storey brick building built 1980’s.'

'Architect Victoria'
Winter 2012: 14
'Official Journal of the Australian Institute of Architects Victorian Chapter’...
'This was in the Hamer period of Liberal government, as was the infill phase, the next stage in Government housing, at its outset. This saw a complete refocus on the single or two-storeyed house, as a terrace, dropped into a row of other houses, or continuing a suburban street pattern. Here a convergence of later ideas was brought to bear: mixed urban use as prescribed by Jane Jacobs in 1963.17 seemed more reachable if you integrated new housing visually within older suburbs. And concerns about social stigma of conspicuously different housing projects could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The Carlton and North Fitzroy housing of Station, Kay, and Canning Streets, the incursions there by Edmond and Corrigan, Greg Burgess, Peter Crone and Norman Day, accompanied by the act of buying older houses (establishing a new social role and meaning in that process). By 1983-4 this genre had expanded to larger groupings of 26, as with Leo development Jong’s Public Works development in North Melbourne of up to over 100 or more units; also Cox and Carmichael’s Highett development... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988).'}
West Melbourne Heritage Review

SURVEYED PLACES

| Hawke Street | 39 | Henry McKersie’s row houses, part 39-41 Hawke Street |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: D | Proposed Grading: C |

Existing Streetscape Level: 2

Proposed Streetscape Level: 1

What date or era does the place express (if any)?

- Creation date (if available)? 1883
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
39 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
Henry McKersie had this row built as an investment in 1883. He continued to own it until after 1895 and leased it to such folk as Mrs. Addison and Ann McIntyre. Renowned architect, J.A.B. Koch and local builder, Charles Nott, were responsible for design and construction of the pair.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storey stuccoed brick row house pair with a two-level cast-iron verandah and transverse gabled roof line, behind a bracketed and corniced parapet. Pronounced brackets and transverse chimney shafts, combined with the parapet ornament, distinguish this design from others by builders Notable features include the verandah.

Statement of Significance
Architecturally, originally of a design which presented subtle variations on what is a common theme, but limited integrity of 41 and additions to 39 determine that it is of local importance and contributive to a streetscape only.

Historically, little is known of the developer or his tenants: of local interest.

Recommended Alterations
Replace wall with timber or iron pickets, as evidence suggests; repaint in typical or original colours. Fence (inappropriate - reinstate as original/sympathetic alternative to the original)

Other Comments
Integrity - 41 has been altered with the verandah and fence replaced; 39 is generally original with its presumed timber picket fence replaced by a high brick wall.

Streetscape - Contributive part of one of West Melbourne’s few streetscapes.

Lewis, M. Australian Architecture Index:
'20 02 1883 City of Melbourne registration no 183 [Burchett Index]. Fee 3.10.0 two 2-storey brick houses’;
Architect/s: Koch, J B
Owner: Muckersy, H
Builder: Nott, Charles - Normanby Road

Australia, Electoral Rolls
(via Ancestry.com)
1908 William Mckersie 74 Victoria Street, North Melbourne hairdresser (only entry in area)

All Victoria, Australia, Assisted and Unassisted Passenger Lists, 1839–1923 results for Henry Mckersie
(via Ancestry.com)
'Henry Mckersie born abt. 1834 arrived 23 Apr 1862 Melbourne, Australia on the Hydra’

Sands & McDougall Directory of Victoria
1893
33 Mercer, Henry
35 Woodham Samuel J ,
37 Green David ,
39 Morton Edward ,

Graeme Butler & Associates 2015: Appendix 2: 421
City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
39-41 Hawke Street
1883 1584; 1896-97, 634; 1884-85, 1568
North and West Melbourne Conservation Study (1983)

History
Henry McKersie had this row built as an investment in 1883. He continued to own it until after 1895 and leased it to such folk as Mrs. Addison and Ann McIntyre. Renowned architect, J.A.B. Koch and local builder, Charles Nott, were responsible for design and construction of the pair.

Integrity - 41 has been altered with the verandah and fence replaced; 39 is generally original with its presumed timber picket fence replaced by a high brick wall.

Streetscape - Contributive part of one of West Melbourne’s few streetscapes.

Description
A two-storey stuccoed brick row house pair with a two-level cast-iron verandah and transverse gabled roof line, behind a bracketed and corniced parapet. Pronounced brackets and transverse chimney shafts, combined with the parapet ornament, distinguish this design from others by builders Notable features include the verandah.

Significance
Architecturally, originally of a design which presented subtle variations on what is a common theme, but limited integrity of 41 and additions to 39 determine that it is of local importance and contributive to a streetscape only.

Historically, little is known of the developer or his tenants: of local interest.

Recommendations
Replace wall with timber or iron pickets, as evidence suggests; repaint in typical or original colours.

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available): 1883
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
41 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Lanesway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme

Property number: 104718
Henry McKersie had this row built as an investment in 1883. He continued to own it until after 1895 and leased it to such folk as Mrs. Addison and Ann McIntyre. Renowned architect, J.A.B. Koch and local builder, Charles Nott, were responsible for design and construction of the pair.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storey stuccoed brick row house pair with a two-level cast-iron verandah and transverse gabled roof line, behind a bracketed and corniced parapet. Pronounced brackets and transverse chimney shafts, combined with the parapet ornament, distinguish this design from others by builders Notable features include the verandah.

Statement of Significance
Architecturally, originally of a design which presented subtle variations on what is a common theme, but limited integrity of 41 and additions to 39 determine that it is of local importance and contributive to a streetscape only.

Historically, little is known of the developer or his tenants: of local interest.

Recommendations
Replace wall with timber or iron pickets, as evidence suggests; repaint in typical or original colours. Fence (inappropriate - reinstate as original/sympathetic alternative to the original)

Other Comments
Integrity - 41 has been altered with the verandah and fence replaced; 39 is generally original with its presumed timber picket fence replaced by a high brick wall.

Streetscape - Contributive part of one of West Melbourne's few streetscapes.

Description
A two-storey stuccoed brick row house pair with a two-level cast-iron verandah and transverse gabled roof line, behind a bracketed and corniced parapet. Pronounced brackets and transverse chimney shafts, combined with the parapet ornament, distinguish this design from others by builders Notable features include the verandah.

Significance
Architecturally, originally of a design which presented subtle variations on what is a common theme, but limited integrity of 41 and additions to 39 determine that it is of local importance and contributive to a streetscape only.

Historically, little is known of the developer or his tenants: of local interest.

Recommendations
Replace wall with timber or iron pickets, as evidence suggests; repaint in typical or original colours.

Property number: 104719
West Melbourne Heritage Review

Surveyed Places

Distinctive parapet detailing - otherwise as North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

Survey Notes:

- Notable features include the verandah; render finish.
- Statement of Significance Not Assessed
- Recommended Alterations Fence-as 45; upper frieze-as lower (inappropriate - reinstate as original)

What is the heritage grading (A-D, 1-3) of the place (if any)?

- Existing grading: D
- Proposed Grading: D

What date or era does the place express (if any)?

- Creation date (if available)? 1875-1900
- Creation era?
  - Early Victorian-era
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Not assessed for heritage values

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

- Architectural Style Victorian
  - Period 1876-99 - Victorian
- Construction Date
- Source for Construction Date
- Architect
- Builder
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Notable features include the verandah; render finish.
- Statement of Significance
  - Not Assessed
- Recommended Alterations
  - Fence-as 45; upper frieze-as lower (inappropriate - reinstate as original)

Property number: 104720

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the verandah; render finish.
Statement of Significance
Not Assessed
Recommended Alterations
Fence-as 45; upper frieze-as lower (inappropriate - reinstate as original)

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the verandah; render finish.
Statement of Significance
Not Assessed
Recommended Alterations
Fence-as 45; upper frieze-as lower (inappropriate - reinstate as original)
**West Melbourne Heritage Review**

**SURVEYED PLACES**

| Hawke Street | 44 | Jones’ row house, part 44-46 Hawke Street |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: C</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: 2 | Proposed Streetscape Level: 2 |

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available): 1874</td>
</tr>
<tr>
<td>Creation era? Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
</tr>
<tr>
<td>Edwardian-era</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Scientific value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>Contributory to precinct</td>
</tr>
<tr>
<td>Significant individually</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

**Recommendations (if any):**

None.

**References (if any):**

City of Melbourne online maps
North Melbourne Parish Plan shows on CA 8/N - J. A. Keens

MMBW
DP706 c1895- shows no iron fences on this row but integral with verandah

i-Heritage search results: Abstract of Building Identification Form (BIF)
44 TO 46 HAWKE STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian

Construction Date
Source for Construction Date

Architect
First Owner
Integrity Fair
Condition Fair

Original Building Type
History
Not Assessed

Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure; retains evidence of early colours or finishes; ogee gutter.

Statement of Significance Not Assessed

Recommended Alterations
46-Colour (sympathetic) balustrade incomplete
(inappropriate - reinstate original design)

Other Comments

Lewis, M. Australian Architecture Index:
J. Jones in Hawke St
72636 Tolkemade Bros - Sutherland St, St Kilda Jones, - West Melbourne VIC House Ellerker & Kilburn 1885 09 3
77322 Jones, John - Hawke St Jones, John West Melbourne VIC Houses 1885 01 13
72543 Jones, John - Hawke St Jones, John West Melbourne VIC House 1883 02 17
77384 Jones, John - Hawke St Jones, John West Melbourne VIC Houses 1882 02 13
77317 Jones, John - Hawke St Jones, John West Melbourne VIC House 1881 07 7
77316 Jones, John - 52 Hawke St Jones, John West Melbourne VIC House 1880 08 4
77315 Jones, John - 52 Hawke St Jones, John West Melbourne VIC Houses 1879 07 15
77307 Jones, John - West Melbourne Jones, John West Melbourne VIC City of Melbourne registration no 5983 [Burchett Index]. Fee 3.10.0 two cottages 1874 07 23
Hawke - between Spencer & Ireland
77296 Jones, John - West Melbourne Jones, John West Melbourne VIC Houses 1870 09 14
77278 Jones, John, Jones - Hotham West Melbourne VIC Houses 1867 01 31'

Sands & McDougall Directory of Victoria
HAWKE ST—N SIDE (south of Dicks Place) 1925
38 Frost. Harry G.
40 Warway, John
42 Martin, Wm.
44 Day. Mrs Ella
46 Gibbons, Mrs Josplin.

1910
42 Olsen, Thomas
### Surveyed Places

**44 Conboy, Mrs Alice**
**46 Tallent, Miss Annie**

1893
- 42 Barker William, 44 Arthur John W.
- 46 Thomas, Mrs Margaret
- 48 Tallent Richard G

1885
- (56 Barker)
- 58 Robert, Griffith
- 60 McKnight, William
- (60a McAdam)

1880
- no

---

**Hawke Street 45**

**Cockram and Comely’s row houses, part 45-47 Hawke Street**

**Survey Notes:**

- Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed grading:** C

**What date or era does the place express (if any)?**

- **Creation era?** 1876
- **Creation date (if available)?** 1876

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Social value**
- **Scientific value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- **North & West Melbourne Precinct**
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

- Revise Heritage Places Inventory July 2015.

**References (if any):**

- **Newspapers:**
  - 'The Argus': 5/6/1871
  - NEW INSOLVENTS
  - ... William Comely, of West Melbourne, contractor. Causes of insolvency—Losses on contracts, bad debts, and dishonour of acceptance by a person for whom he had done work.
  - Liabilities, £609 Is. 4d.; assets, £178; deficiency, £431 Is. 4d. Mr. Jacomb, assignee.'
The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 24 February 1877

'COMELY-EVANS On the 10th inst., at St. Mary's, Hotham, by the Rev. B. Potter, William Comely, contractor, Melbourne, to Mary Ellen Evans, second daughter of Mr. C. Devonshire, Yarram Yarram, South Gipps Land.'

'The Bacchus Marsh Express' (Vic. : 1866 - 1918) Saturday 26 March 1887

'Prospectus of the Hydraulic Lime and Cement Company of Australasia Limited. to be registered under "The Companies' statute 1814," whereby the liability of members is limited to the nominal amount of their shares. CAPITAL, £50,000 in 50,000 shares of £1, of which 850,000 are now offered to the public. It is confidently expected that no more than 11s. Per share will be balled up payable 2s. 6d. on application, 2s. 1d. on allotment, and the balance by two calls of 2s. 6d., payable at one month's notice.

Provisional Directors: David Munro, Esq., JP. Contractor John Robb, Esq. T., contractor W. Comely, Esq. (Cockram and Comely). contractor Those. Delbridge, Esq., contractor (Delbridge and Thomas)... This company has been formed for the purpose of purchasing the business of the hydraulic Lime and Cement company, together with the Crown license to 25 acres of lime producing land, lime-kilns, crushing plant and machinery, situated at Coimadai, near Bacchus Marsh....'

Probate, VPRO

'William Comely Contractor Maribyrnong Rd, Moonee Ponds also Premier Chambers, Collins St, 25 Jan 1891 72/494 VPRS 28/P0, unit 924; VPRS 28/P2, unit 522';

Property holdings in North Melbourne parish, Drysdale-£486, total £494

MBMW
DP c1895 shown backing onto Jones Place.

Parish Plan
CA15/55

i-Heritage search results: Abstract of Building Identification Form (BIF)
45 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair

Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the verandah and fence.
Statement of Significance Not Assessed
Recommended Alterations
Parapet orbs; verandah detail; stucco removed (inappropriate - reinstate as original)

Lewis, M. Australian Architecture Index:
Only potential places, 1875-80, two houses: '77311 Cockram & Connely Cockram & Connely (sic) West Melbourne VIC City of Melbourne registration no 6753 (Burchett Index). Fee 3.10.0 two 2-storey houses 1876 05 16 Hawke - near Spencer'
Index lists Cockram & Comely in mid 1870s only, Cockram & Harding 1872-3, Thomas Cockram late 1870s on.

Wikipedia, the free encyclopedia
'Princess Theatre, Melbourne
From Wikipedia, the free encyclopedia...
Completed in 1886 to the design of architect William Pitt; George Gordon to design the interior; and Cockram and Comely as the builders; re-development of the Theatre took place at a cost of £50,000. The design is in the exuberant Second Empire style, and the theatre forms part of the Victorian streetscape of Spring Street.'

Cockram web site, 2015
'History
Our operations in the Australian building industry date back to 1861. Cockram was founded as Thomas Cockram & Co in 1861, and later as Thomas Cockram and Sons.....landmark Melbourne buildings built during the late 1800's such as:
The Princess Theatre
Grand Hotel (The Windsor)
Victorian Government School No. 450, Fitzroy
Eastern Hill Fire Station.'

Sands & McDougall Directory of Victoria
5 Side, King- Spencer
1930
45 Crowle, Mrs Annie
47 Jones, Mrs —
49 Hardy, Archd.
51 Johnston, Chas. R.
51 Young, Mrs Jessie, dancing teacher

1925
5 SIDE
41 Kennedy, T. A.
43 Dudley, Wm.
45 Crowle, Mrs Annie
47 Gardini, Mrs Cath.
49 George, Nicholas

1910
43 Cork, Herbert T.
45 Doohan, Francis
47 Johnson, Mrs M. L.
49 Southgate, Thus, E.

1893
43 Hannah Mrs Sarah,
45 Morgan, -
47 Whelan Adam ,
Whelan, Miss H., mustea
**SURVEYED PLACES**

49 Standish, Mrs Jane
51 Dickson, David

1880
23 Kipling, Henry
25 (45) Davy, Henry
27 (47) Hitchins, Frederick
29 (49) Sadler, William
35 Benbow, William
37 Gibbins, George...

Spencer st

1878
23 Kipling
25 William Hill
27 Halliday, William
Sadler, W
35 Benbow

1891, 607- BH 6 rooms, 18x132 £65
(McKersey, Kipling)
45 Geo Morgan owner-occupier
47 Adam Whelan, Radford Trust
49 Robert Dight owner-occupier
(Benbow)

1886, 624- BH 8 rooms, 18x132 £65
(McKersey, Kipling)
25 Henry Davey (x-out) owner-occupier
27 William Radford owner-occupier
29 William Sadler owner-occupier
(Benbow)

1880, 1561- BH 8 rooms, 18x132 £65
(McKersie, Kipling)
25 Henry Davey owner-occupier
27 Fred Hitchings/ owner William Comely
29 William Sadler owner-occupier
(Benbow)

1877 1495
(Jas Guthrie 21 BH 2 rooms 16x135
Henry C Kipling owner-occupier 18x132 BH 4 rooms
£32 )
William Hill/ Comely 18x100 BH 8 rooms £65
Thomas Cochrane (Cockram) owner-occupier 18x100 BH
8 rooms £65
(William Sadler owner-occupier BH 7 rooms £65/
Benbow BH 4 rooms)

1876 1504
Guthrie 21 BH 2 rooms
Cunningham BH 4 rooms £32 x-out to Henry C Kipling
owner-occupier
William Sadler owner-occupier BH 7 rooms £65
Benbow BH 4 rooms

1875 1488
(Guthrie 21/Cunningham BH 4 rooms )
William Sadler owner-occupier BH 7 rooms £65
(Benbow)

**Property number:** 104721

---

**Hawke Street 46**

**Jones’ row house, part 44-46 Hawke Street**

---

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: C

Proposed Grading: C

**What date or era does the place express (if any)?**

Creation date (if available)? 1874

Creation era?
- [x] Victorian-era
- [ ] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps
North Melbourne Parish Plan shows on CA 8/N - J. A. Keens

MMBW
DP706 c1895- shows no iron fences on this row but integral with verandah

i-Heritage search results: Abstract of Building Identification Form (BIF)
44 TO 46 HAWKE STREET WEST MELBOURNE 3003
West Melbourne Heritage Review

**SURVEYED PLACES**

Heritage Gradings
Building Grading Streetscape Level Laneway Level

| C 2 |

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian

Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type

History
Not Assessed
Description/Notable Features

Notable features include the fence; verandah decoration; verandah roof and structure; retains evidence of early colours or finishes; ogee gutter.

Statement of Significance Not Assessed

Recommended Alterations
46-Colour (sympathetic) balustrade incomplete

(inappropriate - reinstate original design)

Other Comments

**Lewis, M. Australian Architecture Index:**
J. Jones in Hawke St
72636 Tolkeemade Bros - Sutherland St, St Kilda, - West Melbourne VIC House Ellerker & Kilburn 1885 09 3
77322 Jones, John - Hawke St Jones, John West
Melbourne VIC Houses 1885 01 13
72543 Jones, John - Hawke St Jones, John West
Melbourne VIC House 1883 02 17
77384 Jones, John - Hawke St Jones, John West
Melbourne VIC Houses 1882 02 13
77317 Jones, John - Hawke St Jones, John West
Melbourne VIC House 1881 07 7
77316 Jones, John - 52 Hawke St Jones, John West
Melbourne VIC House 1880 08 4
77315 Jones, John - 52 Hawke St Jones, John West
Melbourne VIC Houses 1879 07 15
77307 Jones, John - West Melbourne Jones, John West
Melbourne VIC City of Melbourne registration no 5983 [Burchett Index]. Fee 3.10.0 two cottages 1874 07 23
Hawke - between Spencer & Ireland
77296 Jones, John - West Melbourne Jones, John West
Melbourne VIC House 1870 09 14
77278 Jones, John Jones, John - Hotham West Melbourne VIC Houses 1867 01 31'

City of Melbourne Valuers Books
1891, 679-90 owner John Jones BH 6 rooms, 18x90 £40
46 William McKnight, 44 John Jones (x-out to John Aitken?)
1886, 693-4 (McAdam)
60 (46) William McKnight, 58 (44) Geo Roberts (x-out to Geo Russell?)
(Jones owns adjoining 56, 56a?)
1880, 1620-1 owner John Jones BH 6 rooms, 18x90 £40 (McAdam)
60 Joseph Burrows, 58 WVwwwilliam McKnight

**Property number:** unknown

**Sands & McDougall Directory of Victoria**
1925
38 Frost. Harry G.
40 Warway, John
42 Martin, Wm.
44 Day. Mrs Ella
46 Gibbons, Mrs Josplin.

1910
42 Olsen, Thomas
SURVEYED PLACES

Hawke Street 47 Cockram and Comely’s row houses, part 45-47
Hawke Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: C

Existing Streetscape Level: 2 Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1876

Creation era? 
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:
‘The Australasian’ (Melbourne, Vic.: 1864 - 1946)
Saturday 24 February 1877
‘COMELY-EVANS On the 10th inst., at St. Mary’s, Hotheam, by the Rev. B. Potter, William Comely, contractor, Melbourne, to Mary Ellen Evans, second daughter of Mr. C. Devonshire, Yarram Yarram, South Gipps Land.’

‘The Bacchus Marsh Express’ (Vic.: 1866 - 1918) Saturday 26 March 1887
to be registered under "The Companies' statute 1814," whereby the liability of members is limited to the nominal amount of their shares.
CAPITAL, £50,000 in 50,000 shares of £1, of which 850,000 are now offered to the public.
It is confidently expected that no more than 11s. Per share will be balled up payable 2s. 6d. on application, 2s. 1d. on allotment, and the balance by two calls of 2s. 6d., payable at one month’s notice.
Provisional Directors:
David Munro, Esq. J.P. Contractor
John Robb, Esq., T., contractor
W. Comely, Esq. (Cockram and Comely). contractor
Those. Delbridge, Esq., contractor (Delbridge and Thomas)...
This company has been formed for the purpose of purchasing the business of the hydraulic Lime and Cement company, together with the Crown license to 25 acres of lime producing land, lime-kilns, crushing plant and machinery, situated at Coimadai, near Bacchus Marsh....’

Probate, VPRO
‘William Comely Contractor Maribynong Rd, Moonee Ponds also Premier Chambers, Collins St, 25 Jan 1891 72/494 VPRS 28/P0, unit 924; VPRS 28/P2, unit 522’
Property holdings in North Melbourne parish, Drysdale-
£486, total £494

MMBW
DP c1895 shown backing onto Jones Place.

Parish Plan
CA15/55

i-Heritage search results: Abstract of Building Identification Form (BIF)
47 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Poor
Condition Fair

Graeme Butler & Associates 2015: Appendix 2: 430
West Melbourne Heritage Review

SURVEYED PLACES

Original Building Type
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations
Openings altered; verandah; parapet-as 43
(inappropriate - reinstate as original) fence-as 45
(inappropriate - reinstate as original/sympathetic alternative to the original)

Lewis, M. Australian Architecture Index:
Only potential places, 1875-80, two houses:
'77311 Cockram & Connelly Cockram & Conelly (sic) West Melbourne VIC City of Melbourne registration no 6753
[Burchett Index]. Fee 3.10.0 two 2-storey houses 1876 05 16 Hawke - near Spencer'
Index lists Cockram & Comely in mid 1870s only, Cockram & Harding 1872-3, Thomas Cockram late 1870s on.

Wikipedia, the free encyclopedia
'Princess Theatre, Melbourne
Completed in 1886 to the design of architect William Pitt; George Gordon to design the interior; and Cockram and Comely as the builders; re-development of the Theatre took place at a cost of £50,000. The design is in the exuberant Second Empire style, and the theatre forms part of the Victorian streetscape of Spring Street.'

Cockram web site, 2015
'History
Our operations in the Australian building industry date back to 1861. Cockram was founded as Thomas Cockram & Co in 1861, and later as Thomas Cockram and Sons....landmark Melbourne buildings built during the late 1800’s such as:
The Princess Theatre
Grand Hotel (The Windsor)
Victorian Government School No. 450, Fitzroy
Eastern Hill Fire Station.'

Sands & McDougall Directory of Victoria
S Side, King- Spencer
1930
45 Crowle, Mrs Annie
47 Jones, Mrs —
49 Hardy, Archd.
51 Johnston, Chas. R.
51 Young, Mrs Jessie, dancing teacher
1925
S SIDE
41 Kennedy, T. A.
43 Dudley, Wm.
45 Crowle, Mrs Annie
47 Gardini, Mrs Cath.
49 George, Nicholas
1910
43 Cork, Herbert T.
45 Doohan, Francis
47 Johnson, Mrs M. L.
49 Southgate, Thus, E.
1893
43 Hannah Mrs Sarah,
45 Morgan, -
47 Whelan Adam ,
Whelan, Miss H., mustea
49 Standish, Mrs Jane
51 Dickson, David
1880
23 Kipling, Henry
25 (45) Davy, Henry
27 (47) Hitchins, Frederick
29 (49) Sadler, William
35 Benbow, William
37 Gibbins, George...
Spencer st
1878
23 Kipling
25 William Hill
27 Halliday, William
Sadler, W
35 Benbow
1891, 607- BH 6 rooms, 18x132 £65
(McKersey, Kipling)
45 Geo Morgan owner-occupier
47 Adam Whelan, Radford Trust
49 Robert Dight owner-occupier
(Benbow)
1886, 624- BH 8 rooms, 18x132 £65
(McKersey, Kipling)
25 Henry Davey (x-out) owner-occupier
27 William Radford owner-occupier
29 William Sadler owner-occupier
(Benbow)
1880, 1561- BH 8 rooms, 18x132 £65
(McKersie, Kipling)
25 Henry Davey owner-occupier
27 Fred Hitchings/ owner William Comely
29 William Sadler owner-occupier
(Benbow)
1877 1495
(Jas Guthrie 21 BH 2 rooms 16x135
Henry C Kipling owner-occupier 18x132 BH 4 rooms £32 )
William Hill/ Comely 18x100 BH 8 rooms £65
Thomas Cochrane owner-occupier 18x100 BH 8 rooms £65
(William Sadler owner-occupier BH 7 rooms £65/ Benbow BH 4 rooms)
1876 1504
Guthrie 21 BH 2 rooms
Cunningham BH 4 rooms £32 x-out to Henry C Kipling owner-occupier
William Sadler owner-occupier BH 7 rooms £65
Benbow BH 4 rooms
1875 1488
(Guthrie 21/Cunningham BH 4 rooms )
William Sadler owner-occupier BH 7 rooms £65
(Benbow)
### Surveyed Places

**Property number:** 104722

**Hawke Street 48**

![Image of a building with a yellow truck parked in front](image)

**Survey Notes:**

Brick paint has been removed, verandah and original fence rebuilt as an enhancement - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1837-1875
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Social value</th>
<th>Not assessed for heritage values</th>
</tr>
</thead>
</table>

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 48 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
  - Building Grading Streetscape Level Laneway Level
  - D 2
- Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: C

What date or era does the place express (if any)?

Creation date (if available)? 1872

Creation era?

☑ Victorian-era

☐ Edwardian-era

☐ Interwar

☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☐ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☑ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

49 HAWKE STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
### Surveyed Places

**Architectural Style:** Victorian  
**Period:** 1876-99  
**Construction Date:**  
**Source for Construction Date:**  
**Architect:**  
**Builder:**  
**First Owner:**  
**Integrity:** Fair  
**Condition:** Fair  
**Original Building Type:**  
**History:** Not Assessed  
**Description/Notable Features:** Notable features include the verandah and fence.  
**Statement of Significance:** Not Assessed  

**Lewis, M. Australian Architecture Index:**

77301 Thurgood, James - Melbourne Sadler, Wm West Melbourne VIC House 1872 05 27", 'City of Melbourne registration no 4839 [Burchett Index]. Fee 2.10.0 house'  
(see also 77298 Oliver, Alex - crr. Ireland & Dryburgh Sts Saddler, - West Melbourne VIC Houses 1871 04 25)  

**Sands & McDougall Directory of Victoria 1930**  
45 Crowle, Mrs Annie  
47 Jones, Mrs —  
49 Hardy, Archd.  
51 Johnston, Chas. R.  
51 Young, Mrs Jessie, dancing teacher  

1925  
S Side  
41 Kennedy, T. A.  
43 Dudley, Wm.  
45 Crowle, Mrs Annie  
47 Gardini, Mrs Cath.  
49 George, Nicholas  

1910  
43 Cork, Herbert T.  
45 Doohan, Francis  
47 Johnson, Mrs M. L.  
49 Southgate, Thus, E.  

1893  
43 Hannah Mrs Sarah,  
45 Morgan, -  
47 Whelan Adam, Whelan, Miss H., mustea  
49 Standish, Mrs Jane  
51 Dickson, David  

1891, 607- BH 6 rooms, 18x132 £65  
(McKersey, Kipling)  
45 Geo Morgan owner-occupier  
47 Adam Whelan, Radford Trust  
49 Robert Dight owner-occupier  
(Benbow)  

1886, 624- BH 8 rooms, 18x132 £65  
(McKersey, Kipling)  
25 Henry Davey (x-out) owner-occupier  
27 William Radford owner-occupier  
29 William Sadler owner-occupier  

**Property number:** 104723  

1880, 1561- BH 8 rooms, 18x132 £65  
(McKersey, Kipling)  
25 Henry Davey owner-occupier  
27 Fred Hitchings/ owner William Comely  
29 William Sadler owner-occupier  
(Benbow)  

1875 1488  
(Guthrie BH 2 rooms/Cunningham BH 4 rooms)  
William Sadler owner-occupier BH 7 rooms £65  
(Benbow)  

1870, 1420- (Cunningham BH being erected)
### SURVEYED PLACES

**Hawke Street 50**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- Creation era?
  - [x] Victorian-era
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

- None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 50 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information

Property number: 104770

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) fences; verandah frieze gone-see 50 (inappropriate - reinstate original design/sympathetic alternative)
Hawke Street 51

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
</table>

Existing Streetscape Level: 2
Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1875?
Creation era?
☑ Victorian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
51 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information

Lewis, M. Australian Architecture Index:
See ‘77300 Chrysalis, William - Melbourne Benbow, William West Melbourne VIC House 1871 07 5’ (also City of Melbourne Valuers Books 1875, 1489-)

Property number: 104724
### Survey Notes:

Uncommon two-storey red brick rear wing on both 52, 54 Hawke Street - otherwise as North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available):** 1875-1900

- **Creation era:**
  - [ ] Early Victorian-era
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Interwar
  - [ ] Post WW2

### What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 52 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
**West Melbourne Heritage Review**

### Surveyed Places

| Hawke Street | 53 |

**Survey Notes:**

Fence sympathetic - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: D | Proposed Grading: D |

| Existing Streetscape Level: 2 | Proposed Streetscape Level: 2 |

**What is the date or era does the place express (if any)?**

- Creation era: 1875

- Creation era?
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 53 HAWKE STREET WEST MELBOURNE 3003
  - North and West Melbourne Conservation Study Details
    - Precinct Conservation Management Plan
    - North and West Melbourne Heritage Precinct
    - Conservation Study: Study and Date, Status
    - North and West Melbourne Conservation Study - Graeme Butler, no date
  - Adopted Building and History Information

**Architectural Style Early Victorian**

**Period 1850-75 - Early Victorian**

**Construction Date**

**Source for Construction Date**

**Architect**

**Builder**

**First Owner**

**Integrity Poor**

**Condition Fair**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features**

Notable features include the verandah.

**Statement of Significance Not Assessed**

**Recommended Alterations**

**Fence (inappropriate)**

**Lewis, M. Australian Architecture Index:**

See '77300 Chrystal, William - Melbourne Benbow, William West Melbourne VIC House 1871 07 5' and City of Melbourne Valuers Books 1875, 1489-

**Property number:** 104725

Graeme Butler & Associates 2015: Appendix 2: 438
Uncommon two-storey rear wing on both 52, 54 Hawke Street - otherwise as North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**Survey Notes:**

Uncommon two-storey rear wing on both 52, 54 Hawke Street - otherwise as North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

### What is the streetscape level (if any)?

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available):** 1875-1900
- **Creation era?**
  - Early Victorian-era
  - Interwar
  - Edwardian-era
- **Post WW2**

### What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- **Contributory to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 54 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

**Property number:** 104768

**Creation era?**

- **Early Victorian-era**
- **Post WW2**

**Recommendations (if any):**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 54 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
**West Melbourne Heritage Review**

**SURVEYED PLACES**

**Hawke Street**

55

James Sparrow's house

Survey Notes:

Distinctive panelled verandah detail; corner site, adding prominence; distinctive form - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1983 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** D
- **Proposed Grading:** D

What streetscape level does the place express (if any)?

- **Existing Streetscape Level:** 2
- **Proposed Streetscape Level:** 2

What is the date or era does the place express (if any)?

- Creation date (if available): 1879
- Creation era:
  - Victorian-era
  - Interwar
  - Edwardian-era
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- North and West Melbourne Conservation Study: Study and Date, Status

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City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian; 1879
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
The house at 55 Hawke Street was built in 1879. The rate books for that year record an 'unfinished house' on the site. The following year, the rate books describe a four-room brick house owned by James Sharrow and occupied by James McKillop, with an Average Annual Value of #32.

Integrity Fair
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features

The house at 55 Hawke Street is a single-storey, single-fronted Victorian house with a transverse gabled roof behind a rendered pedimented parapet. The verandah has cast iron decoration and spans between wing walls which are ornamented with decorative pine cones and rendered consoles. Alterations include the recladding of the roof in glazed terracotta tiles, replacement of the front window and replacement of the front fence.

Statement of Significance
The house at 55 Hawke Street is of local historical and aesthetic interest. The house represents the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses is reasonably intact and, with its neighbours, makes a positive contribution to the mixed streetscape.

Recommended Alterations
Other Comments Upgraded from E to D. The house is a reasonably intact representative of the nineteenth century workers' cottages which were constructed in large numbers in North and West Melbourne in the Victorian period. The alterations are generally reversible.

**Lewis, M. Australian Architecture Index:**

'17 04 1878 City of Melbourne registration no 7588 [Burchett Index]. Fee 1.15.0 cottage';
Owner: Sparrow, J
Builder: Murphy, T F

**North and West Melbourne Conservation Study (1983)**

History
The house at 55 Hawke Street was built in 1879. The rate books for that year record an 'unfinished house' on the site. The following year, the rate books describe a four-room brick house owned by James Sharrow (sic) and occupied by James McKillop, with an Average Annual Value of £32.

Description
The house at 55 Hawke Street is a single-storey, single-fronted Victorian house with a transverse gabled roof behind a rendered pedimented parapet. The verandah has cast iron decoration and spans between wing walls which are ornamented with decorative pine cones and rendered consoles.

Alterations include the recladding of the roof in glazed terracotta tiles, replacement of the front window and...
**Surveyed Places**

Replacement of the front fence.

**Significance**

The house at 55 Hawke Street is of local historical and aesthetic interest. The house represents the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses is reasonably intact and, with its neighbours, makes a positive contribution to the mixed streetscape.

**Grading Review**

Upgraded from E to D. The house is a reasonably intact representative of the nineteenth century workers' cottages which were constructed in large numbers in North and West Melbourne in the Victorian period. The alterations are generally reversible.

**Property number:** 104726

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**Survey Notes:**

New slate roof, verandah rebuilt, two-storey rear addition publicly visible, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- Creation date (if available): 1875-1900
- Creation era:
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2
  - [ ] Early Victorian-era
  - [ ] Interwar

**What are the heritage values of the place (if any)?**

- Aesthetic value: [ ]
- Historical value: [x]
- Scientific value: [ ]
- Social value: [ ]
- Not assessed for heritage values: [ ]

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

- None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 58 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
## Surveyed Places

### Building and History Information

- **Architectural Style**: Victorian
- **Period**: 1876-99
- **Construction Date**: Source for Construction Date
- **First Owner**: Not assessed for heritage values
- **Integrity**: Poor
- **Condition**: Fair
- **Original Building Type**: Not assessed
- **History Not Assessed**: Not assessed for heritage values
- **Description/Notable Features**: Notable features include verandah roof and structure.
- **Statement of Significance**: Not assessed
- **Recommended Alterations**: Fence (sympathetic) bricks painted (inappropriate - remove by approved method) roof reclad; verandah detail gone (inappropriate - reinstate original design/sympathetic alternative)

### Heritage Gradings

<table>
<thead>
<tr>
<th>Property number:</th>
<th>104767</th>
</tr>
</thead>
</table>

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading**: D
- **Proposed Grading**: D

**What streetscape level does the place express (if any)?**

- **Existing Streetscape Level**: 2
- **Proposed Streetscape Level**: 2

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**What date or era does the place express (if any)?**

- **Creation date (if available)**: 1875-1900
- **Creation era**:
  - Victoriana-era
  - Edwardian-era
  - Interwar

**What are the heritage values of the place (if any)?**

- **Aesthetic value**: Not significant or contributory
- **Historical value**: Not significant or contributory
- **Scientific value**: Not assessed for heritage values
- **Social value**: Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- **Contributory to precinct**: Yes
- **Not significant or contributory**: No
- **Significant individually**: No
- **Proposed for a Heritage Overlay**: No

**What are the historic themes represented by the place?**

- **8.2 Housing the population**: None.

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 60 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- North and West Melbourne Conservation Study - Graeme Butler, no date: Adopted
- Building and History Information

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**Graeme Butler & Associates 2015: Appendix 2: 442**
Hawke Street 62-66

Housing Commission of Victoria row house infill

Survey Notes:
Housing Commission of Victoria visually related infill-demolition of contributory early Victorian-era house after 1983.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: -

Existing Streetscape Level: 2
Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1980s

Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
Survey images: show early Victorian-era house at 62.

City of Melbourne online maps
'2 storey brick building built 1980’s.'

Heritage Places Inventory July 2015
Hawke Street 62 D 2

'Architect Victoria'
Winter 2012: 14
'Official Journal of the Australian Institute of Architects

Property number: 104766

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah roof and structure.
Statement of Significance Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) fence replaced; verandah frieze (inappropriate - reinstate original design/sympathetic alternative)
This was in the Hamer period of Liberal government, as was the infill phase, the next stage in Government housing, at its outset. This saw a complete refocus on the single or two-storeyed house, as a terrace, dropped into a row of other houses, or continuing a suburban street pattern. Here a convergence of later ideas was brought to bear: mixed urban use as prescribed by Jane Jacobs in 1963 seemed more reachable if you integrated new housing visually within older suburbs. And concerns about social stigma of conspicuously different housing projects could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The Carlton and North Fitzroy housing of Station, Kay, and Canning Streets, the incursions there by Edmond and Corrigan, Greg Burgess, Peter Crone and Norman Day, accompanied by the act of buying older houses (establishing a new social role and meaning in that process).

By 1983-4 this genre had expanded to larger groupings of 26, as with Leo development Jong’s Public Works development in North Melbourne of up to over 100 or more units; also Cox and Carmichael’s Highett development... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988).
West Melbourne Heritage Review

SURVEYED PLACES

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure.
Statement of Significance
Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) verandah frieze gone-see 70 (inappropriate - reinstate original design)

MMBW
DP706 not shown

Property number: 104764

Hawke Street  70

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:
Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D
Proposed Grading:  D

Existing Streetscape Level:  2
Proposed Streetscape Level:  2

What date or era does the place express (if any)?
Creation date (if available)?  1900-1918
Creation era?
☑ Victorian-era
☑ Edwardian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct

☐ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)

None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
70 HAWKE STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
### Hawke Street  72  Shop and residence

**Survey Notes:**
- Bricks painted over, reducing integrity; shopfront rebuilt.
- Interwar façade.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** -
- **Proposed Grading:** D

**Existing Streetscape Level:** -
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1919-1945
- **Creation era?**
  - Victorian-era
  - Edwardian-era
- **Early Victorian-era**
- **Interwar**
- **Post WW2**

**What are the heritage values of the place (if any)?**
- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**
- HO3  North & West Melbourne Precinct
  - **Contributory to precinct**
  - **Not significant or contributory**
  - **Significant individually**
  - **Proposed for a Heritage Overlay**

**What are the historic themes represented by the place?**
- 5.4 Developing a retail centre

**Recommendations (if any)**
- Revise Heritage Places Inventory July 2015.

**References (if any):**
- **MMBW**
  - DP706 shows earlier house set well back.

**Heritage Places Inventory June 2015, i-Heritage**
- No listing.

**City of Melbourne online maps**
- 'A single storey late Victorian brick shop.
  This building was built in 1875 as a butcher shop by William Wood...'

**Sands & McDougall Directory of Victoria**
- 1925
  - Ireland st
  - 68 Ryemill, Thos. J.
## Surveyed Places

### 70 Arkle. Mrs. Flora
- 1930
- Ireland st
- Hughes, Chas.
- Arkle, Mrs Flora
- Watson, Mrs Hettie, sml goods
- Watson, Geo. C.
- Hughes, David J.
- Ogden, Miss M., gst hse

### 1942
- Watson, Mrs H., confr
- Watson, Geo. C.
- Hughes, David J.
- Ogden, Miss M., gst hse

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading: C</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
</table>

### What date or era does the place express (if any)?

- Creation date (if available)? 1879-81
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Significant individually
  - Not significant or contributory

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- Lewis, M. Australian Architecture Index: Hawke St, John Jones builder
  
  - 31 01 1867 City of Melbourne registration no 1860
  - (Burchett Index). Fee 4.0.0 two cottages, Hawke - near Spencer; Owner Jones, John - Hotham
  - Builder: Jones, John
  - 14 09 1874 City of Melbourne registration no 4115
  - (Burchett Index). Fee 2.0.0 cottage
  - 23 07 1874 City of Melbourne registration no 5983
  - (Burchett Index). Fee 3.10.0 two cottages (Hawke - between Spencer & Ireland)
nail-head motif re-occurs through all facades, whilst orbs were used at the parapet piers. A serpentine motif in the iron frieze-work is contrasted with the more formal guilloche in the balustrading. A further differentiation of 74 from 76-8 is the iron picket fence it possesses, compared with the spade-head timber picket which survives on 76. Notable features include fence; verandah decoration; verandah roof and structure.

Statement of Significance
Architecturally, an early example of a common form of row house which is a near original and forms the major part of a picturesque streetscape: of regional significance. Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the lease properties is made and these houses are one group of several homes built in the area between 1867-85: of regional significance.

Recommended Alterations
Replace picket fence on 78; replace urns on 74; repaint all in typical or original colours; consider rezoning to Special Residential 2 or similar, to preserve domestic use and form.

Other Comments
Integrity - The spade-head picket fence has been replaced on 78 and the parapet orbs are missing from 74.

Streetscape - Contributing part of a residential streetscape made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

Sands & McDougall Directory of Victoria
1930
74 Hughes, David J.
76 Ogden, Miss Maud
78 Merriman, Jno.
80 Martin, Patk.
82 Neilson, —
84 Vacant
86 O'Neil, John H.
88 Gilbert, Thos.
Adderley st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
74-78 Hawke Street
1881-2, 1623-5; 1896-97, 641-4;

North and West Melbourne Conservation Study (1983)
Row houses 74-78 Hawke St

History
John Jones, a contractor, built these houses, during 1879-81, living in 74 for the next fifteen years at least. Jones sold 76 to George Pitkethley by 1881 and 78 to Hugh Tait in the same period: Pitkethley alternately occupied and rented his house to persons such as boot retailer, William Leeming (qv), and Pat Morgan, whilst Mrs. Agnes Tait occupied 78 for many years. Of note is that Jones used architects, Ellerker and Kilburn on other work.

Description
Three stuccoed brick, two-storey row houses with two-level cast-iron verandahs: each stepped back with the street angle, and down with its slope. 74 has a scrolled and pedimented parapet entablature above its cornice, contrasting with the plain parapets of 76-8. Apart from the normal lions heads and brackets to party wall faces, a nail-head motif re-occurs through all facades, whilst orbs were used at the parapet piers. A serpentine motif
in the iron friezework is contrasted with the more formal guilloche in the balustrading. A further differentiation of 74 from 76-8 is the iron picket fence it possesses, compared with the spade-head timber picket which survives on 76. Notable features include fence; verandah decoration; verandah roof and structure.

Integrity - The spade-head picket fence has been replaced on 78 and the parapet orbs are missing from 74.

Streetscape - Contributing part of a residential streetscape made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

Significance
Architecturally, an early example of a common form of row house which is a near original and forms the major part of a picturesque streetscape: of regional significance. Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the lease properties is made and these houses are one group of several homes built in the area between 1867-85: of regional significance.

Recommendations
Replace picket fence on 78; replace urns on 74; repaint all in typical or original colours; consider rezoning to Special Residential 2 or similar, to preserve domestic use and form.

Property number: 104761

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available): 1879-81
Creation era:
☑ Victorian-era
☐ Edwardian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Lewis, M. Australian Architecture Index: Hawke St, John Jones builder
31 01 1867 City of Melbourne registration no 1860 [Burchett Index]. Fee 4.0.0 two cottages, Hawke - near Spencer; Owner Jones, John - Hotham
Builder: Jones, John
14 09 1874 City of Melbourne registration no 4115 [Burchett Index]. Fee 2.0.0 cottage
23 07 1874 City of Melbourne registration no 5983 [Burchett Index]. Fee 3.10.0 two cottages (Hawke - between Spencer & Ireland)
West Melbourne Heritage Review

SURVEYED PLACES

15 07 1879 City of Melbourne registration no 8040 [Burchett Index]. Fee 3.10.0 two brick & stone houses (Hawke - between Ireland and Adderley); Owner Jones, John
Builder: Jones, John - 52 Hawke St
4 08 1880 City of Melbourne registration no 8457 [Burchett Index]. Fee 1.15.0 stone & brick house (Hawke - near Adderley)
7 07 1881 City of Melbourne registration no 8842 [Burchett Index]. Fee 1.15.0 six room house, Hawke - nth side - between Adderley & Ireland
13 02 1882 City of Melbourne registration no 9089 [Burchett Index]. Fee 3.10.0 two houses Ireland - west side - near Hawke
17 02 1883 City of Melbourne registration no 181 [Burchett Index]. Fee 1.15.0 two-storey brick house;
Owner Jones, John
Builder: Jones, John - Hawke St
13 01 1885 City of Melbourne registration no 1283 [Burchett Index]. Fee 5.5.0 three brick & stone houses, Hawke, cnr. Adderley.

MBMW
Detail Plan 706   1895
shows fence base only at 74 Hawke Street, each has bricked rear yard

i-Heritage search results: Abstract of Building
Identification Form (BIF)
76 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWCS
Architect
Builder
First Owner
John Jones, a contractor, built these houses, during 1879-81, living in 74 for the next fifteen years at least.
Jones sold 76 to George Pitkethley by 1881 and 78 to Hugh Tait in the same period: Pitkethley alternately occupied and rented his house to persons such as boot retailer, William Leeming (qv), and Pat Morgan, whilst Mrs. Agnes Tait occupied 78 for many years. Of note is that Jones used architects, Ellerker and Kilburn on other work.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Three stuccoed brick, two-storey row houses with two-level cast-iron verandahs: each stepped back with the street angle, and down with its slope. 74 has a scrolled and pedimented parapet entablature above its cornice, contrasting with the plain parapets of 76-8. Apart from the normal lions heads and brackets to party wall faces, a nail-head motif re-occurs through all facades, whilst orbs were used at the parapet piers. A serpentine motif in the iron frieze work is contrasted with the more formal guilloche in the balustrading. A further differentiation of 74 from 76-8 is the iron picket fence it possesses, compared with the spade-head timber picket which survives on 76. Notable features include fence; verandah decoration; verandah roof and structure.
Statement of Significance
Architecturally, an early example of a common form of row house which is a near original and forms the major part of a picturesque streetscape: of regional significance. Historically, a superior example of a resident builder-developer’s work, where a clear differentiation of his residence from the lease properties is made and these houses are one group of several homes built in the area between 1867-85: of regional significance.
Recommended Alterations Replace picket fence on 78; replace urns on 74; repaint all in typical or original colours; consider rezoning to Special Residential 2 or similar, to preserve domestic use and form.
Other Comments Integrity - The spade-head picket fence has been replaced on 78 and the parapet orbs are missing from 74. Streetscape - Contributing part of a residential streetscape made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

Sands & McDougall Directory of Victoria 1930
74 Hughes, David J.
76 Ogden, Miss Maud
78 Merriman, Jno.
80 Martin, Patk.
82 Neilson, —
84 Vacant
86 O’Neill, John H.
88 Gilbert, Thos.
Adderley st

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North and West Melbourne Conservation Study 1983 cite:
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1881-2, 1623-5; 1896-97, 641-4;

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Three stuccoed brick, two-storey row houses with two-level cast-iron verandahs: each stepped back with the street angle, and down with its slope. 74 has a scrolled and pedimented parapet entablature above its cornice, contrasting with the plain parapets of 76-8. Apart from the normal lions heads and brackets to party wall faces, a nail-head motif re-occurs through all facades, whilst orbs were used at the parapet piers. A serpentine motif in the iron frieze work is contrasted with the more formal guilloche in the balustrading. A further differentiation of 74 from 76-8 is the iron picket fence it possesses, compared with the spade-head timber picket which survives on 76. Notable features include fence; verandah decoration; verandah roof and structure.
Statement of Significance
Architecturally, an early example of a common form of row house which is a near original and forms the major part of a picturesque streetscape: of regional significance. Historically, a superior example of a resident builder-developer’s work, where a clear differentiation of his residence from the lease properties is made and these houses are one group of several homes built in the area between 1867-85: of regional significance.
Recommended Alterations Replace picket fence on 78; replace urns on 74; repaint all in typical or original colours; consider rezoning to Special Residential 2 or similar, to preserve domestic use and form.
Other Comments Integrity - The spade-head picket fence has been replaced on 78 and the parapet orbs are missing from 74. Streetscape - Contributing part of a residential streetscape made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.
**SURVEYED PLACES**

orbs were used at the parapet piers. A serpentine motif in the iron frieze is contrasted with the more formal guilloche in the balustrading. A further differentiation of 74 from 76-8 is the iron picket fence it possesses, compared with the spade-head timber picket which survives on 76. Notable features include fence; verandah decoration; verandah roof and structure.

**Integrity** - The spade-head picket fence has been replaced on 78 and the parapet orbs are missing from 74.

**Streetscape** - Contributing part of a residential streetscape made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

**Significance**
Architecturally, an early example of a common form of row house which is a near original and forms the major part of a picturesque streetscape: of regional significance. Historically, a superior example of a resident builder-developer’s work, where a clear differentiation of his residence from the lease properties is made and these houses are one group of several homes built in the area between 1867-85: of regional significance.

**Recommendations**
Replace picket fence on 78; replace urns on 74; repaint all in typical or original colours; consider rezoning to Special Residential 2 or similar, to preserve domestic use and form.

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

**What does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
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<tbody>
<tr>
<td>Creation era?</td>
<td>✓ Victorian-era</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td></td>
<td>Interwar</td>
</tr>
<tr>
<td></td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

| Historical value | ✓ |
| Aesthetic value | ✓ |
| Not assessed for heritage values |   |
|   |
|   |
|   |
|   |

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3</th>
<th>North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributory to precinct</td>
<td>✓</td>
</tr>
<tr>
<td>Not significant or contributory</td>
<td></td>
</tr>
<tr>
<td>Significant individually</td>
<td>✓</td>
</tr>
<tr>
<td>Proposed for a Heritage Overlay</td>
<td></td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

Lewis, M. Australian Architecture Index: Hawke St, John Jones builder
31 01 1867 City of Melbourne registration no 1860 [Burchett Index]. Fee 4.0.0 two cottages, Hawke - near Spencer; Owner Jones, John - Hotham
Builder: Jones, John
14 09 1874 City of Melbourne registration no 4115 [Burchett Index]. Fee 2.0.0 cottage
23 07 1874 City of Melbourne registration no 5983 [Burchett Index]. Fee 3.10.0 two cottages (Hawke - between Spencer & Ireland)
vertically and the common transverse gabled roof lines of
orbs were used at the parapet piers. A serpentine motif in the
iron frieze work is contrasted with the more formal
guilloche in the balustrading. A further differentiation of
74 from 76-8 is the iron picket fence it possesses,
compared with the spade-head timber picket which
survives on 76. Notable features include fence; verandah
decoration; verandah roof and structure.
Statement of Significance
Architecturally, an early example of a common form of
row house which is a near original and forms the major
part of a picturesque streetscape: of regional significance.
Historically, a superior example of a resident builder-
developer’s work, where a clear differentiation of his
residence from the lease properties is made and these
houses are one group of several homes built in the area
between 1867-85: of regional significance.
Recommended Alterations
Replace picket fence on 78; replace urns on 74; repaint all
in typical or original colours; consider rezoning to Special
Residential 2 or similar, to preserve domestic use and
form.
Other Comments
Integrity - The spade-head picket fence has been replaced
on 78 and the parapet orbs are missing from 74.
Streetscape - Contributing part of a residential streetscape
made picturesque by the stepped siting laterally and
vertically and the common transverse gabled roof lines of
each house 74-82 and the shared single-fronted, 19th
century row house form of 68-82 Hawke Street.

Sands & McDougall Directory of Victoria
1930
74 Hughes, David J.
76 Ogden, Miss Maud
78 Merriman, Jno.
80 Martin, Patk.
82 Neilson, —
84 Vacant
86 O’Neil, John H.
88 Gilbert, Thos.
Adderley st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite:
74-78 Hawke Street
1881-2 , 1623-5; 1896-97, 641-4;

North and West Melbourne Conservation Study (1983)
Row houses 74-78 Hawke St
History
John Jones, a contractor, built these houses, during
1879-81, living in 74 for the next fifteen years at least.
Jones sold 76 to George Pitkethley by 1881 and 78 to
Hugh Tait in the same period: Pitkethley alternately
occupied and rented his house to persons such as boot
retailer, William Leeming (qv), and Pat Morgan, whilst
Mrs. Agnes Tait occupied 78 for many years. Of note is
that Jones used architects, Ellerker and Kilburn on other
work.

Description
Three stuccoed brick, two-storey row houses with two-
level cast-iron verandahs: each stepped back with the
street angle, and down with its slope. 74 has a scrolled
and pedimented parapet entablature above its cornice,
contrasting with the plain parapets of 76-8. Apart from
the normal lions heads and brackets to party wall faces, a
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were used at the parapet piers. A serpentine motif in the
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88 Gilbert, Thos.
Adderley st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite:
74-78 Hawke Street
1881-2 , 1623-5; 1896-97, 641-4;

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contrasting with the plain parapets of 76-8. Apart from
the normal lions heads and brackets to party wall faces, a
nail-head motif re-occurs through all facades, whilst orbs
were used at the parapet piers. A serpentine motif

Graeme Butler & Associates 2015: Appendix 2: 452
in the iron friezework is contrasted with the more formal guilloche in the balustrading. A further differentiation of 74 from 76-8 is the iron picket fence it possesses, compared with the spade-head timber picket which survives on 76. Notable features include fence; verandah decoration; verandah roof and structure.

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Significance
Architecturally, an early example of a common form of row house which is a near original and forms the major part of a picturesque streetscape; of regional significance. Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the lease properties is made and these houses are one group of several homes built in the area between 1867-85: of regional significance.

Recommendations
Replace picket fence on 78; replace urns on 74; repaint all in typical or original colours; consider rezoning to Special Residential 2 or similar, to preserve domestic use and form.

Property number: 104759

Hawke Street  80  Easton's row house

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C  Proposed Grading: C

What Streetscape Level does the place express (if any)?
Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1880-1
Creation era? ☑ Victorian-era  ☐ Early Victorian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value  ☑ Historical value  ☐ Social value  ☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory  ☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Revisions (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Newspapers:
'The Argus' (Melbourne, Vic.: 1848 - 1957) Saturday 13 January 1883
'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 24 April 1906
'Partnership dissolved- carried on for some time past at Dudley Street, West Melbourne by William Edgerton, James Dallas, George Edward Stevens and Thomas Easton, under the firm of the 'Victoria Iron Rolling Company EXPIRED on 6 January- purchased by W EDGERTON and Co.'

'The Argus' (Melbourne, Vic.: 1848 - 1957)  Tuesday 24 April 1906
'EASTON.—On the 23rd April, at his residence, 169...
SURVEYED PLACES

Adderley-street, West Melbourne (q.v.), Thomas Easton, (formerly of the Victoria Iron-rolling Mills, Dudley-street), the dearly beloved father of Mrs. James Easton, Mrs. M. Dadsey, and J. C. Easton, a colonist of 53 years, aged 82 years. No flowers, by request.

Lewis, M. Australian Architecture Index:
Hawke St, John Jones builder
31 01 1867 City of Melbourne registration no 1860
[Burchett Index]. Fee 4.0.0 two cottages, Hawke - near Spencer; Owner Jones, John - Hotham
Builder Jones, John
14 09 1874 City of Melbourne registration no 4115
[Burchett Index]. Fee 2.0.0 cottage
23 07 1874 City of Melbourne registration no 5983
[Burchett Index]. Fee 3.10.0 two cottages (Hawke - between Spencer & Ireland)
15 07 1879 City of Melbourne registration no 8040
[Burchett Index]. Fee 3.10.0 two brick & stone houses (Hawke - between Ireland and Adderley);
Owner: Jones, John
Builder: Jones, John - 52 Hawke St
4 08 1880 City of Melbourne registration no 8457
[Burchett Index]. Fee 1.15.0 stone & brick house (Hawke - near Adderley) Jones, John - 52 Hawke St
7 07 1881 City of Melbourne registration no 8842
[Burchett Index]. Fee 1.15.0 six room house, Hawke - nth side - between Adderley & Ireland
13 02 1882 City of Melbourne registration no 9089
[Burchett Index]. Fee 3.10.0 two houses Ireland - west side - near Hawke
17 02 1883 City of Melbourne registration no 1811
[Burchett Index]. Fee 1.15.0 two-storey brick house;
Owner: Jones, John
Builder: Jones, John - Hawke St
13 01 1885 City of Melbourne registration no 1283
[Burchett Index]. Fee 5.5.0 three brick & stone houses, Hawke, cnr. Adderley.

No Easton

Probate, VPRO
'Thomas Easton Freeholder West Melbourne 23 Apr 1906
99/039 VPRS 28/P0, unit 1286; VPRS 28/P2, unit 766;
VPRS 7591/P2, unit 391.'

West Melbourne property included 169, 173, 177
Adderley Street also 80 Hawke Street, land at Braybrook,
Oakleigh, Emerald- total value £1497, rent from Hawke Street £6, numerous other rents, West Melbourne and many footscray properties.
80 Hawke Street described as 18x75' CA7/O North
Melbourne - two storey single fronted brick house six rooms, and kitchen let as 15/- per week valued at £680, also 200 Stanley St, etc. Estate £3872.

Encyclopedia of Australian Science, online 2015
'Enoch Hughes opened the Victorian Iron Rolling Mill in Melbourne in 1860 and later was to play a major role in the establishment of iron and steel works at Lithgow, New South Wales. Born Dudley, Worcestershire, England, 1829. Died ?. Apprenticed to iron works 1843; worked as tradesman till 1857; to Melbourne 1859; opened Victorian Iron Rolling Mill, Melbourne 1860; to Mittagong as manager Fitzroy Ironworks; leased mill briefly 1868.'

i-Heritage search results: Abstract of Building Identification Form (BIF)
80 HAWKE STREET WEST MELBOURNE 3003

Heritage Grading
Building Grading Streetscape Level Laneway Level
C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
By 1896, this house was leased to William McNabb by the owner Thomas Easton who had resided there from its emergence in 1880.
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storey, stuccoed brick house with a two-level cast-iron verandah, a gabled parapet entablature and an iron picket fence. Like 74-78 Hawke Street, the guilloche pattern is used in the balustrade panels and a serpentine motif in the friezes, also nail-head ornament is at the parapet, suggesting that John Jones may have constructed this house for Easton. Notable features include the fence; verandah decoration; verandah roof and structure.
Statement of Significance
Architecturally, an early and original, if architecturally undistinguished, example of a common row house type and part of one of West Melbourne's few streetscapes: of regional importance. Historically, little is known of the owner or tenants: of local interest.
Recommended Alterations
Repaint in typical or original colours; replace urns to pattern of 74-8 Hawke Street or as evidence suggests; consider re-zoning to Special Residential 2, or similar, to preserve the house in its original use and form. Door replaced (inappropriate - reinstate original design/sympathetic alternative) gate replaced (inappropriate - reinstate original design)
Other Comments
Integrity - Parapet urns are missing.
Streetscape - Contributive part of the picturesque row house group of 74-80 (Refer 74-8 Hawke Street).

Sands & McDougall Directory of Victoria
1930
74 Hughes, David J.
76 Ogden, Miss Maud
78 Merriman, Jno.
80 Martin, Patk.
82 Neilson, —
84 Vacant
86 O'Neil, John H.
88 Gilbert, Thos.
Adderley st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
80 Hawke Street
1896-97, 641 ; 1882, 1626 has Thos Easton owner-
By 1896, this house was leased to William McNabb by the owner Thomas Easton who had resided there from its emergence in 1880.

**Description**

A two-storey, stuccoed brick house with a two-level cast-iron verandah, a gabled parapet entablature and an iron picket fence. Like 74-78 Hawke Street, the guilloche pattern is used in the balustrade panels and a serpentine motif in the friezes, also nail-head ornament is at the parapet, suggesting that John Jones may have constructed this house for Easton. Notable features include the fence; verandah decoration; verandah roof and structure.

**Integrity** - Parapet urns are missing. Streetscape - Contributive part of the picturesque row house group of 74-80 (Refer 74-8 Hawke Street).

**Significance**

Architecturally, an early and original, if architecturally undistinguished, example of a common row house type and part of one of West Melbourne’s few streetscapes: of regional importance. Historically, little is known of the owner or tenants: of local interest.

**Recommendations**

Repaint in typical or original colours; replace urns to pattern of 74-8 Hawke Street or as evidence suggests; consider re-zoning to Special Residential 2, or similar, to preserve the house in its original use and form. Door replaced (inappropriate - reinstate original design/sympathetic alternative) gate replaced (inappropriate - reinstate original design)

**Survey Notes:**

Distinctive panelled verandah detail; slate roof - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D  Proposed grading: D

**Existing Streetscape Level:** 2  Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

Creation date (if available): 1875-1900

**Creation era?**

☑ Victorian-era  ☐ Early Victorian-era  ☐ Interwar  ☐ Edwardian-era  ☐ Edwardian-era  ☐ Post WW2

**What are the heritage values of the place (if any)?**

☐ Aesthetic value  ☑ Historical value  ☐ Scientific value  ☐ Social value  ☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

☑ Contributory to precinct  ☐ Not significant or contributory  ☐ Significant individually  ☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

82 HAWKE STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
West Melbourne Heritage Review

SURVEYED PLACES

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah decoration; verandah roof and structure.
Statement of Significance
Not Assessed
Recommended Alterations
Door glazed (sympathetic - reinstate original design) fence gone (inappropriate - reinstate original design/sympathetic alternative)

Sands & McDougall Directory of Victoria
1930
74 Hughes, David J.
76 Ogden, Miss Maud
78 Merriman, Jno.
80 Martin, Patk.
82 Neilson, —
84 Vacant
86 O'Neil, John H.
88 Gilbert, Thos.
Adderley st

Property number: 104757

Hawke Street  84 - 88  Housing Commission of Victoria row houses

Survey Notes:
Housing Commission of Victoria Infill

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: -

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1987
Creation era?
☑ Victorian-era  ☐ Interwar  ☑ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'Three 2 storey brick townhouses built 1987. This property contains 3 residential properties. Government Housing (Dwelling).'

'Architect Victoria'
Winter 2012: 14
'Official Journal of the Australian Institute of Architects Victorian Chapter...' This was in the Hamer period of Liberal government, as was the infill phase, the next stage in Government housing, at its outset. This saw a complete refocus on the single or two-storeyed house, as a terrace, dropped into a row of other houses, or
continuing a suburban street pattern. Here a convergence of later ideas was brought to bear: mixed urban use as prescribed by Jane Jacobs in 1963 seemed more reachable if you integrated new housing visually within older suburbs. And concerns about social stigma of conspicuously different housing projects could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The Carlton and North Fitzroy housing of Station, Kay, and Canning Streets, the incursions there by Edmond and Corrigan, Greg Burgess, Peter Crone and Norman Day, accompanied by the act of buying older houses (establishing a new social role and meaning in that process).

By 1983-4 this genre had expanded to larger groupings of 26, as with Leo development Jong’s Public Works development in North Melbourne of up to over 100 or more units; also Cox and Carmichael’s Highett development... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988)'

**Property number:** 104756

**Survey Notes:**

Modern style factory, corner site, adding prominence, publicly visible upper level addition c2001. Previous grading of C3 as 101 Hawke Street.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
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</thead>
<tbody>
<tr>
<td>3</td>
<td>3</td>
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</table>

**What date or era does the place express (if any)?**

<table>
<thead>
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<th>Creation era?</th>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Aesthetic value</td>
</tr>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

✓ Contributory to precinct  □ Not significant or contributory

✓ Significant individually  □ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015, replacing 101 with 95-99 Hawke Street.

**References (if any):**

North and West Melbourne Conservation Study (1983)
Survey images (sheet 16) show as intact.

Hermes, i-heritage
No entry for 95-97 Hawke Street.

Heritage Places Inventory July 2015
Listed as ‘101 Hawke Street’ C3

City of Melbourne online maps
95-99 Hawke St (also 97, see also GIS map)
SURVEYED PLACES

‘3 storey brick/concrete apartment building with gnd. level office & parking. Warehouse conversion & sub-division 2001.’

Building Permit Application
No index card: Building Permit Application cards outer area? 1942 VPRS 17299/P0001/6.

Newspapers:
‘The Argus’: 7/8/1952
LEVER BROS. PTY. LTD. At 567 Spencer Street, West Melbourne. See similar Modern Style building.

Trove, NLA
Lever Bros. (1899-1962)
Lever Brothers, ltd.
Lever Brothers Pty Ltd. (1899-1962)

Technology in Australia 1788-1988 web site 2015
‘Beginnings 1865-1919...
The first sulphuric acid manufacture in Victoria goes probably back to 1862, when Messrs. Forbes and Co. produced it on the Yarra Bank ‘in a very small way’. The enterprise was followed by Clarke and Hoffman, later Smith and Co. and finally Cuming Smith and Co., who round about 1872 built a modern, medium scale mineral acids complex producing concentrated sulphuric acid, nitric and sulphurous acid, ammonium nitrate and phosphatic fertiliser. The acid chambers were sizeable 90 x 20 x 14 feet, compared with the UK plant built shortly before then by Muspratt 120 x 24 x 20 feet. The manager of the establishment, James Cuming, the entrepreneur’s son, had received his chemical education in Victoria; the firm received two gold medals at the Melbourne International Exhibition and was ‘recommended for the Emperor of Germany’s grand prize to the premier industry in the colony’ [11] The Victoria Bone Mills at Yarraville founded 1870 was part of this early complex. [12] Remarkably, 3,000 tonnes of calcium superphosphate were exported to Mauritius and New Zealand. Also at Yarraville were the Victorian Pyrites and Smelting Works and a substantial sugar refinery, the Victorian Sugar Company’s Works, and Melbourne Woollen Mills. Nearby, at Footscray, the Apollo Company Works, established in 1873, produced organic chemicals from slaughter yards, glycerine, stearine, oleine and household soap. The company’s successor in Sydney, Apollo Stearine Candle Coy., and another Melbourne soaper,[13] J. Kitchen and Sons eventually, in 1912-14, were absorbed by Lever Bros. Ltd.’

Unilever web site 2015.
‘Australasia’s history
William Hesketh Lever was the first person to stamp soap with a brand name and wrap it before selling it to the public. The brand was Sunlight soap and the year was 1885. In the late 1880s, Lever Brothers Sunlight soap was first imported to NZ from the UK. In 1899, Lever Brothers began soap production at Balmain in Sydney, followed by the commencement of production in New Zealand in 1919.

On 2 September, 1929, the UK-based Lever Brothers and the Dutch union of fats and oils businesses Margarine Unie, signed an agreement to create Unilever. The businesses initially aimed to negotiate an arrangement to keep out of each other's principal interests of soap and margarine production, but ultimately decided on an amalgamation instead.

The years following saw significant expansion around the world, and Australasia was no exception. In 1959, Unilever acquired McNivens Ice Cream in Australia followed by Streets and Sennitts. In 1963, the business acquired Rosella Foods (established 1896). In 1968, the John West operation began in Australia and in 1971 Unilever acquired Lipton Tea.

Modern history
In 1982, the Rosella factory in Richmond, Victoria, closed and dry foods production transferred to Knoxfield. In 1988, the Bushells, Rosella Lipton and John West businesses combined to form Unifoods in Australia. In the same year, the New Zealand acquisitions of Oxo, Bushells, Faggs and Quality Packers merged with John West to form Unifoods NZ...

Sands & McDougall Directory of Victoria
1962
Spencer
101 ICIA & Z store
103 Mrs Moran

1952
Spencer
101 Lever Bros P/L factory
103 Mrs Violet Moran

1942
5 Side
Spencer st
't factory being built'
Factory being built
103 Moran, Thos.
107 Tussup, Hrd.
109 Hygienic Baby Crgs Py
Ld, pram mnfrs

1935
5 SIDE
Spencer st
97 Armstrong, Alb. C.
103 Moran, Thos.
107 Clark, Hy. T.
109 Hygiene Baby Crgs Py
119-123 Widdis Diamond Dry Cells Pty Ltd

1930
Spencer st
97 Vacant
103 James, Chas. T.
107 Killeen, John
109 Hygiene Baby Crgs Pty

Property number: 559228
### Hawke Street

**Proposed Grading:** D

**Existing Streetscape Level:**  -  **Proposed Streetscape Level:** 2

**Aesthetic value**

**Historical value**

**Scientific value**

**Social value**

**Significant individually**

**Proposed for a Heritage Overlay**

**What are the Historic Themes represented by the place?**

13.1 Public recreation

3.4 Defining public space

**Recommendations (if any)**

None.

**References (if any):**

MMBW

DP 696 c1895 - shown as housing.

**Property number:** 104755

---

### Glover and Goode Pty. Ltd. works

**Survey Notes:**

Bricks painted over, reducing integrity - see brickwork on 187 Hawke Street, new shutter - otherwise well-preserved.

**What are the Heritage Values of the place (if any)?**

Aesthetic value

Historical value

Social value

Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct

- Not significant or contributory

- Significant individually

- Proposed for a Heritage Overlay

**What are the Historic Themes represented by the place?**

5.5 Building a manufacturing industry

**References (if any):**

Newspapers:


- Building Permit Application

- April 1935 16218 £450 Erection of a building

- City of Melbourne online maps

- 'Single storey brick industrial building built around 1930.'

- Sands & McDougall Directory of Victoria

- 1930
**SURVEYED PLACES**

Gilbert, Thos.
*Adderley st*
96 Bennett, Thos., tnsmt
100 Gelardie, Peter
102 Johnson, Jno.
104 McKay, Chris.
110 Cooper, Thos. A.
112 Stephens, Robt. G.

1935
(residential)

1942
96 Vacant
100 Gelardie, Peter
102 Pedretti, Thos. P.
104 Glover & Goode Py Ld (wks)
110 Meliak, Jos.

1952
Glover & Goode P/L works

1962
104 Engelhard Industries P/L works

**Property number:** 104754

---

**Hawke Street**

**107**

---

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** -
**Proposed Grading:** -

**Existing Streetscape Level:** -
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

_creation era?

- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps
'Single storey brick building. (sic)' This property contains 27 residential properties.'
'SA-2011-19 - Subdivision application in accordance with PS634064M. This application was made on 7th of March, 2011. Its status is “Registered” and it was decided on 29th of August, 2011.'

**Property number:** 104727
**West Melbourne Heritage Review**

**SURVEYED PLACES**

| Hawke Street | 109-111 | Widdis Diamond Dry Cells Company Pty. Ltd., later Hygiene Baby Carriages Pty Ltd pram manufacturers |

Survey Notes:

Refer Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: D
- Proposed Grading: C

**What streetscape level (1-3) does the place express (if any)?**

- Existing Streetscape Level: 3
- Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

- Creation date (if available): 1926
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search
No listing.

Heritage Places Inventory June 2015

Hermes
Ungraded building included within a Heritage Precinct

North and West Melbourne Conservation Study (1983)
No listing

**Building Permit Application**

109-123, see 117-125
(1922 4161 £5000 erection of factory)
1923 erection of shed
1924 installation of copper boilers at factory
1925 install petrol tank
1926 8981 £6400 additions to factory etc.

H. Stanley Harris architect and consulting engineer, three floors with stair, lift, toilets along side; concrete flors, timber trusses. Vertical boarded doors at ground level, Block plan shows existing 1922 building at west side, and another at rear adjoining.

**Newspapers:**

'Penshurst Free Press' (Vic.: 1901 - 1918) 11 October 1913
advertisement:
'Southern Cross Ground Agricultural Lime…. c. a. Widdis,
Address : DIAMOND ENGINEERING A TRADING CO. PTY. LTD.,
300 FLINDERS LANE, MELBOURNE'

'Daily Commercial News and Shipping List' (Sydney, NSW : 1891 - 1954) Wednesday 3 March 1926
'Hygienic Baby Carriages Pty. Ltd. —
Objects: Formed to acquire the business of the Hygienic Baby Carriage Co. Capital: £50,000 in £1 shares. Directors: Norman Frederick Perrier, Eugene Ulysses Perrier, and Alfred Carter, one shares,'

'The Register' (Adelaide, SA : 1901 - 1929) Thursday 6 September 1928
'DIAMOND DRY CELLS.
Manufactured by the Widdis Diamond Dry Cells Proprietary, Limited, 119 Hawke street, West Melbourne. Diamond Dry Cells have earned a well deserved reputation for general excellence. In illustration of this fact it may prove of interest to quote what a representative of the Australasian manufacturer has to say:- "I tried-out three Diamond Dry Cell batteries on my two-valve set at home and found them most satisfactory in every way. In fact, they were more efficient than others i had previously used of American manufacture. The volume of sound given was something like 20 per cent greater than I had previously been receiving." This is an expression of opinion gained from practical experience, and is wholly, authentic, and indicates that dealers in wireless accessories and users cannot do better than secure Diamond Dry Cells. It is interesting, therefore, to note that Widdis Diamond Dry Cells Proprietary, Limited, have a well-equipped factory in West Melbourne, and are making many types of first-class dry cells, using Australian raw material, wherever possible. The range of standard, manufactures, four types of single cells, three round and one square, nine sizes of B battery for radio work, with voltages of 22 1/2, 45, and 90, and a C battery of 4.5 volts. In addition, cells are made if necessary to fulfil special requirements. Practically all the dry cells required by the Postal Department, the Australian Navy, the Victorian Railways, and the South Australian Government are supplied by this company. These batteries are obtainable from all radio dealers in South Australia, or from the distributor, L. A. Harper, CBS. Buildings, King William street, Adelaide.'

'The Argus': 26/6/1934

Graeme Butler & Associates 2015: Appendix 2: 461
'Widdis Diamond Dry cells Pty Ltd of West Melbourne...Mr A J W Scovell speaks to tariff board on battery tariffs.'

Advocate (Melbourne, Vic. : 1868 - 1954) Thursday 9 May 1935

Advertising:
'What P5 is:
The P5 has the greatest ability to deliver efficient current down to the low voltage stage.
There is no overnight collapse with P5—it will continue to "carry on" after others have stopped.
The very gradual decline of P5 will give ample warning before new P5's are required. Thus P5 guarantees increased service, absolute dependability, and unvarying consistency.

THE P5 LABEL IS ON THE ENDS OF ALL GENUINE WIDDIS DIAMOND DRY CELLS PTY. LTD.
119 Hawke Street, West Melbourne, C.3.
Phone: F 1175.
DIAMOND TORCH REFILLS have the same qualities

Mighty Apollo
'The Sydney Morning Herald' Dec 29 1986: 37
Recalls Mighty Apollo who 30 years ago pulled tram up a Melbourne street with his teeth, now 75 still going strong in a melbourne gym, where he is beltied by steel mallets for the TV camera 'Whatever happened to?' (Channel 7, 7 pm show); has footage of Apollo being strangled by a hangman's noose and lying under an elephant- claims allowed by power of Almighty.

'The Age' 12 Dec 1974
Image and article of Apollo 'Australia's indestructible man of Steel' lies under a car on a bed of nails at Burnley Oval, Richmond - also a truck, applied noose to neck and steel sledge hammers to chest.

Sands & McDougall Directory of Victoria
1920
(residential)
103 Dorratt, John
107 O'Lagt L in, Patk.
109 Mears, Miss Sarah
113 Mead, W., plumber
121 Taylor, Charles
123 Russell, John

1925
109-123 Widdis Diamond Dry Cells Co, Pty Ltd
119-125 Gerrard Wire Tying Mchns Co Pty Ltd

1930
Spencer st
97 Vacant
103 James, Chas. T.
107 Killeen, John
109 Hygiene Baby Crgs Pty Ltd
119-123 Widdis Diamond Dry Cells Pty Ltd
119-123 Gerrard Wire Tying Mchns Co Pty Ltd

1942
107 Tussup, Hrld.
109 Hygienic Baby Crgs Py Ld, pram mnfrs
109 Westn Securities Ltd, investors
109 Luck's Mtl Prdcts, sheet mtl wits
111 Scarlett, V. A., carr

119 Turner, E. H., Py Ld, commercl phtgrphr
119 Harward, Doyle, & Co Py Ld, prntrs

1952
109 Hygiene Baby Crgs Pty Ltd
109 Harward, Doyle, & Co Py Ld

Western Securities Ltd investors
Luck's Mtl products, sheep mtl works
Hygienic Wheel Company
Hy-steel products
Gairn, AB confn manuf
111 Scarlett, VA

1962
109 Hygiene Baby Crgs Pty Ltd
109 Harward, Doyle, & Co Py Ld

Hygienic Wheel Company Hy-steel products

City of Melbourne Valuers Books
1930 1366
T Evans Agency Ltd, Hygenie Baby Carriage P/L and
Gerrard Wire and others/ Widdis Diamond Dry Cells Co, Pty Ltd. 109-125 B warehouse 2 and 3 flats 66x120 £1430

Property number: 104728
West Melbourne Heritage Review

SURVEYED PLACES

Hawke Street 110

Survey Notes:

Notable fence, gate - otherwise as North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era?

☑ Victorian-era

☐ Early Victorian-era

☐ Interwar

☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value

☑ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☐ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

110 HAWKE STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date

 Adopted

Building and History Information
SURVEYED PLACES

Hawke Street  112

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)?  1875-1900
Creation era?
✓ Victorian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
✓ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
✓ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
112 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
### Hawke Street 114

<table>
<thead>
<tr>
<th>Architectural Style Victorian</th>
<th>Period 1876-99 - Victorian</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Date</td>
<td>Source for Construction Date</td>
</tr>
<tr>
<td>Architect</td>
<td>Builder</td>
</tr>
<tr>
<td>First Owner</td>
<td>Integrity Fair</td>
</tr>
<tr>
<td>Condition Fair</td>
<td>Original Building Type</td>
</tr>
<tr>
<td>History Not Assessed</td>
<td>Notable features include the fence; verandah decoration.</td>
</tr>
<tr>
<td>Statement of Significance</td>
<td>Not assessed for heritage values</td>
</tr>
<tr>
<td>Contributory to precinct</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
<tr>
<td>Significant individually</td>
<td></td>
</tr>
</tbody>
</table>

**Survey Notes:**

Panelled verandah detail - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streetscape Level:  2</td>
<td>Proposed Streetscape Level: 2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation era:
  - 1875-1900
- Victorian-era
- Edwardian-era

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 114 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
### Hawke Street

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>116</td>
<td></td>
</tr>
</tbody>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Streetscape Level:</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1875-1900
- **Creation era:**
  - [ ] Victorian-era
  - [ ] Interwar
  - [ ] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - [ ] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

**8.2 Housing the population**

**Recommendations (if any):**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 116 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
West Melbourne Heritage Review

SURVEYED PLACES

Hawke Street  117 -125  Widdis Diamond Dry Cells Company Pty. Ltd.

Survey Notes:

Refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  C

Existing Streetscape Level:  2  Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1922
Creation era?  ■ Early Victorian-era  ■ Victorian-era  ■ Interwar  ■ Post WW2

What are the heritage values of the place (if any)?

■ Aesthetic value  ■ Historical value  ■ Social value  ■ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
■ Contributory to precinct  ■ Not significant or contributory
■ Significant individually  ■ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory June 2015

Hermes
"Ungraded building included within a Heritage Precinct" (sic)

Building Permit Application
109-123, see 109-111
1922 4161 £5000 erection of factory
H. Stanley Harris engineer architect, 2 open reinforced concrete floors with toilets at rear- see spec

1923 erection of shed
1924 installation of copper boilers at factory
1925 install petrol tank

i-Heritage search results: Abstract of Building Identification Form (BIF)
GROUND, 119 TO 125 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Inter War
Period 1916-25 - Inter War
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations Colour (sympathetic)

Newspapers:
"The Australasian" (Melbourne, Vic. : 1864 - 1946)
Saturday 1 October 1927
"GERRARD WIRE TYING MACHINES CO. PTY. LTD.
During the year 1926 over 12 million cases of Australian products were reinforced and sealed with Gerrard wire-tying machines. Pillage prevention is a problem which the Gerrard Company, 119-125 Hawke street, West Melbourne, claim to have solved successfully with the aid of their machines and wire-seal strapping: also the addition of saw edge corrugated fasteners. By this means one-piece lids and sides are made, and the package is sealed effectively against pillage and ullage.
The Gerrard Company make a speciality of labour-saving devices for the packing-room, which include a new automatic tacker for sealing labels to the packages; a scientific lever for opening cases without effort or damage to the wood, and also a portable lidpress for apple-packing.. Many interesting export packages were attractively shown in their, new pavilion in Lennon avenue."

Saturday 29 September 1928
"GERRARD WIRE TYING MACHINE PTY. LTD.
A very interesting exhibit of wire-tying machine and packing-room appliances is being shown by the Gerrard Company, 119-125 Hawke street, West Melbourne, in their attractive pavilion in Lennon avenue. The range of machines includes models for tying small cartons and parcels to the heaviest bale and package, using up to 8 gauge round bands of steel. The universal adoption of this economical and effective system for binding and sealing packages by manufacturers is shown by a statement recently issued by the company."
SURVEYED PLACES

In Australia during the year 1925, six million cases were wire sealed; the following year the total increased to twelve millions, and during 1927 the amazing total of seventeen million packages were bound and scaled with the Gerrard machines. The better packing of Australian export apples is a feature of this exhibit. The standard softwood cases attractively labelled is shown in strong contrast to the stained hardwood dump, on which overseas buyers report so unfavourably. The introduction of the Adeco Lid Press facilitates easy lidding of the new case without bruising the top layers of the fruit, and the Trugrade Apple Gauge provides the best means for obtaining the "perfect pack".

Sands & McDougall Directory of Victoria

1920
(residential)
103 Dorratt, John
107 O'Lagt Inn, Patk.
109 Mears, Miss Sarah
113 Mead, W., plumber
121 Taylor, Charles
123 Russell, John

1925
109-123 Widdis Diamond Dry Cells Co, Pty Ltd.
119-125 Gerrard Wire Tying Mchns Co Pty Ltd

1930
1366 T Evans Agency Ltd, Hygenie Baby Carriage P/L and Gerrard Wire and others/ Widdis Diamond Dry Cells Co, Pty Ltd. 109-125 B warehouse 2 and 3 flats 66x120 £1430

Property number: 104729

1942
107 Tussup, Hrd.
109 Hygienic Baby Crgs Py Ld, pram mnfrs
109 Westn Securities Ltd, investors
109 Luck's M1l Prdcts, sheet m1l wits
111 Scarlett, V. A., carr
119 Turner, E. H., Py Ld, commercl phtgrphr
119 Harward, Doyle, & Co Py Ld, prntrs

1952
109 Hygiene Baby Crgs Pty Ltd pram manuf.
Western Securities Ltd investors
Luck's Mil products, sheep mil works
Hygienic Wheel Company
Hy-steel products
Gairn, AB confir manuf
111 Scarlett, VA
119 Carrier Bag Company, paper bag manuf
Ritter, Gnrl Electric, electrical contractors

1962
109 Hygiene Baby Crgs Pty Ltd pram manuf.
Hygienic Wheel Company Hy-steel products
### Hawke Street 118

#### Survey Notes:
Fence replaced; distinctive colonettes to window gone, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** D
- **Proposed Grading:** D

#### What date or era does the place express (if any)?
- **Creation date (if available):** 1875-1900
- **Creation era:**
  - Victorian-era
  - Interwar
  - Edwardian-era

#### What are the heritage values of the place (if any)?
- **Aesthetic value:**
- **Historical value:**
- **Scientific value:**
- **Social value:**
- **Not assessed for heritage values:**

#### Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory

#### What are the historic themes represented by the place?
- 8.2 Housing the population

#### Recommendations (if any)
None.

#### References (if any):
- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 118 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
### Hawke Street 120

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1875-1900
- **Creation era:**
  - ✔ Victorian-era
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- ✔ Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- ✔ Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 120 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted Building and History Information
**SURVEYED PLACES**

**Hawke Street 122**

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available): 1875-1900

Creation era?  ✔ Victorian-era  ☐ Early Victorian-era  ☐ Interwar  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value  ☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct  ☑ Contributory to precinct  ☐ Not significant or contributory  ☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
122 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information

West Melbourne Heritage Review

SURVEYED PLACES

| Hawke Street | 124 |  |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level:  2  Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era?

☑ Edwardian-era  ☐ Early Victorian-era  ☐ Interwar  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value

☐ Scientific value  ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
124 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information

MMBW
DP706 1895 vacant land 124- Hawke Street.

Property number: 104745

Graeme Butler & Associates 2015: Appendix 2: 472
West Melbourne Heritage Review

SURVEYED PLACES

Hawke Street 126

Survey Notes:

Infill

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1946-2015
Creation era? 
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☐ Historical value
☐ Scientific value
☒ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct
☐ Contributory to precinct
☒ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
MMBW
DP706 1895 vacant land 124- Hawke Street.

City of Melbourne online maps
'Government Housing (Dwelling).'

Property number: 104744

Hawke Street 127

Survey Notes:

Corner site to lane, adding prominence; part pair - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era? 
☒ Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct
☒ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
127 HAWKE STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
West Melbourne Heritage Review

**SURVEYED PLACES**

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the verandah and fence.
Statement of Significance
Not Assessed
Recommended Alterations
Verandah frieze (inappropriate - reinstate as original)

**Property number:** 104730

---

**Hawke Street**

<table>
<thead>
<tr>
<th>Property number</th>
<th>128</th>
<th>Asto</th>
</tr>
</thead>
</table>

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>1900-1918</th>
</tr>
</thead>
</table>

**Creation era?**

- [ ] Victorian-era
- [x] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] HO3 North & West Melbourne Precinct
- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)
128 HAWKE STREET WEST MELBOURNE 3003
Heritage Graderings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
## Surveyed Places

### Architectural Style
Edwardian

### Period
1900-15 - Edwardian

### Construction Date

### Source for Construction Date

### Architect

### Builder

### First Owner

### Integrity Fair

### Condition Fair

### Original Building Type

### History Not Assessed

### Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure. Fence to 130 differs to 128 and is notable as more typically Edwardian.

### Statement of Significance
Not Assessed

### Recommended Alterations
Bricks painted (inappropriate - remove by approved method)

### Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | 6 |
| Proposed Grading: | D |

### What date or era does the place express (if any)?

- Creation date (if available)? 1875-1900
- Creation era? 6
  - Victorian-era
  - Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 129 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
Hawke Street 130

Survey Notes:
Fence identified as Edwardian-era with spiralled rods - otherwise generally as the North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D
Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1900-1918
Creation era?
- Victorian-era
- Early Victorian-era
- Interwar
- Post WW2
- Edwardian-era

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
130 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure. Fence to 130 differs to 128 and is notable as more typically Edwardian.

Statement of Significance
Not Assessed

Recommended Alterations
Bricks painted (inappropriate - remove by approved method)

Other Comments

North and West Melbourne Conservation Study (1983)
1985 BIF assessed 128, 130

MMBW
DP706 1895 vacant land 124- Hawke Street.

Property number: 104742
**West Melbourne Heritage Review**

**SURVEYED PLACES**

Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date Parapet
Architect
Builder
First Owner
Integrity Not Assessed
Condition Not Assessed
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
Fence (sympathetic) bricks painted (inappropriate - remove by approved method) verandah frieze; parapet orbs (inappropriate - reinstate as original)
Other Comments

North and West Melbourne Conservation Study (1983)
BIF 1991 notes parapet dates as 1882, 1889.

**Property number:** 104732

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
*Existing grading:* D
*Proposed Grading:* D

**Existing Streetscape Level:** 2
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**
*Creation date (if available)?* 1882

**Creation era?**
☑ Victorian-era
☐ Early Victorian-era
☐ Edwardian-era
☐ Interwar
☐ Post WW2

**What are the heritage values of the place (if any)?**
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
MMBW
DP706 1895
shown

i-Heritage search results: Abstract of Building Identification Form (BIF)
133 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
**Surveyed Places**

**Conservation Study: Study and Date, Status**
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

**Building and History Information**
Architectural Style Victorian
Period 1876-99 - Victorian

**Construction Date**
Source for Construction Date Parapet

**Architect**

**Builder**

**First Owner**

**Integrity Not Assessed**

**Condition Not Assessed**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features Not Assessed**

**Statement of Significance Not Assessed**

**Recommended Alterations**
Fence removed (inappropriate - reinstate as original/sympathetic alternative to the original)

**Existing Grading:** D
**Proposed Grading:** D

**Existing Streetscape Level:** 2
**Proposed Streetscape Level:** 2

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**What date or era does the place express (if any)?**
Creation era?
- Victorian-era
- Edwardian-era

**Creation date (if available)?** 1875-1900

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- Contributory to precinct

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
i-Heritage search results: Abstract of Building Identification Form (BIF)
173 TO 175 HAWKE STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
**Hawke Street  177**

**Surveys Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:**   D   **Proposed Grading:**   D

**Existing Streetscape Level:**   2   **Proposed Streetscape Level:**   2

**What date or era does the place express (if any)?**

**Creation date (if available):**   1875-1900

**Creation era?**

☑ Victorian-era  ☐ Early Victorian-era  ☐ Interwar  ☐ Post WW2

☑ Edwardian-era

**What are the heritage values of the place (if any)?**

☐ Aesthetic value  ☑ Historical value

☐ Scientific value  ☐ Social value

☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3   North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☐ Significant individually  ☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

177 HAWKE STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
**SURVEYED PLACES**

**Architectural Style Early Victorian**

**Period 1850-75 - Early Victorian**

**Construction Date**

**Source for Construction Date**

**Architect**

**Builder**

**First Owner**

**Integrity Fair**

**Condition Fair**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features**

**Notable features include details; verandah floor.**

**Statement of Significance**

**Not Assessed**

**Recommended Alterations**

**Fence, door (sympathetic) verandah detail (inappropriate - reinstate as original/sympathetic alternative to the original)**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D  
Proposed Grading: D

**Existing Streetscape Level:** 2  
Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

Creation date (if available)? 1875-1900  
Creation era?  
☑ Victorian-era  
☐ Edwardian-era

**What are the heritage values of the place (if any)?**

☐ Aesthetic value  
☑ Historical value  
☐ Scientific value  
☐ Social value  
☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct  
☑ Contributory to precinct  
☐ Not significant or contributory  
☐ Significant individually  
☐ Proposed for a Heritage Overlay

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)  
179 HAWKE STREET WEST MELBOURNE 3003  
Heritage Grading  
Building Grading Streetscape Level Laneway Level  
D 2  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted  
Building and History Information

---

**Hawke Street 179**

**Property number:** 104735
### Hawke Street

#### 181

<table>
<thead>
<tr>
<th>Property number:</th>
<th>104736</th>
</tr>
</thead>
</table>

#### Survey Notes:
Not assessed.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?
- [ ] Existing grading: -  Proposed Grading: -

#### What date or era does the place express (if any)?
- Creation date (if available): 1946-2015
- Creation era?
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?
- [x] Aesthetic value
- [x] Scientific value
- [ ] Not assessed for heritage values
- [ ] Historical value
- [ ] Social value

#### Is the place in a Heritage Overlay?
- [ ] Contributory to precinct
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay
- [ ] HO3  North & West Melbourne Precinct
- [ ] Not significant or contributory

#### What are the historic themes represented by the place?
5.5 Building a manufacturing industry

#### Recommendations (if any)
None.

#### References (if any):
City of Melbourne online maps
'Single storey brick building built 1930’s’ (sic).

Sands & McDougall Directory of Victoria
1942
181 Walter Jones

| Property number: | 104737 |
West Melbourne Heritage Review

**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Hawke Street</th>
<th>187</th>
<th>191 McKee, Anthony J</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1935</td>
</tr>
<tr>
<td></td>
<td></td>
<td>183 Kelly, John</td>
</tr>
<tr>
<td></td>
<td></td>
<td>187 Heron, Mrs Hanorah</td>
</tr>
<tr>
<td></td>
<td></td>
<td>191 Darwin, Mrs Lil y M.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>193 Robinson, Hy.</td>
</tr>
</tbody>
</table>

**Survey Notes:**

Moderne style factory, well-preserved; notable coloured brickwork, see similar 104 Hawke Street.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** -
- **Proposed Grading:** D

**Existing Streetscape Level:** -
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available)?** 1919-1945
- **Creation era?**
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- ✔ Aesthetic value
- ✔ Historical value
- ✔ Scientific value
- ✔ Social value
- □ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- □ Contributory to precinct
- ✔ Not significant or contributory
- □ Significant individually
- □ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

City of Melbourne online maps
'Single storey brick building. Primary landuse: Dwelling (House).'

Sands & McDougall Directory of Victoria
1962
187 Engelhard Industries P/L factory
191 Anderson

1952
Glover & Goods P/L works (see 104 Hawke St also)

1942
183 Jackson, William H
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>Hawke Street</th>
<th>191</th>
</tr>
</thead>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
</table>

#### Existing Streetscape Level:

<table>
<thead>
<tr>
<th>2</th>
<th>Proposed Streetscape Level:</th>
<th>2</th>
</tr>
</thead>
</table>

#### What date or era does the place express (if any)?

**Creation date (if available)?** 1875-1900

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Victoria-era</th>
<th>Early Victorian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Interwar</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

#### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 191 HAWKE STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
West Melbourne Heritage Review

SURVEYED PLACES

Hawke Street 193

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era?
✓ Victorian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
✓ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
✓ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
193 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

Property number: 104740

Architectural Style
Period
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include details; verandah floor; fence.
Statement of Significance Not Assessed
Recommended Alterations
Verandah detail (inappropriate - reinstate as original/sympathetic alternative to the original) bricks painted (inappropriate - remove by approved method)
<table>
<thead>
<tr>
<th>Hawke Street</th>
<th>195-197</th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970s?</td>
<td></td>
</tr>
<tr>
<td>Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributory to precinct</td>
</tr>
<tr>
<td>Not significant or contributory</td>
</tr>
<tr>
<td>Significant individually</td>
</tr>
<tr>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

**Recommendations (if any)**
None.

**References (if any):**

- City of Melbourne online maps
  'Single storey brick building built mid 1970’s.'
- Sands & McDougall Directory of Victoria
  1942
  195 Marshall, Mrs Daisy
  197, Murray, Lnr
  199-203 Moorside Wool Company.

**Property number:** 104741
West Melbourne Heritage Review

SURVEYED PLACES

shares. Names subscribed to memorandum: George Cecil Kellett (director), 1 share; Robert John Hughes, 1 share'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 30 May 1950 p 14 Advertising

'BOY.
16-18 YEARS,
For EXPORT DEPARTMENT OF LEADING WOOL WASTE COMPANY.
To Take Charge of Sampling and Sample Room.
Excellent Opportunity for Advancement.
Permanent Position.
No Saturday Work.
Apply
MOORSIDE WOOL CO. PTY LTD...
199 Hawke Street.
WEST MELBOURNE.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 12 February 1955 p 33 Advertising
Moorside Wool Co. at 199 Hawke Street, West Melbourne.

City of Melbourne online maps
'This property contains 12 residential properties.'

Sands & McDougall Directory of Victoria
1925
195 Kennedy, C. H.
197 McClelland, Wm.
199-207 Hutchinson, Hunt Pty Ltd, engns
Railway pl

1930
197 Watson, Mrs L. D.
199-203 Wildridge, Richd. & Co engineers
Railway Pl

1935
199-203 Richards, Norman W., Ltd, textile mfrs
Railway pl

1942
199-203 Moorside Wool Company P/L wool waste

1952, 1962
199-201 Moorside Wool Company P/L wool waste

Property number: 516626

Howard Street  3 -11  Connibere, Grieve
and Connibere hat factory and showroom

Survey Notes:
Refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: C

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1906
Creation era?
☐ Victorian-era
☐ Edwardian-era
☒ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☐ Contributory to precinct
☐ Not significant or contributory
☒ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):
Lewis, M. Australian Architecture Index:
'26 04 1906 City of Melbourne registration no 9991 [Burchett Index]. Fee 2.2.0 brick factory Howard - next to cnr. Rosslyn;
Architect: Ussher & Kemp
Owner: Connibere, Grieve & Connibere
Builder: Sanders, Thomas - 315 Canning St'

City of Melbourne online maps
shows previous 'Fruit Preserving Factory, Jam factory' on Compton Place.
Charles Connibere went to London as the firm’s agent about 1895; when he returned in 1920, the brothers sold the firm to Sargood’s, formed Connibere Bros and invested their money in city property. Shrewd businessmen, they always sold out at the top of the market and, as Ernest later acknowledged, worked in great harmony. They were reputed never to make a mistake in a business deal or in a charitable gift. Neither they nor their sister Emma Eliza, married. They lived quiet, abstemious lives in Toorak, ‘model bachelors, reserved, correct to the point of austerity’.

Their list of known benefactions was considerable. In 1929 the brothers built three wards at the Orthopaedic Hospital, Mount Eliza. They and their sister paid for the building of the Young Women’s Christian Association headquarters as a memorial to their father. Charles supported the Melbourne City Mission, the Victorian Institute of Hospital Almoners, and with George, the Eye and Ear Hospital. At the same time the brothers gave £5000 to the Prohibition League and an unnamed amount to the Sunday Christian Observance Council.

Their gifts rarely took the public eye, one exception being the cheque for £30,000 which Charles Connibere handed W. M. Hughes at a luncheon for the Jubilee Fund in 1935. He stipulated that the money be used to build a maternity wing at the Women’s Hospital, and later gave a further £10,000 to ensure that the building opened debt free. In January 1936 Charles Connibere was appointed K.B.E. Both Sir Charles and George were active in church affairs, the first on the council of the Melbourne Diocese, the second a member of syndic.

The demands of war increased their philanthropy. They bore the expense of the Young Men’s Christian Association restroom in Elizabeth Street, where any man in uniform could have free refreshments, and they built Y.M.C.A. huts at Balcombe and Puckapunyal camps. At the time of his sudden death at Toorak on 25 June 1941, Sir Charles was on the board of numerous hospitals and charities (including the Red Cross). That year Ernest and George gave the Royal Melbourne Hospital £138,860 for a nurses’ wing as a memorial to their brother. Two years later they gave £23,750 to St Andrew’s Hospital for a similar wing. On 10 August 1945 George Connibere died after a long illness.

In 1945 and 1946 Ernest gave £10,000 to the Food for Britain Fund, and a further £10,000 each to the Melbourne City Mission, Ormond College and St Andrew’s Hospital. He put up the money for a kindergarten at Port Melbourne, yet he considered his religious work more important than his charitable interests. He paid for two religious programmes on commercial wireless stations, distributed Sankey’s hymn-books and supported schemes for the advancement of religious instruction.

Interviewed when he was 92, Ernest—still a dapper man in frock coat and butterfly collar—declared that his one hobby was ‘service to my fellow man’. In pursuit of this aim, he and his brothers had donated well over £750,000 to charity and religion. Ernest died on 12 November 1957, leaving the remainder of his estate, valued for probate at £296,872, to charity.

Select Bibliography
Church of England Messenger, 25 July 1941
West Melbourne Heritage Review

SURVEYED PLACES

Australian Storekeepers’ Journal, July 1899
Argus (Melbourne), 1 Jan 1936, 13 Aug 1945.’

North and West Melbourne Conservation Study (1983)
Identified as ‘Sussan’ (warehouse, clothing retail) c1910

i-Heritage search results: Abstract of Building Identification Form (BIF)
3 TO 11 HOWARD STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
Residence (sic)
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
New openings, ground (sympathetic - reinstate original design) Windows replaced (inappropriate - no recommendations) Bricks painted - brick colour (inappropriate - remove by approved method)

Sands & McDougall Directory of Victoria
1939
1--11 Symington, R., & W. H., & Co (Aust) Pty Ltd, corset manufacturers

1935
HOWARD ST—W SIDE
Off 22 Rosslyn at
1 Holden, E. A.
3-11 Symington, R., & W. H., & Co (Aust) Pty Ltd, corset manufacturers

1925
3-11 Symington, R., & W. H., & Co (Aust) Pty Ltd, corset manufacturers

1920
3 Connibere, Grieve.
& Connibere, hat mftrs Reliance Hat Factory
13 Eriksen...

1910
HOWARD ST—W SIDE
Off 22 Roslyn st
1 Compton hotel- Keleher, Miss
Cennibere, Grieve, Connibere ht mftrs

Property number: 105010

Graeme Butler & Associates 2015: Appendix 2: 489
### Surveyed Places

| Howard Street | 13 | John Stedeford's house |

#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** B  
- **Proposed grading:** B

#### Existing Streetscape Level:

- **Existing Streetscape Level:** 2  
- **Proposed Streetscape Level:** 2

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1875  
- **Creation era:**
  - [x] Victorian-era  
  - [ ] Edwardian-era  
  - [ ] Early Victorian-era  
  - [ ] Interwar  
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?

- [x] Aesthetic value  
- [x] Historical value  
- [ ] Scientific value  
- [ ] Social value  
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**  
- [x] Contributory to precinct  
- [ ] Not significant or contributory  
- [ ] Significant individually  
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

**Newspapers:**
- ‘ERICKSON. - On April 6, at a private hospital Melbourne, Margrette, dearly loved wife of Anton Erickson. 13 Howard street, West Melbourne. **ERICKSON. - The Funeral of the late Mrs. MARGRETTE ERICKSON will leave our parlour. 488 William street (near Victoria street), West Melbourne. THIS DAY (Monday), at 2 o’clock, for the Melbourne Crematorium, Fawkner. ALFRED ALLISON, Melbourne.’

**MMBW**

Detail Plan:

shows 13 with wide frontage on long block one house (15) south of Victoria Place- where boot factory sited- and adjoining a jam factory (Compton PI) on the rear south
side, has stone plinth for iron fence and bricked easement on south side, rear yard is asphalted.

Personal communication, 2015
Margaret Nielsen, 93298483
(nephew is Neil Hawthorne 0411291084)
Has owned 13, 15, and 19 Howard Street.

i-Heritage search results: Abstract of Building Identification Form (BIF)
13 HOWARD STREET WEST MELBOURNE 3003
Heritage Groupings
Building Grade Streetscape Level Laneway Level
B 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Early Victorian/ Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
David Shearer, who ran an agency business with his brother John in William Street, was the first owner-occupier of this house from 1863. Twenty years later it had been acquired by Reverend Edward T. Miles, of the William Street Independent Church (demolished), who leased it to Mrs. Hodges, Henry Wright and William Abbott before the turn of the century. The house was sited on a wood yard, operated by Shearer during the 1870-80 period.
Description/Notable Features
Notable features include the fence, verandah decoration, verandah roof and structure and an elaborate / high standard design of cement rendered surfaces. This house comprises two stages of development, presumably that of Shearer from the 1860’s and more obviously that of the Rev. Miles in the 1880’s. It is a highly decorated, two storey stuccoed brick house with a parapeted roof line, a two level cast iron verandah and an iron picket fence. The arched entablature and shell, the guilloche pattern parapet balustrading and the pronounced orbs, set on the parapet piers create a more richer than normal skyline profile. Paired brackets support the deep cornice, assisted by dentil mouldings above a swagged entablature frieze. An unusual aspect of the verandah is the central column to the upper level which does not continue to the ground. The cast iron is panelled complete with fringing and brackets, and the arched entrance portal possesses a spoked fanlight. The lower window bay with its corner, Corinthian pilasters and panelled sub sill wall face is uncommon, the whole appearing to be architect designed. Integrity - Generally original. Streetscape - Part of a superior group of houses, Nos, 13-19, which contrast with and complement the St. Mary's complex adjoining.

Statement of Significance
Architecturally, of a common type but is near original, skilfully and richly decorated containing unusual details and is one major part of a late 19th and early 20th century civic residential streetscape, of high regional importance. Historically, the present form relates to the Rev. Miles and particularly to a church which has since been demolished, being its only physical memorial and once possessed a central role in the community and comprised part of a church precinct, of high regional significance.

Recommended Alterations
Recommendations - Repaint in original or typical colours, consider re-zoning to Special Residential 2 or similar, to preserve its house use and form.

Sands & McDougall Directory of Victoria
1930
Off 22 Rosslyn at
13 Erickson, Anton
15 Miceli, Emmanuel
1 Leonard, Leslie A.
3-11 Symington, R., & W. H., & Co (Aust) Ltd, corset manufacturers Pty
Victoria pl
1925
1 Wong Shin
3-11 Symington. R. W. H. & Co (Aust) Pty Ltd. corset mnfrs
13 Erickson. Anton
15 Clantar, Francesco
1920
3 Connibere, Grieve
Connibere, ht ram
Reliance Hat Fctry
13 Erickson, Anton
15 Mannix, Mrs Ellen
Victoria pl—
1915
1 Martin, Walter J.
3 Connibere, Greive & Conninere, ht. tufrs
Reliance Hat Fctry—
Thomas, L., mgr
13 Erickson, Anton
15 Fallshaw, Daniel
Victoria pl—
1910
Keleher, Miss B.
Connibere, Grieve, Connibere ht mftrs
3 Reliance Hat fctry—
Thomas, L., mgr
13 Erickson, Anton
15 Taylor, James
15 Fallshaw, Daniel
Victoria pl—
1904
Compton pi—
Connibere, Grieve & Connibere, straw bat mftrs
7 Fitzmaurice, Mrs M.
11 Quinnlan, John J.
13 Fenwick. Mrs Mary

Graeme Butler & Associates 2015: Appendix 2: 491
15 Fallshaw, Daniel
Victoria Pl -

1893
W Side...
Rosslyn st
...7 O'Shea, Mrs Margaret
11 Quinlan, John
13 Halliwell, T. F.
15 Williamson, George
Victoria pl...

1880
Howard st
Victoria st

CHURCH RESERVE (R.C.)
PARSONAGE - England,
Very Rev. Dean
10 Reuter, Charles
Ramsden, S,marine stre
Lindsay, George slater
Davidson, Isaac shirt factory
Sayers, Thomas
Stedeford, Jno cnctr
Hodgetts George
Shearer David woodyd
Gaggin Patrick
Jones Mrs Margaret
Rosslyn St

1874
...
Andrew Duncan bootmaker
G Lindsay slaters
David Shearer
Miles Riley
Davidson, J shirt factory
Stedeford, J
Rosslyn St...

1873
...
Andrew Duncan bootmaker
G Lindsay & Co slaters
David Shearer
Miles Riley
Rosslyn St...

1872
...
Andrew Duncan bootmaker
G Lindsay & Co slaters
David Shearer
William Lockhead
Rosslyn St...

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
ites
13 Howard Street
1863, 1183; 1881-82, 2314; 1885-86, 2411
1890-91, 2295; 1896-97, 2282

City of Melbourne Rate Books cited for 19 Howard St in
error (actually 13)-
state 1873-4 house not listed

City of Melbourne Valuers Books
1870, 1936-

(Davis 7 Howard St BH 4 rooms/Shearer 7 Howard St BH
4 rooms)
Dan Corteen timber yard, engine house
Geo Lindsay BH 6 rooms

1874, 2124
(Davis/Shearer)/
Isaac Davidson, James Lee  BH 10 rooms wood shop
£75/
Lindsay)

1875, 2126
(Davis/Shearer)
John Stedeford owner-occupier BH 11 rooms balcony
£80
(Lee BH 10 rooms Wood Wshop £75 , Lindsay)

1880, 2293
(Coul tas [b1875])
John Stedeford owner-occupier BH 11 rooms 30x88  £80
(Lee [3 houses b1875-6])

1885, 2413
(Stedeford BH 4 rooms 15x100/Davis/Mrs Hodgetts, Ed
Miles, BH 4 rooms 30x100, £26 /Coul tas BH 4 rooms
30x88)
Henry Taylor x-out to Fred Voight carpenter /Thos
Moore, BH 11 rooms 30x88 £80
(Lee BH 7 rooms &store 16x100, BH 7 rooms & wkshp
30x100)

1891, 2268
(Stede ford/ Miles 7 Howard BH 5 rooms
20x100/Smith)
Thos Holloway/ Thos Moore 13 Howard St- BH 11 rooms
20x88 £80
(Lees 7 room BHs at 15, 17 Howard St , 2 workshops off)

North and West Melbourne Conservation Study (1983)

History
David Shearer, who ran an agency business with his
brother John in William Street, was the first owner-
occupier of this house from 1863. Twenty years later it
had been acquired by Reverend Edward T. Miles, of the
William Street Independent Church (demolished) , who
leased it to Mrs. Hodges, Henry Wright and William
Abbott before the turn of the century. The house was
sited on a wood yard, operated by Shearer during the
1870-80 period.

Description
This house comprises two stages of development,
preumably that of Shearer from the 1860’s and more
obviously that of the Rev. Miles in the 1880’s. It is a
highly decorated, two storey stuccoed brick house with
a parapeted roof line, a two level cast iron verandah
and an iron picket fence. The arched entablature and
shell, the guilloche pattern parapet balustrading and the
pronounced orbs, set on the parapet piers create a
more richer than normal skyline profile. Paired brackets
support the deep cornice, assisted by dentil mouldings
above a swagged entablature frieze. An unusual aspect
of the verandah is the central column to the upper level
which does not continue to the ground. The cast iron
is panelled complete with fringing and brackets, and
the arched entrance portal possesses a spoked fanlight. The
lower window bay with its corner, Corinthian pilasters
and panelled sub sill wall face is uncommon, the whole
appearing to be architect designed.
Integrity - Generally original.
Streetscape - Part of a superior group of houses, Nos, 13-19, which contrast with and complement the St. Mary's complex adjoining.

Significance
Architecturally, of a common type but is near original, skilfully and richly decorated containing unusual details and is one major part of a late 19th and early 20th century civic residential streetscape, of high regional importance.
Historically, the present form relates to the Rev. Miles and particularly to a church which has since been demolished, being its only physical memorial and once possessed a central role in the community and comprised part of a church precinct, of high regional significance.

Recommendations
- Repaint in original or typical colours, consider re-zoning to Special Residential 2 or similar, to preserve its house use and form.

Property number: 105011
housed, one storey brick factory and out houses, value £2700.

**Lewis, M. Australian Architecture Index:**
Lees in Howard Street

‘77341 Lee, James - 36 Chetwynd Street West Melb. Lee, James West Melbourne VIC City of Melbourne registration no 5031 [Burchett Index]. Fee 1.15.0 house Howard near cnr. Howard & William 1872 09 25

77342 Lee, James - 36 Chetwynd Street West Melb. Lee, James West Melbourne VIC City of Melbourne registration no 6174 [Burchett Index]. Fee 1.15.0 house 1874 12 21

77344 Lee, J - 36 Chetwynd St, West Melb. Lee, J West Melbourne VIC City of Melbourne registration no 6516 [Burchett Index]. Fee 1.15.0 house 1875 10 15'

also

‘83104 Williamson, John - Kensington Hill Browne, - Parkville VIC House Lee, - Nth Melbourne 1878 12 17 City of Melbourne registration no 7861 [Burchett Index]. Fee 3.3.0 five room brick house

75157 Oliver, Alexander - Ireland Street West Melb McCarthy, - Essendon Melbourne VIC City of Melbourne registration no 8749 [Burchett Index]. Fee 5.13.0 two shops & dwellings Elizabeth Street north- Lee, - 1881 04 6

27914 North Melbourne VIC Tenders wanted for two 2 storey residences, Hotham Hill for Ms. Gilham. Cites 'The Argus' 10.4.1884, p 3 Lee, James John 1884 4 10

28081 Parkville VIC Tenders wanted for two 2 storey houses, Parkville for Mr Morrow. 'The Argus' 30.4.1884, p 3 Lee, James 1884 4 30

83129 Scott, James - Dethridge Street Nth Fitzroy Morrow, F Parkville VIC Houses Lee, J 1884 05 16

18859 Tenders wanted for three 2 storey houses. Plans, 36 Chetwynd Street, West Melbourne. Lee, James 'The Argus': 1884 9 25.'

**Personal communication, 2015**
Margaret Nielsen, 93298483
(nephew is Neil Hawthorne 0411291084)
Has owned 13, 15, and 19 Howard Street.

**Newspaper:**
Adelaide advertisement entries start 1878.

‘The South Australian Advertiser' (Adelaide, SA : 1858 - 1889) Wednesday 23 October 1878

‘THOMAS COULTAS, TAILOR,
From J. B. Milton and Co’s., 54, Collins street, Melbourne, begs most respectfully to inform the citizens of Adelaide and surrounding district that he has taken part of those extensive premises situated in KING William-STBEET …’

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

15 HOWARD STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian

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**Graeme Butler & Associates 2015: Appendix 2:**

494
### West Melbourne Heritage Review

#### SURVEYED PLACES

<table>
<thead>
<tr>
<th>Year</th>
<th>Name</th>
<th>Address</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1915</td>
<td>Martin, Walter J.</td>
<td>1 Martin, Walter J.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Connibere, Grieve &amp; Connibere, ht. tufrs</td>
<td>Thomas, L., mgr</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Erickson, Anton</td>
<td>13 Erickson, Anton</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fallshaw, Daniel</td>
<td>15 Fallshaw, Daniel</td>
<td></td>
</tr>
<tr>
<td>1910</td>
<td>Keleher, Miss B.</td>
<td>Keleher, Miss B. Grieve, Connibere ht mftrs</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Connibere, Grieve, Connibere ht mftrs</td>
<td>3 Reliance Hat fctry-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Taylor, James</td>
<td>13 Taylor, James</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fallshaw, Daniel</td>
<td>15 Fallshaw, Daniel</td>
<td></td>
</tr>
</tbody>
</table>

#### City of Melbourne Rate Books

- 1885, 2414 (Moore)  
  - Joshua Walton, Lee BH 7 rooms, store 16x100 £80  
  - (Sam Cohen, James Lee, BH 7 rooms workshop 30x100 £90 /Lindsay)

- 1880, 2294 (Stedeford)  
  - Richd Nixon, James Lee BH 7 rooms 16x100 £60  
  - (William Wills boarding house, James Lee, BH 10 rooms workshop 30x100 £75 /Lindsay 6 rooms stable 30x166 £54 )

- 1875, 2127  
  - Not there

- 1873  
  - Andrew Duncan bootmaker  
  - G Lindsay & Co slaters  
  - David Shearer  
  - Miles Riley  
  - Rosslyn St...  

### History

The first owner-occupier of 15 Howard Street was Thomas Coulta, partner in a Swanston Street tailoring firm. (See also Southwell Coulta, 76,78,84 Molesworth Street). He owned the house from 1876 until 1885, but it was rented from 1879. After Coulta, other owner-occupiers were James Smith (1890) and John Quinlan (1896) an hotel broker of Collins Street.

### Description

...
Local builder, Thomas Noble, constructed this two storey, coloured brick and stucco, parapeted house with a two level cast iron verandah and sympathetic timber picket fence. The iron friezes and balustrading are panelled, the latter of an unusual lyre-shape design, whilst other sparse ornament includes vermiculation, panels and brackets on each side-wall. Like No. 13 the upper verandah post does not continue to ground. (Refer to No 13 Howard St) Integrity - Generally original, the fence having been replaced/modified sympathetically. Streetscape - Part of a valuable row house precinct, adjoining the St. Mary’s complex. (Refer 13 Howard Street).

Significance
Architecturally, a near original example of a common type, being distinguished by its iron and contributing to a streetscape, of regional significance. Historically, another speculative property, associated by ownership with businessmen, prominent in Melbourne, of local significance.

Recommendations
Repaint trim with typical or original colours, consider re-zoning to Special Residential 2 or similar to preserve residential use and form.

Property number: 105012

Gabled brick factory, workshop at end of Victoria place, bricks painted over, reducing integrity, alterations and additions, metal framed hopper windows. Historical background required.

Existing grading: - Proposed Grading: D
Existing Streetscape Level: - Proposed Streetscape Level: 2

What is the heritage grading (A-D, 1-3) of the place (if any)?
What date or era does the place express (if any)?
Creation date (if available)? 1946-2015
Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
No listing.

Lewis, M. Australian Architecture Index:
See 19 Howard Street adjoining owned by Stedeford  '6 09 1886 City of Melbourne registration no 2394 [Burchett Index]. Fee 4.4.0 two workshops;
Owner: Stedeford, John
Builder: Stedeford, John - Loch St St. Kilda'

MMBW
DP733 c1895 shows Victoria Place with 'Boot Factory' at
rear of 19 Howard on north side with building opposite on south side, Carpenter’s shop further along at rear of 52 Chetwynd Street (rebuilt since)

**Building Permit Application**
1949 alterations to factory 17-19

**Sands & McDougall Directory of Victoria**
1893
13 Halliwell, T. F.
15 Williamson, George
Victoria pl
Hughes, Miss Jane
Boot factory-Levy, S.
19 Levy Simeon -
, 1920
Victoria pl—
Scott, S. W., plmbr
Peirce, W F metal dealer store room
King, William wood merchant (see 13 Howard)

1925
15 Clantar, Francesco
Victoria pl—
Scott, S. W., plmbr
Dummett, P., toy mkr
19 Walker, Francis H.

1935
... Victoria pl
15a Scott, S. W., plumber
15b Curnow, A., blacksmith
15c New Era Engineering Co
19 Sheather, Fredk.
33 R.C. Ch & Schls—Norris, Rev John

1942
Victoria pl
15a Scott, S. W., plumber
15b-15c Vacant

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:
Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: B
- Proposed Grading: B

**What date or era does the place express (if any)?**
- Creation date (if available)? 1872-3
- Creation era?
  - Victorian-era
  - Edwardian-era

**What are the heritage values of the place (if any)?**
- Aesthetic value □
- Historical value □
- Scientific value □
- Social value □
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- H03 North & West Melbourne Precinct
  - Contributory to precinct □
  - Not significant or contributory □
  - Significant individually □
  - Proposed for a Heritage Overlay □

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
Probate, VPRO
‘James Lee Architect West Melbourne 24 Nov 1888
38/411 VPRS 28/P0, unit 471; VPRS 28/P2, unit 251; VPRS 7591/P2, unit 142.’

Late of 36 Chetwynd Street (weatherboard house), probate to Alex Oliver of Ireland Street, West Melbourne, contractor etc. Cites rent from 2 Howard Street houses, two rooms at rear of Howard Street, and Chetwynd Street house. Estate £4122/8/3d - left to children.

Howard Street property: 45x166’ with two brick six room houses, one storey brick factory and out houses, value £2700.
SURVEYED PLACES

Lewis, M. Australian Architecture Index:
Lee in Howard Street
77341. Lee, James - 36 Chetwynd Street West Melb. Lee, James West Melbourne VIC City of Melbourne registration no 5031 [Burchett Index]. Fee 1.15.0 house Howard near cnr. Howard & William 1872 09 25
77342. Lee, James - 36 Chetwynd Street West Melb. Lee, James West Melbourne VIC City of Melbourne registration no 6174 [Burchett Index]. Fee 1.15.0 house 1874 12 21
77344. Lee, J - 36 Chetwynd St, West Melb. Lee, J West Melbourne VIC City of Melbourne registration no 6516 [Burchett Index]. Fee 1.15.0 house 1875 10 15

Also
83104. Williamson, John - Kensington Hill Browne, - Parkville VIC House Lee, - Nth Melbourne 1878 12 17 City of Melbourne registration no 7861 [Burchett Index]. Fee 3.0.0 five room brick house
75157. Oliver, Alexander - Ireland Street West Melb McCarthy, - Essendon Melbourne VIC City of Melbourne registration no 8749 [Burchett Index]. Fee 5.13.0 two shops & dwellings Elizabeth Street north- Lee, - 1881 04 6
28081. Parkville VIC Tenders wanted for two 2 storey houses, Parkville for Mr. Morrow. The Argus' 30.4.1884, p 3 Lee, James 1884 4 30
83129. Scott, James - Dethridge Street Nth Fitzroy Morrow, F Parkville VIC Houses Lee, J 1884 05 16

Personal communication, 2015
Margaret Nielsen, 93298483
(nephew is Neil Hawthorne 0411291084)
Has owned 13, 15, and 19 Howard Street.

i-Heritage search results: Abstract of Building Identification Form (BIF)
19 HOWARD STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
In 1875, John Stedeford, who owned considerable property in both North and West Melbourne (Refer to 465-71, 473-83 Queensberry Street, and 279-85 Victorian Street), built this house and occupied it for ten years, when it passed into the hands of Thomas Moore of William Street (Refer 345-9 William Street). He leased it to Henry Taylor, Thomas Holloway and Walter Downing. Description/Notable Features
Notable features include the fence, verandah decoration, and verandah roof and structure. French door original? A two storey, wide frontage coloured brick and stucco house with a two level cast iron verandah, like Nos. 13, 15, the upper post does not continue to ground. The house is parapeted, with a cornice, but decoration is confined to the unusually fine panelled cast iron work (which incorporates the lyre pattern as does No. 15) and the nail head motif on the verandah side walls. French doors open to the upper verandah whilst wide brick arches have been placed in the adjacent brickwork. Integrity - The former timber picket fence may have been cut back or replaced and the brick arches have been closed in. Streetscape - Part of a valuable residential streetscape, adjoining the St. Mary's complex (Refer No 13 Howard).

Statement of Significance
Architecturally, an early generally original example of a common residential form, but possessing unusual cast iron and brickwork details and a part of a streetscape. Historically, a former residence of John Stedeford who built the important streetscape in Queensberry Street, between Chetwynd and Leveson Streets and completed many other projects in the inner metropolis as owner builder or owner, of high regional importance.

Recommended Alterations
Fence (sympathetic - no recommendations) Part bricks painted (inappropriate - remove by approved method)
Recommendations - Replace picket fence as desired with spade head or original profile, repaint trim in original or typical colours, consider re-zoning to Special Residential 2 or similar to preserve residential use and form.

Sands & McDougall Directory of Victoria
1880
Howard st
Victoria st
CHURCH RESERVE (R.C.) PARSONAGE - England, Very Rev. Dean 10 Renter, Charles Ramsden, S,marine stre
Lindsay, George slater
Davidson, Isaac shirt factory
Shearer David woodyd
Gaggin Patrick
Jones Mrs Margaret
Rosslyn St

1893
7 O'Shea, Mrs Margaret
11 Quinlan, John
13 Halliwell, T. F.
15 Williamson, George
Victoria pl
Hughes, Miss Jane
Boot factory-Levy,
19 Levy Simeon -
21 Lindsay George slater , ,
31 Taylor J E & Sons, , ,
McCarthy William J ,
37 Aylward Very Rev,
(R C

Graeme Butler & Associates 2015: Appendix 2: 498
SURVEYED PLACES

Church reserve (R.C.

Victoria st

1910
vinocar fctry

Binns. W., polish mnfctr
19 Heidenreich. George
21 Ellis, John J.
33 St. Mary's Presby-

Carey, Rev Matt.;
Sheehan. Rev
& Keenan, Rev
St Mary's Star of the Sea
R.C. Church
Victoria st

1920
Peirce. Wm. F., mtl dlr, str room
King, Wllm, wd merch
19 O'Donoghue, Daniel
21 St Mary's R.C. schl
33 St. Mary's R.C. ch-

Carey, Very Rev Dean M.

Victoria st

1930
15 Miceli, Emmanuel
Victoria pl
15a Scott, S. W., plumber
15b-15c Vacant
19 Thomas, Mrs Margaret
R.C. Ch & Schls—Norris, Rev John
Victoria st

1935
Victoria pl
15a Scott, S. W., plumber
15b Curnow, A., blacksmith
15c New Era Engineering Co
19 Sheather, Fredk.
33 R.C. Ch & Schls—Norris, Rev John
Victoria st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
1875, 2126; 1885-86, 2413; 1890-91, 2295; 1896-97,
2284

City of Melbourne Valuers Books
1891, 2272

(Lees Trust 15 howard BH 7 rooms and 2 workshops off
Howard St occupied by Simon Levy)
Simon Levy, Lees Trust, 19 Howard BH 7 rooms, 21x100
£60
( Geo Lindsay owner-occupier BH 6 rooms, stble 33x166
£90)

1885, 2415
(Moore/Walton, Lee BH 7 rooms, store 16x100 £80)

Sam Cohen, James Lee, BH 7 rooms workshop 30x100
£90
(Lindsay)

1880, 2295

(Stedeford/ Lee BH 7 rooms 16x100)
William Wills boarding house, James Lee, BH 10 rooms
workshop 30x100 £75
(Lindsay BH 6 rooms stable 30x166 £54)

1875, 2127

(Davis/Shearer/John Stedeford owner-occupier BH 11
rooms balcony £80)

Davidson, James Lee, BH 10 Rooms workshop £75
(Lindsay)

1871, 1996

(Shearer)

Dan Corteene timber yard, engine house
(Lindsay)

1870, 1936-

(Davis 7 Howard St BH 4 rooms/Shearer 7 Howard St BH
4 rooms)

Dan Corteene timber yard, engine house
(Lindsay BH 6 rooms)

North and West Melbourne Conservation Study (1983)

History
In 1875, John Stedeford, who owned considerable
property in both North and West Melbourne (Refer to
465-71, 473-83 Queensberry Street, and 279-85
Victorian Street), built this house and occupied it for ten
years, when it passed into the hands of Thomas Moore
of William Street (Refer 345-9 William Street). He leased
it to Henry Taylor, Thomas Holloway and Walter
Downing.

Description
A two storey, wide frontage coloured brick and stucco
house with a two level cast iron verandah, like Nos. 13,
15, the upper post does not continue to ground. The
house is parapeted, with a cornice, but decoration is
confined to the unusually fine panelled cast iron work
(which incorporates the lyre pattern as does No. 15)
and the nail head motif on the verandah side walls.
French doors open to the upper verandah whilst wide
brick arches have been placed in the adjacent
brickwork. Integrity - The former timber picket fence
may have been cut back or replaced and the brick
arches have been closed in. Streetscape - Part of a
valuable residential streetscape, adjoining the St. Mary's
complex (Refer No 13 Howard).

Significance
Architecturally, an early generally original example of a
common residential form, but possessing unusual cast
iron and brickwork details and a part of a streetscape.
Historically, a former residence of John Stedeford who
built the important streetscape in Queensberry Street,
between Chetwynd and Leveson Streets and completed
many other projects in the inner metropolis as owner
builder or owner, of high regional importance.

Recommendations
- Replace picket fence as desired with spade head or
original profile, repaint trim in original or typical
colours, consider re-zoning to Special Residential 2 or
similar to preserve residential use and form.

Property number: unknown
SURVEYED PLACES

Ireland Street  -  10 -24  Gerrard Wire Tying Machine Company Pty. Ltd.

Survey Notes:
Upper level addition; openings altered, reducing integrity, major Interwar industrial element in area, Greek revival style; sawtooth roof, corner site, adding prominence.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  -  Proposed Grading:  D

Existing Streetscape Level:  -  Proposed Streetscape Level:  3

What is the date or era does the place express (if any)?
Creation date (if available):  1919-1945
Creation era:  
- Victorian-era
- Interwar
- Edwardian-era

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage and Heritage Places Inventory June 2015
No listing.

Newspapers:
‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Saturday 26 May 1951

‘GERRARD FLOAT
Gerrard Co. of Australasia Ltd. is issuing 81,800 5% £1 preference shares at par. And ordinary shareholders are making a placement of 100,000 10/ ordinaries, also at par. The ordinaries will be placed among employees and associates, and clients of Mr. F. G. Irving, share broker, who is also under-writing the preference issue. No ordinaries will be available to the public generally. After the issue and placement, application will be made for ‘Change listing of both classes of shares.
The company has acquired all shares of Gerrard Wire Tying Machines Co. Pty. Ltd., manufacturers and distributors of machinery, steel, and wire products, and packing room supplies. Issued capital will comprise 120,000 £1 preferences and 600,000 10/ ordinaries.

‘The Argus’: 23/7/1943

‘MORE HELP FOR BOYS’ CLUBS
...Ct T. S. Nettlefold, Lord Mayor, a group of citizens, headed by Mr J. V. Barry, KC, from the. Gerrard Wire Tying Machines Co Pty Ltd, Ireland St, West Melbourne, and many other quarters, support came yesterday for the appeal to establish boys' clubs as an extension of activities of the North Melbourne Christian Community Centre.'

‘The Courier-Mail' (Brisbane, Qld. : 1933 - 1954) Monday 20 June 1938 (Brisbane factory)

‘WIRE TYING MADE EASY
Machines Do It Now
One of the most interesting mechanical developments in Australia in the post-war years has been that of automatic and semi automatic wire-tying machines for the reinforcing and sealing of boxes, cartons, and bundles. This has been brought about by the Gerrard Wire Tying Machines Co., Pty., Ltd., which has its origin in Victoria. It is a purely Australian concern. Eight different types of wire tying machines are manufactured in Australia, and the whole of the galvanised wire: strappings in gauges ranging from -No. 10, for use on very large, heavy cases of woollen goods, motor chassis parts, &c., down to No.19, used on parcel post packages, are drawn to Gerrard specifications by Australian steel wire mills. In addition to the complete range of wire tying machines' made, the Gerrard Company also manufactures an efficient flat-band, strapping machine for use when wire is not considered suitable for a particular job. 'Tom an idea born in Australia, with machines largely developed here by Australian designers and engineers, Gerrard has built an Australian business with over 5000 users, who, in 1937, wire-strapped more than 25,000,000 boxes and packages of primary and secondary products. The Brisbane office, in Makerston Street, and the Townsville agency (Swales Engineering Works), carry stocks of machines and wire strapping. An efficient mechanical staff is carried for immediate service attention to users' machines.

‘Huron and Derwent Times' (Tas. : 1933 - 1942) Tuesday 16 October 1934

‘GERRARD WIRE TYING MACHINES
Mr W. L. Gregory has come to Hobart especially to demonstrate Gerrard's latest machine for wire strapping fruit cases and the 'Gerrard Service -Fountain Stencil,' which operates in much the same way as the ordinary fountain pen, thereby being a great saver of time in the marking of fruit cases. Gerrard and Company's display and demonstration will be seen at G. N. Debnam's exhibit, and those orchardists who look for speed, economy and efficiency should not fail to visit this company's very instructive and interesting exhibit.

‘The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 29 September 1928

‘GERRARD WIRE TYING MACHINE PTY. LTD.
SURVEYED PLACES

A very interesting exhibit of wire-tying machine and packing-room appliances is being shown by the Gerrard Company, 119-125 Hawke street (qv). West Melbourne, in their attractive pavilion in Lennon avenue. The range of machines includes models for tying small cartons and parcels to the heaviest bale and package, using up to 8 gauge round bands of steel. The universal adoption of this economical and effective system for binding and sealing packages by manufacturers is shown by a statement recently issued by the company. In Australia during the year 1925, six million cases were wire sealed; the following year the total increased to twelve millions, and during 1927 the amazing total of seventeen million packages were bound and scaled with the Gerrard machines. The better packing of Australian export apples is a feature of this exhibit. The standard softwood cases attractively labelled is shown in strong contrast to the stained hardwood dump, on which overseas buyers report so unfavourably. The introduction of the Adeco Lid Press facilitates easy lidding of the new case without bruising the top layers of the fruit, and the Trugrade Apple Gauge provides the best means for obtaining the “perfect pack”.

Sands & McDougall Directory of Victoria
1930
IRELAND ST—E SIDE
Off 68 Hawke at
24 Bulk store only

1952, 1962
18-24 Gerrard Wire Tying Machine Company P/L

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation era? 1946-2015
Creation era? 1946-2015
○ Victorian-era ○ Edwardian-era
○ Early Victorian-era ○ Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'A single storey brick warehouse. Built in the mid 1930's'. (sic)

Sands & McDougall Directory of Victoria
1942
Off 68 Hawke at
11 Wignall, Jas. G.
13 Btown, Mrs Ellen
15 Drown, Win.
17 Carruthers, AIM. G.
19-21 Vacant

Property number: 105078
### Surveyed Places

<table>
<thead>
<tr>
<th>Ireland Street</th>
<th>19 - 27</th>
<th>Rainwear Pty. Ltd.</th>
</tr>
</thead>
</table>

#### Survey Notes:

- Corner site, adding prominence, custom design?

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
</table>

#### Existing Streetscape Level:

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
</table>

#### What date or era does the place express (if any)?

- **Creation date (if available)?** 1946-2015
- **Creation era?**
  - Early Victorian-era
  - Interwar
  - Post WW2

#### What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

#### Is the place in a Heritage Overlay?

- HO3  North & West Melbourne Precinct
- Contributory to precinct
  - Not significant or contributory
- Significant individually
  - Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- 5.5 Building a manufacturing industry

#### Recommendations (if any)

None.

#### References (if any):

- City of Melbourne online maps
  - 'A single storey brick warehouse. Primary landuse: Industrial (Manufacturing).'

- Sands & McDougall Directory of Victoria
  - 1962
  - 19-27 Osborne, H P/L tool makers

  - 1952
  - Rainwear P/L  waterproof clothing manuf

  - 1942
  - 17 Carruthers, Alfrd. G.
  - 19-21 Vacant
  - 23 Bowden, Edwd. H.
  - 25 Vacant

---

**Property number:** 105079
<table>
<thead>
<tr>
<th>Ireland Street</th>
<th>28</th>
<th>Ireland Street</th>
<th>29</th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: -
- Proposed Grading: -

Existing Streetscape Level: -
- Proposed Streetscape Level: -

What date or era does the place express (if any)?
- Creation date (if available): 2012-
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct
- Contributory to precinct: Not significant or contributory
- Significant individually: Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
- City of Melbourne online maps
- Planning Applications
  'TP-2010-62/A - Construction of a four storey building containing 12 dwellings with a partial waiver of the car parking requirement in accordance with the endorsed plans. This application was made on 21st of June, 2012. Its status is "Amended Permit Issued" and it was decided on 21st of June, 2012.'

Property number: 105101

---

Survey Notes:
Infill.

What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: -
- Proposed Grading: -

Existing Streetscape Level: -
- Proposed Streetscape Level: -

What date or era does the place express (if any)?
- Creation date (if available): 1946-2015
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct
- Contributory to precinct: Not significant or contributory
- Significant individually: Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
- City of Melbourne online maps
- 'Primary landuse: Dwelling (House).'
- Sands & McDougall Directory of Victoria
  1942
  25 Vacant
  27 Gerrard Wire Tying Mchny Co Py Ld (strge)
  29-43 Stockdale, L. B. engr
  45 Marriner, Jas. W. H.

Property number: 573781
West Melbourne Heritage Review

SURVEYED PLACES

Ireland Street 31-37

Survey Notes:

Infill, visually related.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2002-3

Creation era? Early Victorian-era

[ ] Victorian-era

[ ] Interwar

[ ] Edwardian-era

[ ] Post WW2

What are the heritage values of the place (if any)?

[ ] Aesthetic value

[ ] Historical value

[ ] Scientific value

[ ] Social value

[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

[ ] Contributory to precinct

[ ] Not significant or contributory

[ ] Significant individually

[ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'3 storey brick townhouse complex with gnd. level parking. Built & sub-divided 2002. '

City of Melbourne Town planning permits register

'Permit Number TP-2002-1211
Date Received 14/11/2002
Address of Land 31-37 Ireland Street WEST MELBOURNE VIC 3003 (Zone DDO32)
Applicant's Name and Address
Proposed Use or Development Proposed erection of a balcony and privacy screen at second floor level
Officer's Name Maree Klein
Objections Received 0
Change to Application YES
Application Status Permit Issued

Property number: 111498

Sands & McDougall Directory of Victoria

1942

25 Vacant

27 Gerrard Wire Tying Mchny Co Py Ld (strge)

29-43 Stockdale, L. B. egr

45 Marriner, Jas. W. H.
SURVEYED PLACES

Ireland Street  34  Row house

Survey Notes:
Corner site, adding prominence, but bricks painted over, high fence, removal of verandah detail, publicly visible upper level addition - all reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  -  Proposed Grading:  D

Existing Streetscape Level:  -  Proposed Streetscape Level:  2

What date or era does the place express (if any)?
Creation date (if available)?  1875-1900
Creation era?  ☑ Victorian-era
☐ Edwardian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03  North & West Melbourne Precinct
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
MMBW
DP 706, 1895 this part of Ireland Street mainly housing, this row is the last

i-Heritage, Heritage Places Inventory June 2015
No listing.

City of Melbourne online maps
MMBW c1895 map: shown as four house row.

Property number:  105100

Ireland Street  36

Survey Notes:
New stucco, new windows and fence, reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  -  Proposed Grading:  D

Existing Streetscape Level:  -  Proposed Streetscape Level:  2

What date or era does the place express (if any)?
Creation date (if available)?  1875-1900
Creation era?  ☑ Victorian-era
□ Interwar
□ Post WW2

What are the heritage values of the place (if any)?
□ Aesthetic value  ☑ Historical value
□ Scientific value  ☐ Social value
□ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
MMBW
DP 706, 1895 this part of Ireland Street mainly housing, this row is the last

i-Heritage, Heritage Places Inventory June 2015
No listing.

City of Melbourne online maps
MMBW c1895 map: shown as four house row.

Property number:  105099
### Surveyed Places

<table>
<thead>
<tr>
<th>Ireland Street</th>
<th>38</th>
</tr>
</thead>
</table>

#### Survey Notes:

New stucco, new fence, reducing integrity

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Early Victorian-era</th>
<th>Interwar</th>
<th>Edwardian-era</th>
<th>Post WW2</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- 8.2 Housing the population

#### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

#### References (if any):

- MMBW
  - DP 706, 1895 this part of Ireland Street mainly housing, this row is the last

- i-Heritage, Heritage Places Inventory June 2015
  - No listing.

- City of Melbourne online maps
  - MMBW c1895 map: shown as four house row.

| Property number: | 105098 |

---

<table>
<thead>
<tr>
<th>Ireland Street</th>
<th>39</th>
</tr>
</thead>
</table>

#### Survey Notes:

Infill

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Early Victorian-era</th>
<th>Interwar</th>
<th>Edwardian-era</th>
<th>Post WW2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- 8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- City of Melbourne online maps
  - '3 storey brick townhouse complex with gnd. level parking. Built & sub-divided 2002.'

- City of Melbourne Town planning permits register
  - Permit Number TP-2002-1211
  - Date Received 14/11/2002
  - Address of Land 31-37 Ireland Street WEST MELBOURNE VIC 3003 (Zone DDO32)
  - Applicant’s Name and Address
  - Proposed Use or Development Proposed erection of a balcony and privacy screen at second floor level
  - Officer’s Name Maree Klein
  - Objections Received 0
  - Change to Application YES
  - Application Status Permit Issued

---
### Ireland Street

<table>
<thead>
<tr>
<th>Property number</th>
<th>573785</th>
</tr>
</thead>
</table>

**Survey Notes:**

- New stucco, new fence, reducing integrity.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1875-1900
- **Creation era?**
  - Victorian-era
  - Edwardian-era

**What are the heritage values of the place (if any)?**

- **Historical value**
- **Scientific value**
- **Social value**
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- **Contributory to precinct**
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

- Revise Heritage Places Inventory July 2015.

**References (if any):**

- MMBW
  - DP 706, 1895 this part of Ireland Street mainly housing, this row is the last
  - i-Heritage, Heritage Places Inventory June 2015
    - No listing.
- City of Melbourne online maps
  - MMBW c1895 map: shown as four house row.

- Property number: 105097
## Ireland Street 41

### Survey Notes:

- **Infill**

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** -

### Existing Streetscape Level:

- **Proposed Streetscape Level:** -

### What date or era does the place express (if any)?

- **Creation date (if available):** 2002
- **Creation era:**
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- **8.2 Housing the population**

### Recommendations (if any)

None.

### References (if any):

- **City of Melbourne online maps**
- '3 storey brick townhouse complex with gnd. level parking. Built & sub-divided 2002.'

### Property number: 573786

---

## Ireland Street 42

### Survey Notes:

- Distinctive window bays, verandah detail with gablet, and uncommon turning on posts; new stucco. Corner site to lane, adding prominence.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** D

### Existing Streetscape Level:

- **Proposed Streetscape Level:** 2

### What date or era does the place express (if any)?

- **Creation date (if available):** 1902?
- **Creation era:**
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Not assessed for heritage values
- [ ] Scientific value
- [ ] Social value

### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- **8.2 Housing the population**

### Recommendations (if any)

None.

### References (if any):

- **Revise Heritage Places Inventory July 2015.**

### References (if any):

- **MMBW**
- DP 706, 1895 Not shown but this part of Ireland Street mainly housing

**Lewis, M. Australian Architecture Index:**
- '28 02 1902 City of Melbourne registration no 8570 [Burchett Index]. Fee 1.15.0 cottage
  Owner: Cass, John
  Builder: Cass, John'
- '24 05 1902 City of Melbourne registration no 8674 [Burchett Index]. Fee 1.15.0 cottage;
  Owner: Cass, John
  Builder: Davies, W & Son - 13 Gibdon Street Burnley.'
Sands & McDougall Directory of Victoria
1930
38 Armstrong, Mrs Flo.
40 Button, Mrs Jennie
42 Cass, Jno.
44 Cass, Thos., p'mbr

1904
42 Cass, John
Right-of-way—Sullivan. J., dealer
46 Leonard, Edward

Property number: 105096

Ireland Street 43

Survey Notes:
Visually related infill.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1970-2015
Creation era?
☐ Victorian-era ☐ Edwardian-era ☐ Early Victorian-era ☐ Interwar ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value ☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Primary landuse: Dwelling (House).'

Property number: 573787
### Survey Notes:
Well-preserved and distinctive multi-gabled side façades to pitched lanes but main street elevation much altered, reducing integrity. Moderne style; corner site, adding prominence. Link to local theme of wool marketing.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

| Creation date (if available)? | 1935-1940 |

<table>
<thead>
<tr>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Interwar</td>
</tr>
<tr>
<td>Post WW2</td>
</tr>
</tbody>
</table>

### What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Scientific value</th>
<th>Social value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- ✓ Contributory to precinct
- ☐ Not significant or contributory
- ☐ Significant individually
- ☐ Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

5.5 Building a manufacturing industry
5.2 Melbourne as a trading port

### Recommendations (if any)
Revise Heritage Places Inventory July 2015.

### References (if any):

- MMBW
  - DP 706, 1895 3 houses on this site
- City of Melbourne online maps
  - 'A two storey brick warehouse. Built in the early 1930’s. Refurbished and converted into offices in 1989.'
- Sands & McDougall Directory of Victoria
SURVEYED PLACES

Ireland Street  49  

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Exisitng Streetscape Level: 3  Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)?  1875-1900

Creation era?  ☑ Victorian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

MMBW
DP 706, 1895 shown.

i-Heritage search results: Abstract of Building Identification Form (BIF)
49 IRELAND STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
## SURVEYED PLACES

| Ireland Street | 51 |

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: D</td>
</tr>
<tr>
<td>Existing Streetscape Level: 3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available): 1875-1900</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>✔ Victorian-era</td>
</tr>
<tr>
<td>✗ Edwardian-era</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Historical value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>✔ Contributory to precinct</td>
</tr>
<tr>
<td>✗ Significant individually</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

### Recommendations (if any)

None.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 51 IRELAND STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
### Ireland Street (53-55)

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- Creation date (if available): 2006
- Creation era?
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Post WW2

**What are the heritage values of the place (if any)?**
- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps
'3 storey brick apartment complex with gnd. level parking. Built & sub-divided 2006.'

**Property number:** 517178

---

### Ireland Street (57-63)

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- Creation date (if available): 2006
- Creation era?
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Post WW2

**What are the heritage values of the place (if any)?**
- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps
'4 storey brick apartment complex with gnd. level parking. Built & sub-divided 2006.'

**Property number:** 517179
Ireland Street | 82 -84

Survey Notes: Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: -

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available): 1946-2015

Creation era?

☐ Victorian-era  ☐ Interwar

☐ Edwardian-era  ☑ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☐ Historical value

☐ Scientific value  ☐ Social value

☑ Not assessed for heritage values

Is the place in a Heritage Overlay?

Ho3  North & West Melbourne Precinct

☐ Contributory to precinct  ☑ Not significant or contributory

☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'Determined Planning Applications
The planning application listed below relate to this property and has been determined:
TP-2013-260 - Demolition of existing building and construction of a five storey residential building with a reduction in the car parking provision.
This application was made on 22nd of April, 2013. Its status is "Plans Endorsed" and it was decided on 18th of July, 2014.'

Property number: 105093
**West Melbourne Heritage Review**

**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Ireland Street</th>
<th>86 - 90</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Notes:</td>
<td>Not assessed.</td>
</tr>
<tr>
<td>What is the heritage grading (A-D, 1-3) of the place (if any)?</td>
<td>Existing grading: _</td>
</tr>
<tr>
<td>What date or era does the place express (if any)?</td>
<td>Creation date (if available)? 2009</td>
</tr>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
<tr>
<td>What are the heritage values of the place (if any)?</td>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
<tr>
<td>Is the place in a Heritage Overlay?</td>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>Contributory to precinct</td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
<tr>
<td>What are the historic themes represented by the place?</td>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'3 storey brick apartment building. Built & sub-divided 2009.'

**Property number:** 105092

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<table>
<thead>
<tr>
<th>Ireland Street</th>
<th>92</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Notes:</td>
<td>Original fence removed (part side fence existing?); verandah detail gone, reducing integrity - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</td>
</tr>
<tr>
<td>What is the heritage grading (A-D, 1-3) of the place (if any)?</td>
<td>Existing grading: D</td>
</tr>
<tr>
<td>What date or era does the place express (if any)?</td>
<td>Creation date (if available)? 1875-1900</td>
</tr>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
<tr>
<td>What are the heritage values of the place (if any)?</td>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
<tr>
<td>Is the place in a Heritage Overlay?</td>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>Contributory to precinct</td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
<tr>
<td>What are the historic themes represented by the place?</td>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

**Recommendations (if any)**


**References (if any):**

Heritage Places Inventory July 2015

D3

MMBW

DP704- 1895 shown

i-Heritage search results: Abstract of Building Identification Form (BIF)

92 IRELAND STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level B 3
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the fence, verandah roof and structure and unpainted decorative brickwork.
Statement of Significance
Not Assessed
Recommended Alterations
Gate, verandah detail (inappropriate - reinstate original design or sympathetic alternative)

North and West Melbourne Conservation Study (1983)
Graded D.
BIF 1985 shows ‘D’ grade selected and later crossed out, with ‘B’ selected.

Sands & McDougall Directory of Victoria
1930
92 Vanselow, Fredk.
94 Russell, Josh.
96 Mitchell, C. C.
98 Ward, Patrick
100 O’Day, Jas. P.
102 Ness, Alex.
104 Fettes, Royston E.

Survey Notes:
Distinctive vermiculation and iron details - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900

What are the heritage values of the place (if any)?

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
MMBW
DP704- 1895 shown

North and West Melbourne Conservation Study (1983)
Graded D
BIF 1985 for 92 (pair with 94) shows ‘D’ grade selected and later crossed out, with ‘B’ selected

i-Heritage search results: Abstract of Building Identification Form (BIF)
94 IRELAND STREET WEST MELBOURNE 3003
Heritage Gradings
West Melbourne Heritage Review

SURVEYED PLACES

Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date: Adopted
Building and History Information
Architectural Style: Victorian
Period: 1876-99 - Victorian

Construction Date
Source for Construction Date
Architect
Builder: Not assessed
First Owner
Integrity: Fair
Condition: Fair
Original Building Type: Residence
History: Not assessed

Description/Notable Features
Notable features include the verandah decoration, and verandah roof and structure.

Statements of Significance
Not assessed

Recommended Alterations
Door replaced, fence replaced (inappropriate - reinstate original design or sympathetic alternative)

Sands & McDougall Directory of Victoria
1930
92 Vanselow, Fredk.
94 Russell, Josh.
96 Mitchell, C. C.
98 Ward, Patrick
100 O'Day, Jas. P.
102 Ness, Alex.
104 Fettes, Royston E.

Property number: 105090

Ireland Street
96
Grosvenor

Survey Notes:
Distinctive parapet details - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era?
☑ Victorian-era
☐ Early Victorian-era
☐ Edwardian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

MNBW
DP704-1895 shown

i-Heritage search results: Abstract of Building Identification Form (BIF)
96 IRELAND STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

Graeme Butler & Associates 2015: Appendix 2: 517
SURVEYED PLACES

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date Source for Construction Date
Architect Builder Not Assessed
First Owner Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the verandah decoration, verandah roof and structure and unpainted decorative brickwork.
Statement of Significance
Not Assessed
Recommended Alterations
Fence replaced (inappropriate - reinstate original design or sympathetic alternative)

Sands & McDougall Directory of Victoria
1930
92 Vanselow, Fredk.
94 Russell, Josh.
96 Mitchell, C. C.
98 Ward, Patrick
100 O’Day, Jas. P.
102 Ness, Alex.
104 Fettes, Royston E.

Ireland Street 98 Yangtsze

<table>
<thead>
<tr>
<th>Survey Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security shutters added since c1999; new stucco over original face brick; bricks painted over on side wall, all reducing integrity - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level: 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Streetscape Level: 2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available): 1912?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Victorian-era</td>
</tr>
<tr>
<td>□ Edwardian-era</td>
</tr>
<tr>
<td>□ Post WW2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Aesthetic value</td>
</tr>
<tr>
<td>□ Scientific value</td>
</tr>
<tr>
<td>□ Not assessed for heritage values</td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>✅ Contributory to precinct</td>
</tr>
<tr>
<td>□ Significant individually</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

<table>
<thead>
<tr>
<th>MMBW</th>
</tr>
</thead>
<tbody>
<tr>
<td>DP704- 1895</td>
</tr>
<tr>
<td>98 vacant land</td>
</tr>
</tbody>
</table>

i-Heritage search results: Abstract of Building Identification Form (BIF)
98 IRELAND STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
The house at 98 Ireland Street first appears in the Sands & McDougall directory for 1912, listed as 'vacant'. The first occupant was Robert Yound, who lived there until 1913. He was succeeded by James Brown, who is listed as the occupant from 1914 to 1917.

**Description**

Yangtsze is a single storey cottage in the Victorian Survival style. The walls are of constructed of rendered masonry and the roof is concealed behind a balustraded parapet. The facade has an entrance door and a pair of timber framed double hung sash windows with rendered sills are to one side of the timber door. The balustraded parapet which has a central pediment bearing the name 'Yangtsze' in raised lettering, and ornamented with paterae and a vermiculated panel. A brick chimney with terracotta pots penetrates the roof. The fence is not original.

**Significance**

Yangtsze, at 98 Ireland Street, West Melbourne, is of local historical and aesthetic interest. The house is representative of a minor phase of residential development in West Melbourne. Largely Victorian in detail and decoration but constructed c1911, the house is a particularly ornate example of the so called Victorian Survival style and makes a positive contribution to the streetscape.

**Recommended Alterations**

Upgraded from E to D. The building is representative of its type. Although erected in 1911, its Victorian form and detailing are important elements in the largely Victorian streetscape.

**Property number:** 105088

---

**Sands & McDougall Directory of Victoria**

1915

...  
96 Johnston, Benjamin  
98 Brown, James  
100 Buckle, Moreton  
102 Hands, Joseph

1930

92 Vanselow, Fredk.  
94 Russell, Josh.  
96 Mitchell, C. C.  
98 Ward, Patrick  
100 O'Day, Jas. P.  
102 Ness, Alex.  
104 Fettes, Royston E.

**City of Melbourne Valuers Books**

1915, 799  
James Brown owner-occupier 5 room 21x112 £32 x-out to 36

**City of Melbourne Heritage Review (1999)**

History
Ireland Street

Survey Notes:
Security shutters fitted to windows, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: D
- Proposed Grading: D

What date or era does the place express (if any)?
- Creation date (if available): 1900-1918
- Creation era:
  - ☑ Edwardian-era
  - ☐ Victorian-era
  - ☐ Interwar
  - ☐ Post WW2

What are the heritage values of the place (if any)?
- ☑ Aesthetic value
- Historical value
- ☐ Scientific value
- 社会性
- ☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct
  - ☑ Contributory to precinct
  - ☐ Not significant or contributory
  - ☐ Significant individually
  - ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
- MMBW DP704- 1895 vacant land
- i-Heritage search results: Abstract of Building Identification Form (BIF) 100 IRELAND STREET WEST MELBOURNE 3003
- Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
  - Building and History Information
  - Architectural Style Edwardian
  - Period 1900-15 - Edwardian
  - Construction Date
  - Source for Construction Date
  - Original Building Type Residence
  - History Not Assessed
  - Description/Notable Features
  - Notable features include the fence, verandah decoration and verandah roof and structure.
  - Statement of Significance Not Assessed
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Ireland Street</th>
<th>102</th>
<th>Fortuna</th>
</tr>
</thead>
</table>

**Survey Notes:**
Arch gone from parapet, reducing integrity - see 100 Ireland Street as restoration evidence? Otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 3

**Proposed Streetscape Level:** 2

---

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available):</th>
<th>1900-1918</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era:</td>
<td></td>
</tr>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

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**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

---

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributory to precinct</td>
</tr>
<tr>
<td>Significant individually</td>
</tr>
</tbody>
</table>

---

**What are the historic themes represented by the place?**

8.2 Housing the population

---

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

---

**References (if any):**

- MMBW
  - DP704- 1895
  - vacant land

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 102 IRELAND STREET WEST MELBOURNE 3003
  - Building Grading Streetscape Level Laneway Level
  - D 3
  - Conservation Study Details
  - Precinct Conservation Management Plan

Graeme Butler & Associates 2015: Appendix 2: 521
**SURVEYED PLACES**

| Ireland Street | 104 |

**Survey Notes:**
Arch gone from parapet, reducing integrity - see 100 for restoration? corner site, adding prominence; new iron fence - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: D | Proposed Grading: D |

| Existing Streetscape Level: 3 | Proposed Streetscape Level: 2 |

**What date or era does the place express (if any)?**

- Creation date (if available): 1900-1918
- Creation era:
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- [ ] MMBW
  - DP704- 1895
  - vacant land

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 104 IRELAND STREET WEST MELBOURNE 3003
  - Heritage Gradings
  - Building Grading Streetscape Level Laneway Level
  - D 3
  - Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure
Statement of Significance Not Assessed
Recommended Alterations
Parapets altered (inappropriate - reinstate original design)
Fences, parapet urns (inappropriate - reinstate original design or sympathetic alternative)
Other Comments

North and West Melbourne Conservation Study (1983)
BIF 1985 shows group with wire fences, potentially early.

**Property number:** 105085
### Ireland Street 108

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- Creation date (if available): 2015-
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
5.3 Developing a large, city-based economy

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne Planning Register Online
'TP-2010-749/A Buildings and works (partial demolition of existing two-storey building and renovations and building extensions and additions), use of part of the ground floor as a food and drink premises and reduction...'- Amend Permit - 30/09/2014 (major change to application)

**Property number:** 105084

### Ireland Street 109 -129

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- Creation date (if available): 1995
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
'A two storey concrete office building built and subdivided in 1995.'

**Property number:** 105083
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Jeffcott Street</th>
<th>at King St</th>
<th>City Living sculpture</th>
</tr>
</thead>
</table>

**Survey Notes:**

Sculpture consists of five naked figures, including an infant, balanced against half disks attached to a central column. Two of the disks feature iconography that links this 'family' to both the domestic space and the city fabric - a large piece set on an imposing concrete base.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: -</th>
<th>Proposed Grading: -</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streetscape Level: -</td>
<td>Proposed Streetscape Level: -</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1995
- Creation era:
  - Early Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

10.1 Arts and creative life in the city

**City of Melbourne online maps**

**Title:**

City Living

**Makers Details:**

Melbourne artist Andrew Rogers came to sculpture following a career in business. His work is well represented on Melbourne's streets, but he has been particularly successful internationally. His work has been commissioned in the Middle East, Europe and the Americas. Two of his largest works are installed in the Arava Desert, Israel, and the Atacama Desert, Chile.

**Description:**

Cast in Fitzroy's Meridian Foundry, the sculpture consists of five naked figures, including an infant, balanced against half disks attached to a central column. Two of the disks feature iconography that links this 'family' to both the domestic space and the city fabric. While this is a large piece set on an imposing concrete base, a certain lightness is achieved through the aerial poses of the figures.

City Living was donated to the City of Melbourne in 1996.

**Date Created:** 1995

**Property number:** unknown

**Recommendations (if any):**

None.

**References (if any):**

- e-melbourne
  - Andrew Rogers Bronze sculpture
  - 1995
  - Corner of King and Jeffcott Streets, West Melbourne
  - Melbourne artist Andrew Rogers came to sculpture following a career in business. His work is well represented on Melbourne's streets, but he has been particularly successful internationally. His work has been commissioned in the Middle East, Europe and the Americas, and two of his largest works are installed in the Arava Desert, Israel, and the Atacama Desert, Chile. In June 1995, Central Equity Homes commissioned Rogers to design a sculpture to locate outside their West Melbourne residential development. The 6.5-metre City Living is the result of that commission. Cast in Fitzroy's Meridian Foundry, the sculpture consists of five naked figures, including an infant, balanced against half disks attached to a central column. Two of the disks feature iconography that links this 'family' to both the domestic space and the city fabric. While this is a large piece set on an imposing concrete base, a certain lightness is achieved through the aerial poses of the figures. City Living was donated to the City of Melbourne in 1996.
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Jeffcott Street</th>
<th>16 -32</th>
<th>Flagstaff Square</th>
</tr>
</thead>
</table>

Survey Notes:

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: -  Proposed Grading: -

**Exisitng Streetscape Level:** -  Proposed Streetscape Level: -

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D  Proposed Grading: C

**Exisitng Streetscape Level:** 3  Proposed Streetscape Level: 3

**What is the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Scientific value

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- Heritage Places Inventory June 2015
- 13-17 Graded D3

**City of Melbourne online maps**

'1 storey brick Edwardian building. Refurbished 1996.'

**Lewis, M. Australian Architecture Index:**

'77464 Joel, William Clayton - 120 King Street Joel, William Clayton West Melbourne VIC Factory 1912 08 24'
SURVEYED PLACES

i-Heritage search results: Abstract of Building
Identification Form (BIF)
9 TO 17 JEFFCOTT STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Factory
History Not Assessed
Description/Notable Features
Notable features include brick corbel at parapet.
Statement of Significance Not Assessed
Recommended Alterations
Windows blocked (inappropriate - reinstate original design or sympathetic alternative), bricks painted (inappropriate - remove by approved method), signs (inappropriate - remove or reinstate sympathetic alternative).

(2001 image shows as existing )

Hermes
Record 10007 Accessed 2015- 11-17 JEFFCOTT STREET
WEST MELBOURNE, MELBOURNE CITY
Heritage Inventory only: 'Comments: 1 & 2 storey brick building
1866 map shows building on site, fronting Jeoffcott St.
1905 -one- and two-storey buildings on site.'
Record 10006
19 Jeoffcott St- Heritage Victoria -Delisted Heritage Inventory site

City of Melbourne Planning register online search
9-17 Jeoffcott Street WEST MELBOURNE VIC 3003
'Permit Number Description Date Lodged
TP-2004-914 Part demolition and construction of alterations at ground floor level to the existing office building 7/09/2004
TP-1995-603 Change of use from warehouse to offices 29/06/1995.'

National Library of Australia
Catalog entry:
includes Electric welding -- Victoria -- History.
Electrical engineering -- Victoria -- History.'

Newspapers:
'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 9 March 1899
'MANUFACTURE OF ELECTRICAL PLANT.
TO THE EDITOR OF THE AGE.
Sir, — We noticed in "The Age" of yesterday in the letter
by the Hydraulic Power Company addressed to the City Council, and published, in your paper, that they stated they did not know of any electrical plant manufacturers.
We would like to correct this, as at present we are manufacturing one 2 h.p. electric motor, and 8 h.p. electric motor, and 15 h.p. electric generator, one 40 h.p. electric generator; and these- are for firms who have had our manufactured electric plants working for several years. We have also sent plants to New Zealand and South Australia.—
Yours. &c
W. CLAYTON-JOEL and Co.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 21 November 1907
'ELECTRICAL MACHINERY.
TO SUB EDITOR OP THE AGE.
Sir, — Several times recently we have read reports in your esteemed paper stating that electrical machinery could not be made here. We wish to say emphatically that electrical machinery can be manufactured here, and that we have for the last seventeen years manufactured same for all- purposes.
What we require to build this industry up to a proper footing is a protective duty of not less than 25 per cent., as in the old Victorian tariff. A bonus given for articles made would not meet the difficulty, as prejudice (which is steadily- dying out) is yet so strong that we should not have a chance while the importers are allowed to bring in machinery under a ridiculous 10 per cent, duty, as at present proposed. Trusting that a more reasonable view of this important industry will be taken by our legislators. — Yours. &c...
WM. CLAYTON-JOEL and Co.
18th November.'

'The Sydney Morning Herald' (NSW : 1842 - 1954) Tuesday 9 August 1910
'The Huddart Parker liner "Ulimaroa" is to have the Marconi wireless, apparatus installed almost immediately. The preliminary work is now being carried out by Messrs Clayton Joel and Co- electricians. The vessel arrived on Saturday from New Zealand ports ...Up to the present no purely coastal steamer carries the system although the Makura of the Union line, which was engaged in Canadian Australian service and is now running between New Zealand Hobart and Melbourne has had wireless equipment for some time. The equipment ...in view of the early establishment of the shore stations by the Commonwealth Government.'

Sands & McDougall Directory of Victoria
1942
CLAYTON-JOEL & CO
11-17 Electrical Engineers
See our Special Announcement — Front of Directory — INDUSTRIAL BIOGRAPHIES.

1935
11 Scott, Mrs Elizabeth
13-17 Joel, Clayton & Co, electl engineers

1930
11 Scott, Mrs Elizabeth
13-17 Clayton, Joel & Co, electrical engineers

1925
11 Scott, Mrs Elizabeth
### SURVEYED PLACES

**13-17 Clayton-Joel & Co. elect engrs**
39-47 Service, Jas., & Co's bulk stores
63 Keep Bros & Wood

1915
S SIDE
Off 379 King st
11 Scott, Mrs Eliztb
17 Coon, Mrs Lavinia
13-17 Clayton-Joel, Sons- & Co. elect engrs
19

1904
11 Scott, Mrs Elisbtb
17 Nylen, Henry E.
McCoop, Mrs Lavinla
19 Oastler A Montgomerle, aerated water mfrs
Montgomerte’s Brwry Co

---

**City of Melbourne Valuers Books**
1915, 2112 Joel, William & Company (also have 11 Jeffcott store house? £40)
B workshop 30x80 £40 x-out to £30

**Property number:** 105103

---

**Jeffcott Street**

<table>
<thead>
<tr>
<th>19</th>
<th>41</th>
<th>Royal Flagstaff</th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>Early Victorian-era</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Victorian-era</th>
<th>Edwardian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

**Is the place in a Heritage Overlay?**
No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
(Surveyed as 33 Jeffcott Street)

*City of Melbourne online maps*

'Royal Flagstaff:
14 storey and two 4 storey buildings containing 145 residential apartments plus basement car parking. Built 1996.'

**Property number:** 105104
## Surveyed Places

<table>
<thead>
<tr>
<th>Property</th>
<th>Number</th>
<th>Address</th>
<th>Survey Notes:</th>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jeffcott Street</td>
<td>33</td>
<td>34-36</td>
<td>Not assessed.</td>
<td>8.2 Housing the population</td>
</tr>
<tr>
<td>Royal Flagstaff</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Royal Flagstaff</td>
<td>34</td>
<td>33-53 Batman Street</td>
<td>Redevelopment, Neo-Grec style, façade only remains, reducing integrity; refer to i-Heritage search results:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>36</td>
<td>Burnside, W. K., Pty Ltd</td>
<td>Abstract of Building Identification Form (BIF) in References below.</td>
<td></td>
</tr>
</tbody>
</table>

### Jeffcott Street 33
- **Survey Notes:**
  - Not assessed.
- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: -
  - Proposed Grading: -
- **Existing Streetscape Level:** -
  - Proposed Streetscape Level: -
- **What date or era does the place express (if any)?**
  - Creation date (if available): 1996
  - Creation era: 
    - Early Victorian-era
    - Victorian-era
    - Edwardian-era
    - Post WW2
- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Social value
  - Scientific value
- **Contributory to precinct:**
  - Not significant or contributory
- **Proposed for a Heritage Overlay:**
  - No
- **Recommendations (if any):**
  - None.
- **References (if any):**
  - Surveyed as 33 Jeffcott Street
  - City of Melbourne online maps
  - Melbourne planning scheme
  - Heritage Places Inventory July 2015
  - Melbourne Commander
  - Melbourne commander
  - Melbourne commander

### Royal Flagstaff
- **Survey Notes:**
  - Not assessed for heritage values.
- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: D
  - Proposed Grading: D
- **Existing Streetscape Level:** 3
  - Proposed Streetscape Level: 3
- **What date or era does the place express (if any)?**
  - Creation date (if available): 1925, 1933
  - Creation era:
    - Early Victorian-era
    - Interwar
    - Post WW2
- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Scientific value
  - Social value
- **Contributory to precinct:**
  - Not significant or contributory
- **Proposed for a Heritage Overlay:**
  - No
- **Recommendations (if any):**
  - Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows:
    - Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.
- **References (if any):**
  - Melbourne Commander
  - City of Melbourne GIS property data has listed in HO770
  - 33-53 Batman Street, West Melbourne - see 'Melbourne Commander'.
### Surveyed Places

**Planning Scheme** map 8 heritage overlay

**Melbourne University Archives**
Clements Langford Pty Ltd collection:
'Burnside, Messrs. W.K. Pty. Ltd 34 Westcott Street, West Melbourne Oakley and Parkes, Melbourne 1933'.

**i-Heritage search results:** Abstract of Building Identification Form (BIF)
34 TO 44 JEFFCOTT STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 0
Conservation Study Details
Precinct Conservation Management Plan
Central Activities District Conservation Study N/A
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date
Architect
Builder
First Owner N/A
Integrity Fair
Condition Fair
Original Building Type Warehouse
History
Description/Notable Features
Statement of Significance
Recommended Alterations
Other Comments N/A

### Sands & McDougall Directory of Victoria

1942
34-44 Burnside, W. K., Pty Ltd euc oil distillers
46 Murphy, Patk.
48 Stokes, Geo. G.
Boughton pl

1935
26-32 Private Garage
34-44 Burnside, W. K., Pty Ltd, gcrs' sndrs
46 O'Shea, Thos.
48 Levie, Wm.
Boughton pl

1930
34-36 Burnside, W. K., Pty Ltd, euc oil & gen merchants
40 Flynn, Miss R. A.

1925
Factory being built

**Property number:** 569276

### Jeffcott Street

**Survey Notes:**
Redevelopment, Neo-Grec style, façade only remains, reducing integrity- refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

**Exisitng Streetscape Level:** -
**Proposed Streetscape Level:** 3

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>1925</th>
</tr>
</thead>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Early Victorian-era</th>
<th>Interwar</th>
<th>Post WW2</th>
</tr>
</thead>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

### Recommendations (if any)

Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.

Revise Heritage Places Inventory July 2015.

### References (if any):

- Heritage Places Inventory July 2015
  - No listing.
  - See Jeffcott Street 34-36 D 3

- Melbourne planning scheme
  - City of Melbourne GIS property data has listed in HO770
### Surveyed Places

33-53 Batman Street, West Melbourne - see 'Melbourne Planning Scheme' map 8 heritage overlay

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

<table>
<thead>
<tr>
<th>Building Grading</th>
<th>Streetscape Level</th>
<th>Laneway Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>D 0</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Conservation Study Details**
- Precinct Conservation Management Plan
- Central Activities District Conservation Study N/A
- Conservation Study: Study and Date, Status
- Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

**Building and History Information**

<table>
<thead>
<tr>
<th>Architect</th>
<th>Builder</th>
<th>First Owner</th>
<th>Integrity</th>
<th>Condition</th>
<th>Original Building Type</th>
<th>History</th>
<th>Description/Notable Features</th>
<th>Statement of Significance</th>
<th>Recommended Alterations</th>
<th>Other Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fair</td>
<td>Fair</td>
<td>Warehouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sands & McDougall Directory of Victoria**

1942
34-44 Burnside, W. K., Pty Ltd euc oil distillers
46 Murphy, Patk.
48 Stokes, Geo. G.
Boughton pl

1935
26-32 Private Garage
34-44 Burnside, W. K., Pty Ltd, grcrs' snhrs
46 O'Shea, Thos.
48 Levine, Wm.
Boughton pl

1930
34-36 Burnside, W. K., Pty Ltd, euc oil & gen merchants
40 Flynn, Miss R. A.

1925
Factory being built

**Survey Notes:**

- Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>Creation era</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td>Early Victorian-era</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

- None.

**References (if any):**

- City of Melbourne online maps
- "3 storey brick apartment building with 1 level of basement parking. Built 1995. This property contains 32 residential properties."

**Property number:** 603439
**SURVEYED PLACES**

| Jeffcott Street | 48 |

Survey Notes:

Not contributory to Heritage Overlay 770.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: - | Proposed Grading: - |

Existing Streetscape Level: -

Proposed Streetscape Level: -

What date or era does the place express (if any)?

| Creation date (if available)? 2009 |

| Creation era? |

- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

Recommendations (if any)

Remove from Heritage Overlay area HO770: revise the Heritage Overlay mapping and name in the Heritage Overlay schedule as proposed with addresses of identified contributory elements: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.

References (if any):

Melbourne planning scheme

City of Melbourne GIS property data has listed in HO770 33-53 Batman Street, West Melbourne - see 'Melbourne Planning Scheme' map 8 heritage overlay.

City of Melbourne online Maps

See 48 Jeffcott Street, West Melbourne 'Building Details:
2 storey concrete townhouse built 2009.
Primary landuse:
Dwelling
<table>
<thead>
<tr>
<th>Place</th>
<th>Property number</th>
<th>Survey Notes</th>
<th>Heritage Grading (A-D, 1-3)</th>
<th>Creation date (if available)</th>
<th>Is the place in a Heritage Overlay?</th>
<th>Heritage Values</th>
<th>Historic Themes</th>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jeffcott Street 55</td>
<td>Not assessed.</td>
<td>Existing grading: - Proposed Grading: -</td>
<td>Creation era? - Early Victorian-era - Interwar - Edwardian-era - Post WW2</td>
<td>2014</td>
<td>No</td>
<td>Not assessed for heritage values</td>
<td>8.2 Housing the population</td>
<td>None.</td>
</tr>
<tr>
<td>Cityside 56-60</td>
<td>Not assessed.</td>
<td>Existing grading: - Proposed Grading: -</td>
<td>Creation era? - Early Victorian-era - Interwar - Edwardian-era - Post WW2</td>
<td>2009</td>
<td>No</td>
<td>Not assessed for heritage values</td>
<td>8.2 Housing the population</td>
<td>None.</td>
</tr>
</tbody>
</table>
West Melbourne Heritage Review

SURVEYED PLACES

Posted in 2009
Properties For Lease at 'Cityside'

'MICM Property is currently leasing the newly completed CitySide building, located at 58 Jeffcott Street, West Melbourne. CitySide is only one block from all the excitement of the Melbourne CBD as well as just metres from the tranquillity of Flagstaff Gardens. CitySide is also just a short walk to the famous Queen Vic Market, Docklands Stadium, RMIT Uni and Melbourne Uni.'

Proposed Grading: -

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -
Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available): 1962
Creation era?
☐ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☑ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☐ Historical value
☐ Scientific value
☒ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☑ Contributory to precinct
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.3 Developing a large, citybased economy

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'A three storey brick office building. Built in 1962.'

Property number: 105111

Survey Notes:
Not assessed.

Jeffcott Street
66-68

Property number: 105109
West Melbourne Heritage Review

SURVEYED PLACES

Jeffcott Street 67-73 Art Production Pty. Ltd., former

Survey Notes:
Redevelopment in 1995 of two Interwar warehouses; bricks painted over, openings changed, reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1995 (renovation) Creation era?
[ ] Victorian-era [ ] Edwardian-era [ ] Interwar [ ] Post WW2

What are the heritage values of the place (if any)?
[ ] Aesthetic value [ ] Historical value [ ] Social value [ ] Scientific value

[ ] Contributory to precinct [ ] Not significant or contributory

[ ] Significant individually [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Building Details:
Two co-joined two storey brick former warehouses. Refurbished and sub-divided into two office units in 1995.'

MMBW
DP 724 c1895 row houses and Caledonian Hotel site.

Sands & McDougall Directory of Victoria
1942 67-73 Art Prdctn Py Ld, art frshngs mftrs
1930 67-73 Art Production Pty Ltd, furn mftrs

Jeffcott Street 76

Survey Notes:
Visually related addition to corner Victorian-era building at 362-364 Spencer Street, but reducing its integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 2001 Creation era?
[ ] Victorian-era [ ] Edwardian-era [ ] Interwar [ ] Post WW2

What are the heritage values of the place (if any)?
[ ] Aesthetic value [ ] Historical value [ ] Social value [ ] Scientific value

[ ] Contributory to precinct [ ] Not significant or contributory

[ ] Significant individually [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'An early Victorian two storey rendered brick shop and residence. Refurbished and subdivided into one shop and three residential units in 2001.'

Property number: 105107

Graeme Butler & Associates 2015: Appendix 2: 534
**Surveys Melbourne Heritage Review**

**Surveyed Places**

<table>
<thead>
<tr>
<th>Jeffcott Street</th>
<th>81-141 near</th>
<th>Elms (x6), street trees</th>
<th>Property number: unknown</th>
</tr>
</thead>
</table>

Survey Notes:

Part elm avenue x6 as planted in Victorian-era, adjoining and contributory to significant Sands & McDougall complex some in poor health. See Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>C</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: -

Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available): 1875-1900

Creation era:

- [x] Victorian-era
- [ ] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value

Is the place in a Heritage Overlay?

No

Proposed: Elms (x6), street trees, near 81-141 Jeffcott Street, West Melbourne

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 6.6 Streetmaking, drainage and river works
- 7.2 Cultivating the 'Garden City' aesthetic

Recommendations (if any)

Proposed Heritage Overlay or Vegetation Protection Overlay: Elms (x6), street trees, near 81-141 Jeffcott Street, West Melbourne;

Revise Heritage Places Inventory July 2015.

References (if any):

City of Melbourne online maps

MMBW: DP724 c1895- street trees shown - approx. 17/14 per side

1945 Aerial Image: approx. 11 trees shown here
West Melbourne Heritage Review

SURVEYED PLACES

Jeffcott Street 102 Sands and McDougall Pty. Ltd. complex, part

Survey Notes:

Old form, bricks painted over, openings changed, reducing integrity; contributory to Sands & McDougall complex - refer Statement of Significance

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What  date or era does the place express (if any)?

Creation date (if available)? 1914

Creation era? □ Early Victorian-era

□ Victorian-era □ Interwar

☑ Edwardian-era □ Post WW2

What are the heritage values of the place (if any)?

□ Aesthetic value ☑ Historical value

□ Scientific value □ Social value

□ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO771 355 Spencer Street, West Melbourne

☑ Contributory to precinct □ Not significant or contributory

□ Significant individually □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Overlay area HO771 name and address to reflect the identified contributory elements in this report:‘Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street’, as mapped.

References (if any):

Melbourne planning scheme
City of Melbourne GIS property data has listed in HO770 33-53 Batman Street, West Melbourne - see ‘Melbourne Planning Scheme’ map 8 heritage overlay

i-Heritage, Heritage Places Inventory June 2015

No listing.

MMBW

DP724 1895 vacant site adjoining Sands and McDougall.

Lewis, M. Australian Architecture Index:

‘72603 McDonald, R - Hosier Lane Sands & McDougall West Melbourne VIC brick factory cnr. Adderley & Jeffcott Peck, A 1908 05 10 City of Melbourne registration no 873 [Burchett Index]. Fee 6.0.0

77466 Reynolds Bros - 118 Rose Street Fitzroy Sands & McDougall West Melbourne VIC City of Melbourne registration no 4862 [Burchett Index]. Fee 6.0.0 two-storey brick factory Peck, A & H 1914 04 21’

(See similar factories adjacent to North Melbourne Cricket Ground-also by Peck)

Glen Eira Historical Society web site, 2015

‘Thomas Watts

Born in England in 1827 Watts was a Foundation member and President of The Victorian Institute of Architects. He built “Glen Huntly” the first architect designed home in Caulfield on the site of what is now Holy Cross Church in Glen Huntly Rd. The first Shire President, Watts is credited with setting the standard for municipal work in the Caulfield District. Amongst his local designs are Glen Eira and The Rosstown Sugar Mill.’

GENANZ-L Archives web site 2015

‘Debra Buchanan 2003, descendent

Thomas was born in Chipping Sodbury England on 28/1/1827 and emigrated to Australia in 1853 on board the Protector. He built a house known as “Glen Huntley” in Caulfield. He was originally with a firm known as Russell & Watts but the partnership dissolved and he continued with his own practice with his sons Harry & James. Many of their buildings are now under National Heritage orders. Thomas was one of the founders of the Victorian Institute of Architects, Melbourne’s first city surveyor and President of Caulfield Shire in 1871.’

Sands & McDougall Directory of Victoria

1942

N side

Spencer

108 New Record Mchnry Py Ld, cnrcte mxing machnry mnfrs

110-14 Storage only

Adderley at

1935

Spencer st

Sands & McDougall Pty ltd

108 Joyce Bros Ltd,sack mis

110-14 McPherson’s Pty Ltd store

Adderley at

1930

Sands & McDougall Pty ltd

108 Austn Metal Equipment Co P/L engnrs

110-14 McPherson’s Pty Ltd store

1925

N side

Spencer

Sands & McDougall Pty Ltd (factory

108-114 McPherson Pty Ltd, fctry,

Sands & McDougall Pty Ltr. Cardboard box manufactory

Graeme Butler & Associates 2015: Appendix 2:  536
Statement of Significance for proposed Sands and McDougall Pty Ltd. complex

What is significant?

Sands and Kenny (1857-61) and Sands and McDougall, (1862-c1974) were the publishers of the directory to commercial and general Melbourne, later, the Melbourne and suburban directory and the 'Directory of Victoria' providing the longest issue of any other directory publisher in Victoria. They also published a directory of Canberra.

From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West (No.46) and stores in Little Finders Street, their expansion provided for the erection of this factory building to the design of Thomas Watts and Sons, by builder F. Lavers of Hawthorn. Products made there included cardboard and paper containers, maps, those associated with book binding and general stationery and letterpress printing was combined with general publishing.

Thomas Watts and Sons accepted tenders for erection of the adjoining 3 level warehouse in Spencer Street, Melbourne in 1900 for Sands and McDougall Ltd. In 1914 Reynolds Bros of 118 Rose Street Fitzroy erected a factory for Sands and McDougall West Melbourne in Jeffcott Street designed by A and H Peck.

The design firm, Thomas Watts and Sons, is also known for commercial buildings, such as Robb's Building (1866) formerly in Collins Street; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in McKillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne (since renovated as apartments).

Reputedly riveted wrought-iron columns and beams are the internal structure with timber floors fire-proofed by the Traegerwellbech arched corrugated plate linings, with in combustible infill. The former Victoria Bond 565-71 Lonsdale Street, Melbourne - a five-storey store claimed as the first to use the all-wrought-iron frame combined with the Traegerwellbech system, 1887, since demolished. As befits its manufactory function, ornament derived from the Italian Renaissance is applied sparingly (refer later Laurens - Munster Terrace complex).

Contributory elements include:

Main wing 1888-9
• a grand six-storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;
• symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;
• cementsed parapet cormice and string moulds dividing the storeys;
• basalt sills and voussoirs to formerly double-hung sash window openings;
• bracketed cement hood over the entry;
• painted wall signs with the firm's name on north and south sides;
• contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.

Warehouse, Spencer Street 1900
• a three-storey, red brick and stucco parapeted warehouse adjoining the factory;
• symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by cemented parapet pediments, with flanking scrolls;
• cemented parapet cormice and string moulds dividing the storeys;
• basalt sills and voussoirs to formerly double-hung sash window openings;
• painted wall signs with the firm's name on north and south sides;
• contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality,

Openings altered with single pane glazing in place of double-hung sash windows, entry altered.

Jeffcott Street factory 1914
• face brick (bricks painted over) one level plus basement building set on stone paved lane between main building;
• double gabled parapeted roofline, corrugated iron clad roof behind;

Openings altered, entry altered.

Why is it significant?

Sands and McDougall Ltd. factory and warehouse complex is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Property number: unknown
**SURVEYED PLACES**

### Jones Place (57)

**Survey Notes:**
Not assessed. Dimase architects, conversion of industrial site to apartments.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: -  Proposed Grading: -

**Existing Streetscape Level:** -  **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

Creation date (if available)? 1997-8?

**Creation era?**
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
Application 3 lot subdivision in accordance with PS409734Y
Application Status Permit Issued Decision Permit 9/09/1997
Image by City of Melbourne.

**Property number:** 110851

---

### Jones Place (59)

**Survey Notes:**
Not assessed. Dimase architects, conversion of industrial site to apartments.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: -  Proposed Grading: -

**Existing Streetscape Level:** -  **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

Creation date (if available)? 1998?

**Creation era?**
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
’S9 Jones Place WEST MELBOURNE VIC 3003 (Zone GRZ1)
53-57 Jones Place WEST MELBOURNE VIC 3003 (Zone GRZ1)
application 3 lot subdivision in accordance with PS409734Y
Application Status Permit Issued Decision Permit 9/09/1997

**Property number:** 110852
## Surveyed Places

### Jones Place

**Survey Notes:**
Not assessed. Dimase architects, conversion of industrial site to apartments.

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<tr>
<th>Existing Streetscape Level</th>
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**What date or era does the place express (if any)?**

- Creation date (if available)? 1998
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**Recommendations (if any)**

None.

**References (if any):**

- City of Melbourne online maps
  - '61 Jones Place WEST MELBOURNE VIC 3003 (Zone GRZ1) application 3 lot subdivision in TP-1997-516
  - Application Status Permit Issued

- Image from City of Melbourne.

**Property number:** 110917

---

### King Street

**Survey Notes:**
Site of significant war memorial (see North and West Melbourne war memorial, Statement of Significance at Appendix 3) and hence socially significant as well as existing in the Victorian and Interwar periods. Unfenced, kerbing and landscape unrelated to significant period of North and West Melbourne.

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<tr>
<th>Existing Grading</th>
<th>Proposed Grading</th>
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<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
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</table>

**What date or era does the place express (if any)?**

- Creation date (if available)? 1919-1945
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 7.2 Cultivating the ‘Garden City’ aesthetic
- 6.6 Streetmaking, drainage and river works
- 13.1 Public recreation

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- City of Melbourne online maps
  - MMBW 1895: shown as fenced reserve
  - North Melbourne Parish Plan: not shown.
  - 1945 aerial: shown with planting.
King Street at Hawk and Victoria Stree
t North Melbourne War Memorial, King
and Victoria Street Reserve (relocated)

Survey Notes:
Refer Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: B

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1926
Creation era?
☐ Victorian-era ☑ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☐ Scientific value ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
15.2 Raising monuments
15.1 Remembering the past

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Victorian Heritage Database
'Vic. War Heritage Inventory' Place 155872
'Location:
King and Hawke Streets NORTH MELBOURNE,
MELBOURNE CITY, 3051
Local Government Area:
MELBOURNE CITY
Heritage Type:
Monument, Pillar
Description:
The North Melbourne War Memorial, on King and Hawke
 Streets, was erected by the North and West Melbourne Red Cross Society. The memorial comprises of a stone pillar dedicated to the First World War, Second World War, Korea, Malaya, Sabah Sarawak, Malaya and Vietnam. The inscription first engraved after the First World War reads, "In imperishable memory of Australia's sons who died in the cause of freedom in the Great War 1914-1918." 

Conflicts Commemorated:
- First World War 1914-18
- Second World War 1939-45
- Malayan Emergency 1948-60

Google Maps, 2015
Located as 95 Hawke Street, 37°48'18.8"S 144°56'55.3"E

Newspapers:
- 'The Argus' (Melbourne, Vic.: 1848 - 1957) Monday 13 December 1915
  CARNIVAL AT NORTH MELBOURNE
  On Saturday afternoon and evening a carnival was held on the North Melbourne Recreation reserve in aid of the North and West Melbourne Red Cross Society and the North Melbourne branch of the Lady Mayoress Patriotic League. At half past 2 o'clock a procession of stockmen, firemen children in fancy costume and various comical characters left the town hall, and proceeded to the reserve headed by the North Melbourne Vice Regal Band. On the ground cycling races were run and a burlesque football match between the Association and League and Army and Navy played. In addition to the president of the committee (Councillor Davidson), Mrs J K Troup (president of the ladies committee) Miss Clack (Hon treasurer) and Miss E Mulcahy and Mr V E McKenna (joint hon secretaries), took an active share in the carnival. In the evening there was another procession from the city to the reserve, where an excellent programme was gone through consisting of moving pictures, bind selection of songs exhibitions by the Darktown Fire Brigade, and other forms of amusement.

- 'The Argus' (Melbourne, Vic.: 1848 - 1957) Monday 12 July 1926
  ANZAC'S PLACE IN BRITAIN.
  SPEECH BY LORD SOMERS.
  North Melbourne War Memorial.
  The unveiling of the granite column erected by the North and West Melbourne Red Cross Society at the corner of Victoria and Errol streets, North Melbourne as a memorial to those who fell in the war, took place yesterday afternoon in the presence of a large gathering. The ceremony was performed by His Excellency the Governor (Lord Somers), and Lady Somers subsequently laid the first wreath at the base of the memorial. This was followed by others placed in memory of dead relations and friends until the flowers rose to a height of several feet. Lord Somers said: - "Perhaps it is appropriate that I, as the representative of the Mother Country - and who in a greater degree than the mothers, can feel pride and gratitude when her sons rally round her in the hour of her need - should be given the privilege of taking an active part in this service of commemoration. The name Anzac is carved deeply in that old mother's heart, and generations to come will know what that name means. They will know that Anzac means loyalty, unselfish service, and sacrifice. For those who mourn a personal loss we pray that their memories of past happiness, their just pride in the achievements of their dead, and the possession of our deepest sympathy, may lighten the burden of their grief, and bring them peace. In the world of to-day, with its speed and swift changes, memory is likely to be short lived. But this memorial has a message which will go out to us day after day and year after year. It stands as a perpetual reminder of the men and women of our flesh and blood who, in a cause which they knew to be right, gave up their lives. Its message to us is to carry on their tradition, and to revive and keep alight that spirit of good fellowship, unselfish service, and self sacrifice which they exemplified. Only thus can those ideals for which they died be brought to fruition." 

Mr. Clement Davidson, president of the society, said that 1,240 men enlisted from North and West Melbourne, and of these 520 died on service. It was hoped that the sacred spot now dedicated would long be remembered as a memorial to their heroism. The memorial had cost £300 and this sum had been given by citizens. Mr. H. J. Martin, acting State president of the Returned Soldiers' League said that the men of the Australian Imperial Forces could only repair the loss of their fallen comrades to the community by living stronger lives in its service. The memorial should serve to call all Australians to maintain a citizenship which would be a pattern to all nations. Boy scouts and girl guides of various North and West Melbourne troops formed a guard of honour for Lord Somers. The children of all district Sunday schools were present. Prayer was offered by the Rev. R. C. M. Long, and the Rev. David Lewis read the Scriptures. The last Post was sounded by Mr. J. Page, and the Rev. D. Daley pronounced the Benediction. Singing was led by a united church choir, conducted by Mr. H. H. Alder, and music was supplied by the Returned Soldiers' Memorial Band, conducted by Mr. R. G. Abbott, and by the Footscray City Highland Pipe Band, conducted by Pipe-major J. Lawrie and Drum-major H. Hill.

The monument was erected by H. B. Corbin and Sons Pty. Ltd.

- 'The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 12 November 1926
  ARMISTICE DAY.
  IMPRESSIVE SERVICES.
  TWO MINUTES' SILENCE.
  WHOLE CITY HUSHED.....

Many citizens of North and West Melbourne assembled at the soldiers' monument at the corner of Errol and Victoria streets (no monument existing). The president of the North and West Melbourne Red Cross Society (Sir Clement Davidson) presided over the gathering and delivered an address. The Rev. Dr. Blackney also spoke and two minutes' silence was observed. Mr. Burt, of the Scottish Society, played the Lament, and Mr. W. Sampson, assistant scout master, of the 7th Melbourne Troop, played the Last Post.

Property number: unknown
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>King Street</th>
<th>339</th>
</tr>
</thead>
<tbody>
<tr>
<td>King Street</td>
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<table>
<thead>
<tr>
<th>Property number:</th>
<th>598268</th>
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</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
**Proposed Streetscape Level:** -

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<td>Creation date (if available)? 2005</td>
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<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>Victorian-era</td>
</tr>
<tr>
<td>Edwardian-era</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**
- Not assessed for heritage values
- Not significant or contributory

**Is the place in a Heritage Overlay?**
- No

**What are the historic themes represented by the place?**

5.3 Developing a large, citybased economy

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'Building Details:
A three storey concrete office and retail building. Built in 2005.'

---

**Property number:** 598269
## SURVEYED PLACES

### King Street 343

| Survey Notes: | Not assessed. |
| What is the heritage grading (A-D, 1-3) of the place (if any)? |  |
| Existing grading: | - |
| Proposed Grading: | - |
| Existing Streetscape Level: | - |
| Proposed Streetscape Level: | - |
| What date or era does the place express (if any)? |  |
| Creation date (if available)? | 2005 |
| Creation era? |  |
| Victorian-era | □ |
| Edwardian-era | ✔ Post WW2 |
| What are the heritage values of the place (if any)? |  |
| □ Aesthetic value | □ Historical value |
| □ Scientific value | □ Social value |
| ✔ Not assessed for heritage values |
| Is the place in a Heritage Overlay? | No |
| □ Contributory to precinct | ✔ Not significant or contributory |
| □ Significant individually | □ Proposed for a Heritage Overlay |
| What are the historic themes represented by the place? |  |
| 5.3 Developing a large, city-based economy |
| Recommendations (if any) | None. |
| References (if any): | City of Melbourne online maps |
| 'Building Details: 3 storey concrete office/retail building. Built 2005.' |

### King Street 346-352

| Survey Notes: | Not assessed. |
| What is the heritage grading (A-D, 1-3) of the place (if any)? |  |
| Existing grading: | - |
| Proposed Grading: | - |
| Existing Streetscape Level: | - |
| Proposed Streetscape Level: | - |
| What date or era does the place express (if any)? |  |
| Creation date (if available)? | 1981 |
| Creation era? |  |
| Victorian-era | □ |
| Edwardian-era | ✔ Post WW2 |
| What are the heritage values of the place (if any)? |  |
| □ Aesthetic value | □ Historical value |
| □ Scientific value | □ Social value |
| ✔ Not assessed for heritage values |
| Is the place in a Heritage Overlay? |  |
| HO3 North & West Melbourne Precinct |
| □ Contributory to precinct | ✔ Not significant or contributory |
| □ Significant individually | □ Proposed for a Heritage Overlay |
| What are the historic themes represented by the place? |  |
| 5.3 Developing a large, city-based economy |
| Recommendations (if any) | None. |
| References (if any): | City of Melbourne online maps |
| 'Building Details: 2 storey brick office building built 1981.' |

**Property number:**

598270

105368
SURVEYED PLACES

King Street 347 -349 Phoenix Clothing Company complex

Survey Notes:

Generally unchanged since Central Activities District Conservation Study - refer to Victorian Heritage Register Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: A

Existing Streetscape Level: 2 Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1854-1859

Creation era? ☑ Victorian-era ☐ Interwar ☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value ☐ Scientific value ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO475 Phoenix Clothing Company, 347-349 King Street & 4-8 Phoenix Lane, West Melbourne (Victorian Heritage Register)

☐ Contributory to precinct ☐ Not significant or contributory

☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.2 Melbourne as a trading port
5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Victorian Heritage Register H0801 Extent of Registration AMENDMENT OF REGISTER OF HISTORIC BUILDINGS Historic Building No. 801. The Former Phoenix Clothing Company, 347-349 King Street, Melbourne. (To the extent of all the buildings and land in part of Crown Allotment 9, Section 33, City of Melbourne, Parish of North Melbourne as shown hatched in Certificate of Title Volume 2730 Folio 1905).


- See more at: http://vhd.heritagecouncil.vic.gov.au/places/765 #sthash.2RnTi54Q.dpuf

i-Heritage search results: Abstract of Building Identification Form (BIF) 347 TO 349 KING STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme Butler, 1984 Adopted Building and History Information

Architectural Style Italianate Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed First Owner

Integrity Fair Condition Fair

Original Building Type Warehouse History Not Assessed

Description/Notable Features

Notable features include stone pilasters on ground level and stone/brick warehouse at rear.

Statement of Significance

Recommended Alterations Shopfronts/fanlight replaced and side windows/parapet altered (inappropriate - reinstate original design or sympathetic alternative), air unit added (inappropriate - remove). Other Comments

National Trust of Australia (Vic)

`Former Phoenix Clothing Factory - Group Classification

347-349 KING STREET WEST MELBOURNE 3003

Statement of Significance

Last updated on - August 23, 2005

Individual Statement of Significance : 347-349 King Street is an unusual three-storey stone and brick shop, residence and store complex, distinguished by its first floor loggia (the earliest known example) and its external integrity. The section facing King Street dates from 1854-1859, while the ground floor of the rear store section is probably of the 1860's. The building is part of a coherent mid 19th century commercial streetscape.

Additions to the rear of the building relate to its use by the Phoenix Clothing Company, an early 1870's Melbourne clothing factory. This building appears to be a very rare survivor in the Central Business District, and amongst the earliest known surviving factories in the state. In fact, the whole of the building has important historical associations with the notable Fenwick Brothers, who owned it from the 1850's and founded the Phoenix clothing Company in 1870.

Orlando Fenwick (1822-1897), who once lived on the premises, was a prominent Victorian clothing manufacturer and importer, and took a leading role in Melbourne harbour development schemes. He was also a Melbourne City Councillor over a long period, and Lord
The Phoenix factory was one of Melbourne’s larger and more highly mechanised nineteenth century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. It appears to be a very rare survivor of early Central Activities District Manufacturers and amongst the earliest known surviving factories in the state. It is the only early Melbourne clothing factory which is known to survive. It is a survivor of an industry which has been especially important in Victoria’s history, particularly in relation to the issues of protection and industrial legislation. This industry is also of key importance to new fields of historical research, such as the development of assembly line production processes and women in the workforce.

The essential design and structure of the complex provides a substantially intact representation of contemporary factory design and working conditions, and of aspects of nineteenth century building technology. Parts of its design may be directly related to the requirements of the Factory Acts for ventilation, sanitation and lighting. Classified: 21/03/1990

Also part of a Group Classification with B1701 351- 5 King Street

Group Statement of Significance: 351-355 and 347-349 King Street, Robert Kidd’s buildings (351-5) and the Fenwick Brothers complex (347-9) were both built in the period between the gold rush of the early 1850s and the development of the colony’s secondary industries in the 1870s. Parts of each complex relate to both important historical phases, in particular the former Phoenix Clothing Factory at the rear of 347-9 King Street and Isaac Davidson’s clothing factory at the rear of 355 King Street. These early factories share a party wall, were once united and provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers’ wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne’s early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.

The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush era.

Mayor. More recently the structure has associations with J.H. Langdon and company, wool merchants, who also owned the adjoining buildings at 351-355 King Street. The site constitutes an important representation of Melbourne’s nineteenth century industrial development, from the importation of clothing in the gold rush era to the establishment of the flourishing clothing manufacturing industry which occurred in the wake of post gold rush metropolitan growth and the introduction of tariff legislation in the 1970s.

The Phoenix factory was one of Melbourne’s larger and more highly mechanised nineteenth century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. It appears to be a very rare survivor of early Central Activities District Manufacturers and amongst the earliest known surviving factories in the state. It is the only early Melbourne clothing factory which is known to survive. It is a survivor of an industry which has been especially important in Victoria’s history, particularly in relation to the issues of protection and industrial legislation. This industry is also of key importance to new fields of historical research, such as the development of assembly line production processes and women in the workforce.

The essential design and structure of the complex provides a substantially intact representation of contemporary factory design and working conditions, and of aspects of nineteenth century building technology. Parts of its design may be directly related to the requirements of the Factory Acts for ventilation, sanitation and lighting. Classified: 21/03/1990

Also part of a Group Classification with B1701 351- 5 King Street

Group Statement of Significance: 351-355 and 347-349 King Street, Robert Kidd’s buildings (351-5) and the Fenwick Brothers complex (347-9) were both built in the period between the gold rush of the early 1850s and the development of the colony’s secondary industries in the 1870s. Parts of each complex relate to both important historical phases, in particular the former Phoenix Clothing Factory at the rear of 347-9 King Street and Isaac Davidson’s clothing factory at the rear of 355 King Street. These early factories share a party wall, were once united and provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers’ wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne’s early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.
**Survey Notes:**

Generally unchanged since Central Activities District Conservation Study - refer to Victorian Heritage Register Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>Property number: 105322</th>
</tr>
</thead>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register HO527 designation.

**References (if any):**

Heritage Places Inventory July 2015
- King Street 351 C 2
- King Street 353-355 B 2

Victorian Heritage Register
- Victorian Heritage Register number HO527
- Extent of Registration
- Historic Building No.527 - Langdon Building, 351-355 King Street, Melbourne.
Lewis, M. Australian Architecture Index:
No Kidd listing in West Melbourne but extensive listings in other locations.
Melbourne: 72566 Kidd, Robert Kidd, Robert Melbourne VIC City of Melbourne registration no 322 [Burchett Index]. Fee 1.0.0 house in Kerr Street  1852 09 27
71982 Kidd, Robert Kidd, Robert Melbourne VIC City of Melbourne registration no 283 [Burchett Index]. Fee 2.0.0 King Street shop & dwelling  1856 04 17.'

Hermes
Record 10010
Victorian Heritage Database
‘1866 map shows building on site, fronting King Street.1905 - three two-storey buildings
Heritage Inventory Comments: Current building 1856, 1860s - extended . Brick and bluestone.'

i-Heritage search results: Abstract of Building Identification Form (BIF)
(2 entries, B2, C2)
351 TO 355 KING STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneeway Level B 2
Conservation Study Details
Precinct Conservation Management Plan
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Robert Kidd
First Owner Robert Kidd
Integrity Fair
Condition Fair
Original Building Type Row House
History Not Assessed
Description/Notable Features
Notable features include stone masonry.
All three terrace houses are two storeys, constructed in brick with coursed bluestone facades. Access was directly off the street in the manner of English town houses. Each house has quoins, a motif which is repeated around the front door and windows. Whilst all three buildings are constructed on the street alignment the parapet and string course is not continuous, reflecting the differing stages of construction. The Langdon Building was used as an early clothing factory and was later combined with the adjoining the Fenwick Brothers Phoenix Clothing building. These early factories share a party wall and were once linked via twin archways.

How is it significant?
The Langdon Building is of architectural and historical significance to the State of Victoria.

Why is it significant?
The Langdon Building is architecturally significant as an excellent example of the use of Victoria’s ubiquitous bluestone as a construction material. Spanning three periods of construction, the Langdon Building has a consistent use of facing bluestone. There is a contrast between the fine ashlar finishes of the architraves, quoins and string courses and the rougher finish of the wall areas.

The Langdon Building is historically significant as a rare complex of three residential buildings amalgamated for industrial use. It is a rare example of a surviving clothing factory in the central business district. From 1870 the Langdon Building was a clothing factory and had a close relationship to the notable Phoenix Clothing Factory buildings to the south. It demonstrates the adaptation and adjustment of owners to changing economic conditions in Melbourne.


Property number: 105323
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>King Street</th>
<th>360</th>
<th>Bay View Hotel</th>
</tr>
</thead>
</table>

### Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3).

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** C
- **Proposed Grading:** C

### What Streetscape Level does the place express (if any)?
- **Existing Streetscape Level:** 3
- **Proposed Streetscape Level:** 2

### What date or era does the place express (if any)?
- **Creation date (if available):** 1864-5
- **Creation era:**
  - [ ] Early Victorian-era
  - [x] Victorian-era
  - [ ] Edwardian-era
- **Post WW2**

### What are the heritage values of the place (if any)?
- [x] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?
- HO3: North & West Melbourne Precinct
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?
- 13.1 Public recreation
- 13.6 Eating and drinking

### Recommendations (if any)
Revise Heritage Places Inventory July 2015.

### References (if any):
- **Heritage Places Inventory June 2015**
  - 360 King Street C3
- i-Heritage, Hermes
  - No listing
- **North and West Melbourne Conservation Study (1983)**
  - Survey notes: '360 4 2 S 1864-5 C, new door.'
- **Lewis, M. Australian Architecture Index:**
  - Terry and Oakden
  - Tenders wanted for alterations to the Bay View Hotel, Eade’s Place, West Melbourne. ‘The Argus’ 5.7.1886, p 2
  - Moran in West Melbourne
  - ’71814 Builder: Holmes, J 23/12/64. Healy, James 3/1/65
  - Owner: Moran, Michael of the Mansion House Hotel - West Melb, King near cnr. King & Walsh, West Melbourne
  - VIC Hotel City of Melbourne registration no 626 [Burchett Index]. Fee 2.0.0, brick & stone hotel 1864 12 23
  - 71800 Moran, Michael Moran, Michael West Melbourne
  - VIC House 1871 07 3
  - 72704 Moran, M - Melbourne Moran, M West Melbourne
  - VIC House 1870 03 29
  - 77101 Moran, Michael Moran, Michael West Melbourne
  - VIC House 1871 07 3
  - 72782 Moran, Michael - Metropolitan Hotel Moran, Michael
  - West Melbourne VIC Houses 1875 04 13
  - 72869 Moran, Michael - Metropolitan Hotel Moran, Michael
  - West Melbourne VIC Houses 1883 03 21
  - 72633 Moran, Michael - Stanley St Moran, Michael West
  - Melbourne VIC Houses Reynolds, William 1885 08 6
  - 72886 Moran, Michael, Metropolitan Hotel, Stanley St
  - Moran, Michael West Melbourne VIC House 1888 02 21
  - 71711 Morison, J C - 28 Church St Parkville Moran, Henry
  - West Melbourne VIC House 1910 06 1.

### Newspapers:
- ‘Advocate’ (Melbourne, Vic. : 1868 - 1954) Saturday 5 November 1870
- ‘AT the District Court, on Monday, Patrick Morrison, of the Bay View Hotel, corner of Walsh and King streets, and John Frazer, of the Metropolitan Hotel, corner of Stanley and Adderley streets, West Melbourne, were each fined 29s., with 20s. costs, for selling liquor on Sunday, October 23’

- ‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Friday 16 March 1883
- ‘FOOTBALL CLUB MEETINGS.
  Respecting the following notice of Football Club meetings, an important advertisement to secretaries of football and cricket clubs appears from our business manager, in another column.
  Hotham Seniors, U. F. S. Hall, about week in April. West Melbourne United, Bay View Hotel, King street, Friday, March 16. Royal Park, George Hotel, Victoria street, March 20th.’

- ‘The Colac Herald’ (Vic. : 1875 - 1918) Tuesday 16 July 1895
- ‘Annie Kelly, boarding at Bay View hotel, West Melbourne, went on Friday to a Mrs Flannery’s house, where trouble about shouting arose. Kelly was struck on the back of the head with a blunt instrument. She was found by the police in Queen street; unconscious with a fractured skull.’

- ‘DESERTED WIFE.
  DEGREE NISI GRANTED.
  Melbourne, Aug. 21.
  In the Divorce Court to-day Mary Ethel Brew, of the Bay View Hotel, King-street, West Melbourne, sought a divorce from John Charles Brew, commercial traveller. The petitioner was married at Melbourne on December 3, 1901, and there was one child.
  The petitioner stated that after the marriage they left for Perth, where the respondent said that he had a position at £500 a year. As a matter of fact he had no position, and...’
he did no work there. She furnished a house and they-lived on £400 which her mother had given her on her marriage.

In August, 1902, before the birth of the child, the respondent told her that she, would either have-to go into a hospital or into the street. She returned to Melbourne, and, aided by her mother with money, took an hotel, where the respondent joined her again.

He made himself very unpleasant, accusing her of immorality. One of-his habits was to sleep with a knife under his pillow. He drank and knocked her about. In March, 1905, he packed his bag and went away, and she had-only seen him once since then. A decree nisi was granted.'

Sands & McDougall Directory of Victoria
1904
King St E side
Walsh st
356 Bay View htl—Rush, Miss Mary
358 Bridges Bros
360 Bridge Bros., wood and coal yard

Right-of-way

1880
Right-of-way
256 Jacobe, D, butcher
Walsh st
Bay View hotel, Gill, Mrs Janet B.
Spearo , Evangel, store

North and West Melbourne Conservation Study
((1983))

History - Michael Moran, who owned other hotels around the area built the Bay View Hotel on this site in 1864-5 and was also the publican until at least 1870. He continued to own the hotel for over ten years, when it was taken over by the West End Brewery, later in association with Carlton and United Breweries (1896). 1 Other licensees included Kierin Caufield; 2 Miss Milton and Mary Rush. 3 (Refer 32-4 Capel Street)

Description - Builders. J. Holmes and later, James Healy, built this stuccoed brick and stone, parapeted hotel of two-storeys. 4 A simply moulded cornice, architraves and six-pane sashes denote the building's age. The remnants of a three room cottage (1867) survive on the north side. 5

Integrity - Generally original except new, unruled stucco and other minor aspects such as replacement of doorway and door.

Streetscape - Isolated corner element with some relationship to two two-storey row houses on the north and east sides (Walsh and King Street).

Significance - Architecturally, a typical corner sited. Simply designed hotel building which exhibits a form used from early in Melbourne's history until the 1880s: of regional importance. Historically, as an hotel, the social centre of the locality and associated with hotelier, Moran, who was also connected with the Rob Roy and Mansion House hotels in West Melbourne: of regional interest.

Recommendations - Repaint in typical or original colours; consider restoration of doorway and door.
SURVEYED PLACES

King Street  363  Ralph A. Stuart and Co. wool brokers, later NCO House

Survey Notes:

Generally unchanged since Central Activities District Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C  Proposed Grading: B

Existing Streetscape Level: 3  Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1934

Creation era?

- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO841 357-369 King Street, West Melbourne

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.2 Melbourne as a trading port

Recommendations (if any)

Reconcile the City of Melbourne address for this place (HO841, 363 King Street) with that stated in the Heritage Overlay schedule to clause 43.01 of the Melbourne Planning Scheme (357-369 King Street). Revise Heritage Places Inventory July 2015.

References (if any):

- Heritage Places Inventory June 2015
- 357-369 King street C3
- City of Melbourne online maps, GIS plan
- Known as 363 King Street
- Building Permit Application

Heritage Inventory Comments: ‘three storey building reconstructed 1983. 1866 map shows building on King Street frontage. 1905 - single storey building on site (T Warr & Co, Horse Stalls).’

MMBW

DP736 c1895: shown as vacant side yard to Montgomerie's Brewery.

i-Heritage search results: Abstract of Building Identification Form (BIF)

357 TO 367 KING STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 0

Conservation Study Details

Precinct Conservation Management Plan
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984  Adopted
Building and History Information
Architectural Style Moderne
Period 1916-25 - Inter War
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair

Original Building Type warehouse, office
History Not Assessed
Description/Notable Features
Notable features include unpainted decorative brickwork.
Statement of Significance Not Assessed
Recommended Alterations
Windows replaced (sympathetic - reinstate original design), Level added (sympathetic).
Other Comments
Ralph A Stuart & Co., wool brokers

Hermes

Record 10009

‘EMULATION HALL
3 Rochester Road, Canterbury
Victorian Heritage Register (VHR) Number H2298
Designers: Dunstan Reynolds & Partners
Date: 1927-28 ’

Newspapers:

‘The Horsham Times' (Vic. : 1882 - 1954) Tuesday 25 September 1934
Advert for Ralph A Stuart at 357-367 King- consign your clip to us, receive full market value...We invite inspection of our new store and scouring works...’
SURVEYED PLACES

Lewis, M. Australian Architecture Index:
'13668 Stone & Cook - Fitzroy Sash Factory Whittingham, J VIC Flats Craig, Reynolds & Garrett see Argus 20.10.1936 in RVIA Press Cuttings 1936 -1936 10 29: proposed pair of maisonettes, one of the first to by allowed by City of Box Hill. Illus. Plan, perspective.'

Sands & McDougall Directory of Victoria
1942
357 Stuart, Ralph A., & Co P5' Ld, Wool brkrs
Jeffcott St

1935
357 Stuart, Ralph A. & Co, wool brokers
373 Woods, Alfd. J.
375 Swaine, John W.
379 Vacant
Jeffcott st

1930
357 Store yard
373 Hogan, Miss A., confectioner
375 Swaine, John W.
379 Waite, Miss Stella
Jeffcott st

| Property number: | 105324 |

---

**King Street**

**Survey Notes:**
Corner site to pitched lane, adding prominence; new ground level window, new door surround, reducing integrity- see 366 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: D</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: 3 | Proposed Streetscape Level: 2 |

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
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</thead>
<tbody>
<tr>
<td>Creation date (if available)? 1837-1875</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>- Victorian-era</td>
</tr>
<tr>
<td>- Edwardian-era</td>
</tr>
<tr>
<td>- Early Victorian-era</td>
</tr>
<tr>
<td>- Interwar</td>
</tr>
<tr>
<td>- Post WW2</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
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</thead>
<tbody>
<tr>
<td>- Aesthetic value</td>
</tr>
<tr>
<td>- Historical value</td>
</tr>
<tr>
<td>- Scientific value</td>
</tr>
<tr>
<td>- Social value</td>
</tr>
<tr>
<td>- Not assessed for heritage values</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
</tbody>
</table>

| - Contributory to precinct |
| - Not significant or contributory |
| - Significant individually |
| - Proposed for a Heritage Overlay |

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
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<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendations (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>References (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>i-Heritage search results: Abstract of Building Identification Form (BIF)</td>
</tr>
<tr>
<td>364 KING STREET WEST MELBOURNE 3003</td>
</tr>
<tr>
<td>Heritage Gradings</td>
</tr>
<tr>
<td>Building Grading Streetscape Level Laneway Level D 3</td>
</tr>
<tr>
<td>Conservation Study Details</td>
</tr>
<tr>
<td>Precinct Conservation Management Plan</td>
</tr>
<tr>
<td>North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status</td>
</tr>
<tr>
<td>North and West Melbourne Conservation Study - Graeme Butler, no date Adopted</td>
</tr>
</tbody>
</table>

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King Street 366

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1837-1875

Creation era?
☑ Victorian-era ☐ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
366 KING STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
West Melbourne Heritage Review

SURVEYED PLACES

Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure. French doors original?
Recommended Alterations Verandah frieze gone, sign intrusive (inappropriate - reinstate original design) Door replaced

Property number: 105365

King Street 368

Survey Notes:
Corner site, adding prominence - generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1837-1875
Creation era?
☑ Victorian-era
☐ Edwardian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
368 KING STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
**SURVEYED PLACES**

**Architectural Style Early Victorian**  
**Period 1850-75 - Early Victorian**

**Construction Date**

**Source for Construction Date**

**Architect**

**Builder Not Assessed**

**First Owner**

**Integrity Fair**

**Condition Fair**

**Original Building Type Residence**

**History Not Assessed**

**Description/Notable Features**

- Notable features include the fence, verandah decoration and verandah roof and structure. French doors original?

**Statement of Significance**

Not Assessed

**Recommended Alterations**

Verandah bressumer details incomplete (inappropriate - reinstate original design)

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** C  
**Proposed Grading:** -

**Existing Streetscape Level:** 3  
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

**Creation date (if available)?** 2010  
**Creation era?**

- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.3 Developing a large, city-based economy

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

(see also 7 Jeffcott Street)

**City of Melbourne online maps**

'BBuilding Details:

A six storey concrete office building with ground level retail. Built and subdivided into thirty five units in 2010. This property contains 24 businesses, 2 shops and 4 food and drink outlets.'

**Heritage Places Inventory June 2015**

357-369 King Street C3 (address does not match existing City of Melbourne GIS - assume 363 King Street intended)

**Hermes**

Record 10009  
Heritage Victoria
SURVEYED PLACES

Victorian Heritage Inventory Site:
'1866 map shows building on King Street frontage. 1905 - single storey building on site (T Warr & Co., Horse Stalls)
Archaeological Potential: Extant bldg. Fabric, Potential/Disturbed'

City of Melbourne Town planning permits register
'Permit Number TP-2006-605/B
Date Received 19/04/2010, Amend Permit 5/05/2010
Address of Land 369-379 King Street WEST MELBOURNE VIC 3003 (Zone DDO12)
Applicant's Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Construction of buildings and works (six storey building), use of the site as an office, a ground floor shop and four take away food.'

Property number: 105325

King Street 372-376 Eades Park

Survey Notes:
Merger of two original triangular reserves from Victorian-era, reducing integrity. Planting and landscape unrelated to significant period.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: D
Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? unknown
Creation era? Early Victorian-era
☑ Victorian-era □ Interwar
☐ Edwardian-era □ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value
☐ Scientific value ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct □ Not significant or contributory
☐ Significant individually □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
3.4 Defining public space
13.1 Public recreation

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
MMBW
DP742 1895
shown as 2 fenced triangular reserves with a rockery (gone) on the eastern, and around 35 trees planted on perimeter at regular spacing (none survive?)

State Library of Victoria
Picture Collection: Airspy c1938
Two reserves shown as well treed with lamp posts at perimeter and internally.

North Melbourne Parish Plan
Each reserve shown as 'Plantation'
1945 Aerial view
Shows western reserve as pale base (gravel) with 8 trees on east side and small building (assumed old men's shelter) at north end; eastern reserve as well vegetated.

**Property number:** 103031

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
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<td>-</td>
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</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1991
- **Creation era?**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**
No

- **Contributory to precinct**
- **Significant individually**
- **Not significant or contributory**
- **Proposed for a Heritage Overlay**

**What are the historic themes represented by the place?**

- 5.3 Developing a large, city-based economy

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps

'Building Details: 10 storey concrete office building with 2 basement levels of parking. Built 1991.'

**Property number:** 105326
West Melbourne Heritage Review

SURVEYED PLACES

Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices

10.1 Arts and creative life in the city
9.3 Working in the postwar city

Survey Notes:

Generally unchanged since Central Activities District Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below. Part of a significant group at the corner, with St. James church and adjoining row house.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B
Proposed Grading: A

What date or era does the place express (if any)?

Creation date (if available)? 1968
Creation era?
- Early Victorian-era
- Victorian-era
- Interwar
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO842 411-415 King Street, West Melbourne
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

10.1 Arts and creative life in the city
9.3 Working in the postwar city

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

City of Melbourne online maps

'Yuncken Freeman Architects Pty Ltd. began as a practice when Otto (Rob) Yuncken (the son of master builder, Otto Yuncken) and John Freeman left their positions as senior associates in A & K Henderson. They were accompanied in their departure by John's brother, Tom Freeman, and William Balcombe Griffiths, also employees at A & K Henderson. In 1945 Roy Simpson was recruited into Yuncken Freeman on the recommendation of a fellow student during his time at the School of Design in Melbourne University. The new firm, Yuncken, Freeman Brothers, Griffiths & Simpson Architects, was located in the same Henderson Building, near the Mitre Tavern and its area was a social hub for a community of architectural

Wikipedia

Yuncken Freeman

From Wikipedia, the free encyclopedia

Yuncken Freeman Architects Pty Ltd. began as a practice when Otto (Rob) Yuncken (the son of master builder, Otto Yuncken) and John Freeman left their positions as senior associates in A & K Henderson. They were accompanied in their departure by John's brother, Tom Freeman, and William Balcombe Griffiths, also employees at A & K Henderson. In 1945 Roy Simpson was recruited into Yuncken Freeman on the recommendation of a fellow student during his time at the School of Design in Melbourne University. The new firm, Yuncken, Freeman Brothers, Griffiths & Simpson Architects, was located in the same Henderson Building, near the Mitre Tavern and its area was a social hub for a community of architectural
By the 1940s the operations of the firm was disrupted by World War II, which unavoidably grew to be a much serious threat than before. Rob Yuncken and Roy Simpson eventually enlisted into service, providing planning and design services to the U.S. Army Engineers Corps, for territory reclaimed by General MacArthur’s campaign. When the dust settled in 1946, Yuncken and Simpson returned to Melbourne. Only to find the members of the original group scattered. They did however reunite to continue their practice.

In 1947, Yuncken Freeman Brothers Griffiths & Simpson Architects was appointed by the Victorian Government to initiate an emergency housing project in London. Simpson, who had experience during his days in the U.S. Army, headed the project where he provided designs for pre-built housing that could be assembled by unskilled labour. Fifty years later, these homes are still occupied. He was awarded the Gold Medal in 1997 by the Royal Australia Institute of Architects (RAIA) for his significant contribution to architecture.

From 1963 the firm was known as Yuncken Freeman Architects Pty Ltd. after the Royal Australian Institute of Architects approved the principle of architects practising as proprietary limited companies. Balcombe Griffiths and Roy Simpson (being the youngest of the original group) were the sole survivors of the five original partners, along with descendant John Yuncken, subsequently added Barry Patten and John Gates (1953), Robert Peck and Jamie Learmonth and others. Key staff included Angel Dimitroff (Myer Music Bowl) and Llew Morgan (Eagle Star and BHP House). Patten introduced the firm’s characteristic international Modern style, based on the work of Mies Van Der Rohe, as seen in their 411 King Street offices, Eagle Star & BHP House. Robert Peck, as YFA managing director in the late 1970s and a City of Melbourne councillor, chaired the City’s new committee on old buildings until he lost his seat in 1979. The advisory committee included representatives from the National Trust, Town & Country Planning Board, Ministries for Planning and Local Government, the Historic Buildings Preservation Council and the Building Owners and Managers Association (BOMA).

As with many architectural firms, YFA was forced to sack 15 architects and the 8 directors took a 20% pay cut in the mid 1970s, only 5 years after completion of the State Government Offices. Director, Barry Patten told ‘The Age’ newspaper “The situation is very bad- there just isn’t any work available”. Five years ago about 80% of their work had been in the private sector and the rest in Government but the situation had reversed by 1975, with government budget cuts and the private sector hardly moving. “We have employed people for years and we are now finding it very difficult to keep them occupied. It is very worrying.”

Yuncken Freeman office
Typical of the Yuncken Freeman works led by Patten, Flagstaff house is very characteristic of the Chicago Modern. The building uses a simple ribbed steel cage structural system and sits low in Melbourne’s skyline.

Designed to serve as offices, this building became home to the Yuncken Freeman firm in 1970. The interior was as elegant as the exterior with a vast open plan on two levels, fringed by glazed offices. All of the furniture was modular and black, slab sided to present working boxes as drafting tables. Gone were the jutting arms of drawing office machines, replaced by paralines or parallel straight edges, with adjustable acrylic T-squares. 'Sands & McDougall Directory of Victoria 1955
1961
Flagstaff House, Yuncken Freeman Bros. Griffiths & Simpson architects
Dixon, FC constr nginer
Nicol, JG accountant
1974
411-415 Yuncken Freeman Architects Pty Ltd

Property number: 105327
### King Street

**420-430**

**Survey Notes:**
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
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<tbody>
<tr>
<td>Existing grading: -</td>
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</table>

| Existent Streetscape Level: - | Proposed Streetscape Level: - |

<table>
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<th>What date or era does the place express (if any)?</th>
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<tr>
<td>HO3</td>
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</table>

**Recommendations (if any):**

5.5 Building a manufacturing industry

**References (if any):**

- City of Melbourne online maps
  - 'Dulux Trade Centre:
    A single storey brick shop and showroom Built in the early 1970's. Refurbished in 1999.'

**Property number:** 105362

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### King Street

**432**

**Survey Notes:**
Renovation of earlier building with garage added, well-preserved Moderne styling but post WW2 and outside significant period.

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<tr>
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<tr>
<td>Existing grading: -</td>
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</table>

| Existent Streetscape Level: - | Proposed Streetscape Level: - |

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<tr>
<td>HO3</td>
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</tbody>
</table>

**Recommendations (if any):**

8.2 Housing the population

**References (if any):**

- City of Melbourne online maps
- MMBW map 1895: house shown with verandah, front garden.
- Sands & McDougall Directory of Victoria
  - 1942
  - 432 Wilson, Jno.
  - 436 Lukac, Andw.
  - 438 May, Frank E.
  - 444 Ormiston, Jas. B.
  - Victoria st

  - 1935
  - 426-8 McKay, J. H., confectioner & tobacconist

Graeme Butler & Associates 2015: Appendix 2: 559
West Melbourne Heritage Review

**SURVEYED PLACES**

432 Goring, Arth.
436 Purves, Miss Agnes I.
438 Little, Brendon
444 Vacant
Victoria st

1930
432 Knowles, Alva E.
436 Purves, Hugh
438 Doran, Jas. A.
444 Ormiston, Miss Agnes
Victoria st

**Property number:** 105361

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### King Street 436

**Survey Notes:**

Renovation in 1950s of earlier building, well-preserved Moderne styling but post WW2.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>-</th>
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<tbody>
<tr>
<td>Proposed Grading:</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

**Creation date (if available)?** 1946-2015

**Creation era?**

- Victorian-era
- Edwardian-era
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

MMBW map 1895: shown as side garden to 438 King Street.

Sands & McDougall Directory of Victoria

1942
432 Wilson, Jno.
436 Lukac, Andw.
438 May, Frank E.
444 Ormiston, Jas. B.
Victoria st

1935
426-8 McKay, J. H., confectioner & tobacconist
432 Goring, Arth.
West Melbourne Heritage Review

SURVEYED PLACES

436 Purves, Miss Agnes I.
438 Little, Brendon
444 Vacant
Victoria St

1930
432 Knowles, Alva E.
436 Purves, Hugh
438 Doran, Jas. A.
444 Ormiston, Miss Agnes
Victoria St

Property number: 105360

King Street 438 George Donald’s house (also James Bryce’s wooden house at rear)

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: B

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1873-4, 1863 rear
Creation era?
✓ Victorian-era
✓ Early Victorian-era
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?
✓ Aesthetic value
✓ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
✓ Contributory to precinct
☐ Not significant or contributory
✓ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Verify James Bryce’s 1860s wooden house at the rear of this site by internal inspection.
Revise Heritage Places Inventory July 2015.

References (if any):
Hermes
‘Ungraded building included within a Heritage Precinct’.

Heritage Places Inventory June 2015
No

i-Heritage
No listing

North and West Melbourne Conservation Study (1983)
No listing
North Melbourne Parish Plan
Grantee: N Polak, CA3/L

MBBW
RP 24 1895
shows as brick house on existing plan with weatherboard rear wing (earlier house?), deep block to lane. Has garden plots in yard.

Probate, VPRO
'George Donald Market Inspector (280 King St) West Melbourne 6 Sep 1888 38/071 VPRS 28/P0, unit 467; VPRS 28/P2, unit 249; VPRS 7591/P2, unit 141'
Elizabeth MacFarlane Donald daughter, son Sam receives two houses and shops at 89, 91 Victoria Street North Melbourne

'Elizabeth Donald Married Woman West Melbourne 10 Jan 1887 38/072 VPRS 28/P0, unit 467; VPRS 28/P2, unit 249; VPRS 7591/P2, unit 141'
Wife of George, leaves land CA3/K North Melbourne

Lewis, M. Australian Architecture Index:
'71820 Bryce, James Bryce, James - Melbourne West Melbourne VIC City of Melbourne registration no 22 [Burchett Index]. Fee 1.0.0 4 room weatherboard house 1863 01 15, King - above Roden - near Hawke (house before this one). No Building Permit Application for Donald.'

Australian Death Index, 1787-1985
'Name: George Donald
Birth Year: abt. 1813
Age: 75
Death Place: West Melbourne, Victoria
Father's name: Thomas
Mother's name: Mary Armstrong
Registration Year: 1888
Registration Place: Victoria
Registration Number: 10601'

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 9 October 1877
'Ah Cheung, a tea merchant in Little Bourke street, was summoned at the District Court yesterday, by Mr. George Donald, inspector of weights and measures, for using imperfect Beales in the business. It was proved that the scales were three quarters of an ounce in favour of the defendant, and that six of his weights were too light. He was fined 20s., with 2s. costs. A similar charge was preferred against Samuel J. Hennessy, a butcher in Nicholson street Fitzroy, and evidence was given that his scales were improperly balanced, and that five of his weights were about two and a half ounces too light in the aggregate. In this case a fine of 30s., with 20s. costs, was imposed. The scales and weights of both defendants were forfeited.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) 5 July 1878
'A case was heard ... at the District Police Court yesterday, in which Hugh McMonagle, a green-grocer, was summoned by Mr. George Donald, inspector of markets, for hawking without a licence. It was proved that the accused was selling potatoes in Berkeley-street, Carlton, on the 18th of last month. As it was his first offence, the inspector had expressed his willingness to withdraw the charge before entering court, if the defendant paid the usual dues and the expenses incurred in instituting the proceedings, but he had failed to do so. The defendant now assured the Bench that he would agree to and fulfil the complainant's conditions...'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 14 October 1881
'In the County Court yesterday, Francis Brown, who described himself as being out of business, sued George Donald, inspector of weights and measures, for damages. The defendant, in his capacity as inspector, seized a weighing-machine belonging to the plaintiff, on the ground that it was a false balance. The inspector subsequently brought an action in petty sessions against Brown for having false weights in his possession, and obtained a verdict, which was subsequently reversed by the Supreme Court. The plaintiff now claimed damages from Donald for trespass and also for malicious prosecution. A technical point was raised, that according to the provisions of the Weights and Measures Statute, the action should have been brought within three months, and upon that ground the plaintiff was non-suited. Mr Walsh appeared for the plaintiff, and Mr. Hood for the defendant.'

Sands & McDougall Directory of Victoria
East side
1942
432 Wilson, Ino.
436 Lukac, Andw.
438 May, Frank E.
444 Ormiston, Jas. B.
Victoria st

1935
426-8 McKay, J. H., confectioner & tobacconist
432 Goring, Arth.
436 Purves, Miss Agnes I.
438 Little, Brendon
444 Ormiston, Mrs Isab.
Victoria st

1930
432 Knowles, Alva E.
436 Purves, Hugh
438 Doran, Jas. A.
444 Ormiston, Miss Agnes
Victoria st

1904
428 Fysh, Harry, wood A coal depot
432 Fraser. Walter F
436 Purves, Robt., engnr
438 Berwick. James
444 Ormiston Mrs Isab.
Victoria st

1893
436 Purves, Robert, engine
438 McDonald, -
444 Ormiston, Mrs Isabella
Victoria st

1880
SURVEYED PLACES

276 Oldfield, Hudson
278 Purves, Robert, engineer
280 Donald, George, inspector of weights and measures
282 Ormiston, William, engineer
Three Crowns hotel, Straker, Charles D.
Victoria st

1876, 1874
Roden St
...Bryce
276 Oldfield, Hudson
278 Purves, Robert, engineer
280 Donald, George, inspector of weights and measures
Ormiston, William, engineer
Three Crowns hotel, Straker, Charles D.
Victoria st

1872, 2279
No Donald
Jas Bryce? Wood house, 2 rooms

1870, 2147
(Oldfield/Moran 3 room BH £28)
Jas Bryce owner-occupier WH 2 rooms, £16 (1863)
(Ormiston BH 2 rooms 30x120 20)

Property number: 105359

City of Melbourne Valuers Books
1891, 1895
(Ormiston)
Mrs Hutchison/ Saml Donald 438 BH 6 rooms, 40x110, £60
(Purvis)
1886 1970
(Ormiston)
George Donald owner-occupier BH 6 rooms, 40x110, £60
(Purvis)
1885, 1980
(Ormiston)
George Donald owner-occupier BH 6 rooms, 44x110, £50
(Purvis)
1880, 2575
(Purvis 4 room 33x100 BH £26)
George Donald owner-occupier BH 6 rooms, 44x110, £40
(Ormiston BH 5 rooms 30)
1875, 2367
(Purvis 4 room BH £26)
George Donald owner-occupier B&W H 5 rooms, £40
(Ormiston BH 2 rooms 30x120 20)
1874, 2360 Donald, Wood and brick 5 rooms £40

No City of Melbourne Valuers Books 1873
SURVEYED PLACES

King Street  439  Mezrich-house, or Abraham Smith's house, later Don Henry Fulton’s office

Survey Notes:
Changed since Central Activities District Conservation Study—refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  C

Existing Streetscape Level:  2  Proposed Streetscape Level:  2

What date or era does the place express (if any)?
Creation date (if available)?  1885
Creation era?  
✓ Victorian-era  
[ ] Interwar  
[ ] Edwardian-era  
[ ] Post WW2

What are the heritage values of the place (if any)?
✓ Aesthetic value  
✓ Historical value  
[ ] Scientific value  
[ ] Social value  
[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?
HO860 439 King Street, West Melbourne
[ ] Contributory to precinct  [ ] Not significant or contributory  
✓ Significant individually  [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Victorian Titles Office
Recent Owners
1959- Bonnie Vale of 411 Collins St, Melb part CA22/47 at West Melbourne Parish Plan North Melbourne
1972 DH and JT Holdings Pty. Ltd. 26A Cotham Road, Kew
1993 James A. R. Johnston, Hughesdale

Newspapers:
‘The Argus’ (Melbourne, Vic. : 1848 - 1857)  Wednesday 21 March 1883

SMITH - On the 16th inst., at 5 Northumberland-terrace, William street, West Melbourne, the wife of Abraham Smith of a daughter.’

‘The Argus’ (Melbourne, Vic. : 1848 - 1857)  Saturday 28 November 1885 Next issue
SMITH.—On the 19th inst., at Mezrich-house, King-street, West Melbourne, the wife of Abraham Smith of a daughter (stillborn).

‘The Argus’ (Melbourne, Vic. : 1848 - 1857)  Monday 15 February 1886
Detectives Ed. O’Donnell and Whitney on Saturday evening, at Fitzroy, took into custody Michael M’Namara, a bootmaker, aged 47, and William Roberts, a labourer, aged 50, on charges of vagrancy ...went to M’Namara’s house in Ryrie-street, Collingwood. There a gold 15 day watch, valued at £50, a heavy gold Albert, several necklaces, and other articles of jewellery, besides precious stones, were found...
The watch and Albert were subsequently identified as those stolen on the 11th inst. from Mr. Abraham Smith’s residence, West Melbourne. A second charge of having stolen the latter articles was entered against M’Namara.

‘The Argus’ (Melbourne, Vic. : 1848 - 1857)  Saturday 5 October 1889 Next issue
SMITH. —On the 26th ult., at Mezrich-house, King-street, the wife of Abraham Smith of a daughter.

‘Leader’ (Melbourne, Vic. : 1862 - 1918)  Saturday 13 July 1895
DARING ROBBERY IN THE CITY. After a prolonged period of immunity from any serious case of shop breaking, a well planned and daringly executed robbery was perpetrated in the oily early on Monday morning at the pawn-brokering establishment of Mr. Abraham Smith, Situate at the corner of Elizabeth and Lonsdale streets, immediately opposite St. Francis’s , Church. Late on Saturday night the shop was locked up, and the more valuable articles of stock, as well as all the pawned goods, whose combined value amounted to about £2000, wore placed in two iron safes, which were located at the back of the shop...

‘The Argus' (Melbourne, Vic. : 1848 - 1857)  Wednesday 2 October 1895
DEATHS
SMITH - On the 1st inst., at Mezrich, 439 King-street, West Melbourne, Alice, youngest daughter of Abraham and Julia Smith, aged 6 years.

‘The Argus’ (Melbourne, Vic. : 1848 - 1857)  Friday 24 November 1899
SMITH.—On the 23rd November, at his residence,”Mezrich” 439 King-street, West Melbourne, Abraham, the beloved husband of Julia Smith, aged 63 years. M.H.S.R.I.P. Minyon 8 o’clock.

‘The Age’ (Melbourne, Vic. : 1854 - 1954)  Saturday 2 December 1899
MRS. ABRAHAM SMITH and family desire to express their sincere and heartfelt. THANKS to their many kind friends for their visits, letters, cards and telegrams during their recent sad bereavement—
'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 8 June 1901 Next issue

SMITH. — The consecration of the tombstone erected to the memory of the late Mr. Abraham Smith, formerly of Mezrich House, King-street, West- Melbourne, will take place at the Melbourne General Cemetery to-morrow (Sunday) afternoon, at half-past 3 o clock.

Jewish Herald (Vic. : 1879 - 1920) Friday 11 September 1903

'On Wednesday, 1st September, the marriage of Samuel Visbord, of Perth, third eldest son of Mrs. Wolf Visbord, Elizabeth-street Melbourne, to Esther Rachel Smith, second daughter of Mrs. Abraham Smith, of "Mezrich," King-street, West Melbourne, was celebrated at the Oddfellows' Hall, Victoria street, at 7 o'clock by the Rev. Dr. Abrahams, assisted by the Rev. S. M. Solomon and Rev. M. Saunders. The hall was prettily decorated with flags and fairy lamps. The bride wore a handsome gown of white duchesse satin, beautifully trimmed with chiffon, lace and orange blossom, etc., the veil being the one used by her mother on the occasion of her marriage, and looked exquisite. She was given away by her brother. There were six bridesmaids, three sisters and three cousins of the bride. Their dresses were white silk, beautifully made.'

i-Heritage search results: Abstract of Building

Identification Form (BIF) 439 KING STREET WEST MELBOURNE 3003
Heritage Gradings Building Grading Streetscape Level Laneway Level D 2 Conservation Study Details Precinct Conservation Management Plan Conservation Study: Study and Date, Status Central Activities District Conservation Study - Graeme Butler, 1984 Adopted Building and History Information Architectural Style Period 1876-99 - Victorian Construction Date Source for Construction Date Architect Builder Not Assessed First Owner Integrity Poor Condition Fair Original Building Type History Not Assessed Description/Notable Features Notable features include fence. Statement of Significance Recommended Alterations Verandah gone, fence and pillars cut back, garden paved over (all inappropriate - reinstate original design or sympathetic alternative). Other Comments Reference

CAD Melbourne Conservation Study 1985 BIF 1987 shows as DH Fulton architects office with no verandah, fence altered etc.

North Melbourne M314 (10) parish plan CA22/ 47 group of lots granted to Martin Walsh (1870)

Probate, VPRO

'Abraham Smith Broker Melb 23 Nov 1899 73/765 VPRS 28/P0, unit 939; VPRS 28/P2, unit 533; VPRS 7591/P2, unit 298'
Estate includes CS47 25x105' 10 room brick building...as in 1902, probate to widow Julia and daughter Hannah Smith at 439- detailed list of contents and jewellery

1984 RAIA membership directory
Former office of Don Hendry Fulton 439 King Street: then verandah had been removed, since reinstated. (Now at Fulton Don Hendry PTY Ltd. Architect Address: 1528 Cochrane St, Brighton VIC 3186 Phone:(03) 9596 6100)

City of Melbourne Planning register online search results
'Permit Number Description Date Lodged
TP-2010-442 Construction of a verandah 16/06/2010 Date Received 16/06/2010 Address of Land 439 King Street WEST MELBOURNE VIC 3003 (Zone DD033 ) Applicant's Name and Address Restricted - Can be viewed at Council Proposed Use or Development Construction of a verandah Officer's Name Mark Friedrichsen Objections Received 0 Application Status Permit Issued Decision Permit - 2/09/2010

TP-2009-132 Partial demolition of the rear of building and construction of a four level dwelling additions and alterations 4/03/2009 TP-2005-184/E Deletion of basement car park and access ramp, construction of driveway at rear, addition of hot water service and tiles to balcony floor. 20/01/2009 TP-2005-184/D Construct a balcony at rear of existing building, retain render at rear of existing building and construct side boundary fences and roller doors at rear. 5/09/2007 TP-2005-184/B Construct a balcony at rear of existing building, remove render at rear of existing building and construct side boundary fences and rear gates 3/03/2006 TP-2005-184/C Construct a balcony at rear of existing building, retain render at rear of existing building and construct side boundary fences and rear gates 3/03/2006 TP-2006-121 Construct a front fence 15/02/2006 Date Received 15/02/2006 Address of Land 439 King Street WEST MELBOURNE VIC 3003 (Zone DD033 ) Applicant's Name and Address Restricted - Can be viewed at Council Proposed Use or Development Construct a front fence Officer's Name Alister Campbell Objections Received 0 Application Status Permit Issued Decision Permit - 5/05/2006 Expiry Date 5/05/2008 TP-2005-184/A Additional rooftop level 14/12/2005'.

Sands & McDougall Directory of Victoria (west side, Dudley & Batman or Franklin St)

SURVEYED PLACES

**Batman st**
439 Southern, Mrs Edith
443 Molony, Geo. T.

1925
415 Allen, Thomas

**Batman st**
439 Syres, Robert
443 Lording. Mrs 'Ararat
445-7 Rly Dept Hostel—
Turner, C. W., mgr

1904
415 Hogan. Miss Mgt. T.. costumiere
Franklin st
439 Smith, Morris
445 Manning, Daniel

1893
Franklin st
439 Smith Abraham
445 Cahill, Timothy
447 Draeger Mrs Marie, boarding house
449 Cottier, Mrs Ellen
451 Agnew Mrs Bridget,
453 Cahill Thomas M.,
455 McCaffrey James,

**Dudley st**

1888
Franklin st
Elliott, George
Weller, William J
300 Draeger, Mrs boarding house
Alfred terrace- ...

1880
Franklin
Elliott, George
English , Mrs Sarah

City of Melbourne Valuers Books
1891 1841-2
(Elliott)
Abraham Smith owner-occupier  BH 10 rooms  25x150' £80 plus adjoining fenced land 23x100 £50
(Grimes)
1885 1928
(Land Mortgage Bank, Church of England Trust land 156x250 £45 )
Abraham Smith occupier owner- Colonial Bank (xout to Smith) BH 10 rooms  25x150' £80 plus adjoining fenced land 23x100 £50
(Kennedy, Jas Nation )
1884, 1998,
(row of 13 Broom BH owned by Land Mortgage Bank adjoining Trust as in 1885
Church of England Trust land 156x250 £45
no further listings

**Property number:** 105328

---

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** -

**Proposed Grading:** -

What date or era does the place express (if any)?

**Creation date (if available)?** 2011-

**Creation era?**
- Early Victorian-era
- Interwar
- Edwardian-era ✔ Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No

- Contributory to precinct ✔ Not significant or contributory
- Significant individually ✔ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population
5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
TP-2011-157 - Buildings and works for the purpose of an office and dwelling; reduction of the provision of on-site parking.
This application was made on 7th of March, 2011. Its status is "Plans Endorsed" and it was decided on 17th of August, 2011'

Hermes
Heritage Victoria
Heritage Inventory Site H7822-1988
'Archaeological Potential: Potential/Disturbed'

**Property number:** 105329
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>King Street</th>
<th>444</th>
<th>Newstead or Ormiston house</th>
</tr>
</thead>
</table>

**Survey Notes:**

Refer to Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
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**Existing Streetscape Level:**

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<tr>
<th>Proposed Streetscape Level:</th>
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<tbody>
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<td>2</td>
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</tbody>
</table>

**What date or era does the place express (if any)?**

- 1878, 1913

**Creation era?**

- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- North and West Melbourne Conservation Study (1983), i-Heritage, Heritage Places Inventory June 2015
- No listing

- MMBW
  - RP 24, 1895 similar brick house shown- no iron front fence- garden square at rear

- **North Melbourne Parish Plan**
  - part CA3/L Grantee N Polak

- Electoral Rolls
  - 1909 Agnes HD, Andrew labourer, James blacksmith and William, fitter live at 444 King Street.
SURVEYED PLACES

Lewis, M. Australian Architecture Index:
No Ormiston as owner, West Melbourne

Newspapers:
'The Argus': 16/2/1884
'...Will of PATRICK THOM YOUNG, late of Footscray, in the Colony of Victoria Mechanical Engineer Deceased -Notice is hereby given that after ... fourteen days from the publication hereof application will be made to this Honourable Court for PROBATE of the WILL of the above named deceased to be granted to William Ormiston, of King street, West Melbourne, in the colony of Victoria, mechanical engineer, and Ann Young of Footscray, in the said colony widow one of the executors and the executrix ...'

'The Argus': 28/1/1889
'THE Friends of the late Mr. William ORMISTON, engineer, are respectfully invited to follow his remains to the place of interment in the Melbourne General Cemetery.
The funeral will leave his late residence No. 444 King-street, West Melbourne, near Victoria-street, To-morrow (Tuesday, January 29, 1889), at 2 o'clock.
ALFRED ALLISON, undertaker, Victoria-street west, Melbourne; Racecourse-road, Newmarket; Mount Alexander road, Moonee Ponds'

'The Argus': Thursday 17 May 1951
'DEATHS
ORMISTON -On May 15. at 444 King street. West Melbourne. William beloved husband of the late Sarah Ormiston (late of Kensington). -At rest. (engineer, died intestate)'

VPRO Probate
William Ormiston Engineer West Melbourne died 15 May 1951, 470/526
see also
William Ormiston Engineer West Melbourne died 27 Jan 1889, 38/638 -
William Ormiston- real estate part CA3/4 Melbourne parish North Melbourne 30x136' value £500 with 'a very old five roomed brick cottage late occupied by deceased' value £800 (also Curzon Street property two two-roomed weatherboard cottages leased at 9/- per week, value £400 'both very old having been erected about 40 years ago...' total of £1900 estate.

Isabella Ormiston widow 25 July 1907
Probate to William Ormiston of the same address, engineer, and Agnes Ormiston spinster, estate £2000 .
As above: 444 King Street CA3/L with old 5 roomed double fronted brick villa £475; 54-56 Curzon Street part CA 11/1 North Melbourne parish - two, two/three roomed single fronted weatherboard cottages 'very old' not much value £56 leased.

Sands & McDougall Directory of Victoria
East side
1942
432 Wilson, Jno.
436 Lukac, Andw.
438 May, Frank E.
444 Ormiston, Jas. B.
Victoria st

1935

Graeme Butler & Associates 2015: Appendix 2: 568
Surveyed Places

1913, 1702
Ormiston, Jas B owner-occupier 444 BH 6 rooms & stable 30x120 '1914' written in, £32 to £38

1900, 1878
Isabella Ormiston (widow of William) owner-occupier 444 BH 6 rooms 28x120 £28 (xout-32, many similar revaluing)
(Eliz Donald £36)

1891, 1894
Ormiston
(Mrs Hutchison/Saml Donald 438 BH 6 rooms, 40x110, £60
/Purvis)

1886 1969
( Oliver)
William Ormiston owner-occupier BH 5 rooms 30x120, £30
(George Donald owner-occupier BH 6 rooms, 40x110, £50
/Purvis)

1885, 1979
( Oliver)
William Ormiston owner-occupier BH 5 rooms 30x120, £30
(George Donald owner-occupier BH 6 rooms, 40x110, £50
/Purvis)

1880, 2576
(Purvis 4 room 33x100 BH £26/George Donald owner-occupier BH 6 rooms, 44x110, £40)
William Ormiston owner-occupier BH 5 rooms 30x120, £30

1878, 2543
William Ormiston owner-occupier BH 5 rooms 30x120, £30

1875, 2367
(Purvis 4 room 33x100 BH £26/George Donald owner-occupier BH 6 rooms, 44x110, £40)
William Ormiston owner-occupier BH 2 rooms £20

1870, 2148
(Oldfield/Moran 3 room BH £28;
Jas Bryce owner-occupier WH 2 rooms, £16)
W Ormiston owner-occupier BH 2 rooms 30x120 20

Survey Notes:

Infill

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -
Proposed Grading: -

Existing Streetscape Level: -
Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1998

Creation era?
☑ Edwardian-era
☑ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value

☑ Not assessed for heritage values

Is the place in a Heritage Overlay?

No

☐ Contributory to precinct
☑ Not significant or contributory

☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'Flagstaff Terrace:
Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998.'

Property number: 105330
## SURVEYED PLACES

### King Street 445

**Survey Notes:**

Infill.

### King Street 446 near

**Survey Notes:**

Uncommon City of Melbourne Electric Supply Department cast-iron pillar-box, on east end Hawke Street and King Street Reserve: 'Underground cable mains were run to cast-iron curbside pillar-boxes from whence fused outgoing circuits supplied consumer premises' (see References).

### King Street 447

**Survey Notes:**

8.2 Housing the population

### King Street 448

**Survey Notes:**

Ho3 North & West Melbourne Precinct

<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>King Street 445</th>
<th>King Street 446 near</th>
<th>City of Melbourne Electric Supply Department pillar-box, Hawke Street and King Street Reserve</th>
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</thead>
<tbody>
<tr>
<td><strong>Infill.</strong></td>
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<tr>
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<td>Proposed Grading: -</td>
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<td><strong>Proposed Streetscape Level:</strong></td>
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<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Creation date (if available)?</strong></td>
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<tr>
<td><strong>Creation era?</strong></td>
<td>Early Victorian-era</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Victorian-era</strong></td>
<td>No</td>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td><strong>Edwardian-era</strong></td>
<td>Yes</td>
<td>Post WW2</td>
<td></td>
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<td><strong>What are the heritage values of the place (if any)?</strong></td>
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<td>-</td>
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</tr>
<tr>
<td><strong>Aesthetic value</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>Historical value</strong></td>
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<td>-</td>
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</tr>
<tr>
<td><strong>Scientific value</strong></td>
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<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Social value</strong></td>
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<td>-</td>
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</tr>
<tr>
<td><strong>Not assessed for heritage values</strong></td>
<td>Yes</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td><strong>Is the place in a Heritage Overlay?</strong></td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Contributory to precinct</strong></td>
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<td>Not significant or contributory</td>
<td></td>
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<tr>
<td><strong>Significant individually</strong></td>
<td>Yes</td>
<td>Proposed for a Heritage Overlay</td>
<td></td>
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<td><strong>What are the historic themes represented by the place?</strong></td>
<td>-</td>
<td>-</td>
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<tr>
<td><strong>8.2 Housing the population</strong></td>
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<tr>
<td><strong>Recommendations (if any)</strong></td>
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<td>-</td>
<td></td>
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<td><strong>None.</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>References (if any):</strong></td>
<td>City of Melbourne online maps</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Flagstaff Terrace:</strong></td>
<td>Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Property number:** 111180

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Graeme Butler & Associates 2015: Appendix 2: 570
In 1900 the MCCESD commenced construction of a DC system for the CBD. The new DC plant at Spencer Street PS comprised four 350 kW, 460V DC generators driven by Belliss reciprocating steam engines, ... supplied from four Babcock & Wilcox water tube boilers, plus a 300Ah Tudor accumulator. A three-wire, 460/230V supply was provided using conventional motor-generator balancer sets. Underground cable mains were run to cast-iron curbside pillar-boxes from whence fused outgoing circuits supplied consumer premises.

**Survey Notes:**
Refer to Heritage Victoria Register Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** C
- **Existing Streetscape Level:** 3
- **Proposed Grading:** A
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1938
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- **Aesthetic value**
- **Historical value**
- **Social value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**
- **HO935 Underground Public Toilets, King & Hawke Streets, West Melbourne (Victorian Heritage Register)**
- **Contributory to precinct**
- **Significant individually**

**What are the historic themes represented by the place?**
- **6.5 Public toilets**

**Recommendations (if any):**
City of Melbourne should reinstate and restore this significant structure, with associated interpretive signage, within the stated aims of clause 43.01 Melbourne Planning Scheme to 'preserve and enhance' heritage places in the Heritage Overlay; Revise the Heritage Places Inventory July 2015 to reflect Heritage Victoria Register H2133 designation.

**References (if any):**
- **MMBW**
  - DP705 1895 shown as fenced reserve, adjacent to other triangular reserves including one with Baptist Church.

**Heritage Places Inventory June 2015**
The underground public toilet in West Melbourne is of architectural significance as an example of an unusual building type, and of early twentieth century civic design. The iron railings, gates and columns and the brick ventilation shaft are of interest as examples of street furniture of the period.

Property number: 104709

Victorian Heritage Register citation (H2133)

What is significant?
The underground men's public toilet in West Melbourne, built in 1938, is one of eleven built in Melbourne in the early twentieth century in response to public demand for public toilet facilities in Melbourne that were both sanitary and discreet. Street-level toilets were regarded as indecently open to public view. Underground toilets removed toilets from public view, and had already been built in Scotland, England and Sydney. The establishment in December 1890 of the Melbourne & Metropolitan Board of Works, responsible for building and maintaining an underground sewerage system, had provided the necessary infrastructure. The first underground public toilet in Melbourne, which included facilities for women as well as men, was opened in Russell Street in 1902. Several more were built before World War I: a men's in Queen Street in 1905; a men's and women's in Elizabeth Street opposite the Queen Victoria Market in 1907; a men's in Swanston Street in 1909 (now demolished); a women's in Elizabeth Street outside the GPO in 1910 (a men's was added in c1927); and a women's outside the Town Hall in Collins Street in 1914 (a men's was added c1960). A men's was built in Flinders Street in 1918. Four more were built in the inter-war period: this one in West Melbourne, one in Carlton, and two in East Melbourne (one of which has been demolished).
The underground public toilet is in a small park at the corner of King and Hawke Streets, West Melbourne, near the south end of the Errol Street shopping strip. Above ground elements are very similar to the earlier underground toilets built in Melbourne between 1902 and 1918, and consist of two stairway entrances enclosed by iron railings, iron gates and cast iron combined ventilation pipes and sign posts. An additional feature at ground level, found only on this toilet and the one in Carlton built in 1939, is the Moderne style polychrome brick ventilation shaft with decorative wrought iron panels. The toilet has now been decommissioned and the entrances are covered by concrete slabs. The condition of the interior is unknown.

Why is it significant?
The underground public toilet in West Melbourne is of historical and architectural significance to the state of Victoria.

How is it significant?
The underground public toilet in West Melbourne is of historical significance as one of the group of public toilets built in Melbourne in the early twentieth century which reflects an important era of sanitary, technological and social reform, as well as contemporary attitudes to public decency. It is a reflection of a major engineering achievement, the development of Melbourne's underground water, drainage and sewerage system, and the advances in sanitation and public health made possible, following the establishment of the Melbourne & Metropolitan Board of Works in 1890.
Mature elm on Victorian-era reserve, consistent with Victorian-era tree planting in City of Melbourne. Significant for combination of rarity and maturity in West Melbourne context. See Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -
Proposed Grading: C

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Not assessed for heritage values
- Social value
- Not significant or contributory

What are the historic themes represented by the place?

7.2 Cultivating the ‘Garden City’ aesthetic
3.4 Defining public space

Recommendations (if any)

Proposed Heritage Overlay or Vegetation Protection Overlay as: ‘Elm, Hawke Street and King Street Reserve, near 446 King Street, West Melbourne’;
Revise Heritage Places Inventory July 2015.

References (if any):

State Library of Victoria
Picture Collection: Airspy c1938, shown.

Graeme Butler & Associates 2015: Appendix 2: 573
### King Street 447

#### Survey Notes:
Infill

<table>
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<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
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<td>Creation era?</td>
</tr>
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<td>Edwardian-era</td>
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<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
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<tbody>
<tr>
<td>☐ Contributory to precinct</td>
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<th>What are the historic themes represented by the place?</th>
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<tbody>
<tr>
<td>8.2 Housing the population</td>
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#### Recommendations (if any)
None.

#### References (if any):
City of Melbourne online maps
Flagstaff Terrace:

---

### King Street 449

#### Survey Notes:
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<tr>
<td>Creation era?</td>
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<td>Victorian-era</td>
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<tr>
<td>Edwardian-era</td>
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<tr>
<td>☐ Historical value</td>
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</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

#### Recommendations (if any)
None.

#### References (if any):
City of Melbourne online maps
Flagstaff Terrace:

---

### Property number

- King Street 447: 111181
- King Street 449: 111182
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>King Street</th>
<th>451</th>
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**Survey Notes:**

Infill

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: -
  - Proposed Grading: -

- **Existing Streetscape Level:** -
  - **Proposed Streetscape Level:** -

- **What date or era does the place express (if any)?**
  - Creation date (if available): 1998
  - Creation era:
    - Victorian-era
    - Edwardian-era
    - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Social value
  - Scientific value
  - Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - No
    - Contributory to precinct: Not significant or contributory
    - Significant individually: Not significant or contributory
    - Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**
  - 8.2 Housing the population

- **Recommendations (if any)**
  - None.

- **References (if any):**
  - City of Melbourne online maps
    - 'Flagstaff Terrace:
      - Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998.'

- **Property number:** 111183

---

**Survey Notes:**

Infill

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: -
  - Proposed Grading: -

- **Existing Streetscape Level:** -
  - **Proposed Streetscape Level:** -

- **What date or era does the place express (if any)?**
  - Creation date (if available): 1998
  - Creation era:
    - Victorian-era
    - Edwardian-era
    - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Social value
  - Scientific value
  - Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - No
    - Contributory to precinct: Not significant or contributory
    - Significant individually: Not significant or contributory
    - Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**
  - 8.2 Housing the population

- **Recommendations (if any)**
  - None.

- **References (if any):**
  - City of Melbourne online maps
    - 'Flagstaff Terrace:
      - Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998.'

- **Property number:** 111184

---

Graeme Butler & Associates 2015: Appendix 2: 575
Survey Notes:
Infill

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1998
Creation era?
☑ Victorian-era
☑ Edwardian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct
☑ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Flagstaff Terrace:
Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998.'

Property number: 111185
**Surveyed Places**

**King Street 459**

**Survey Notes:**

Infill

- What is the heritage grading (A-D, 1-3) of the place (if any)?
  - Existing grading: -  Proposed Grading: -
  - Existing Streetscape Level: -  Proposed Streetscape Level: -

- What date or era does the place express (if any)?
  - Creation date (if available)? 1998
  - Creation era?
    - Victorian-era
    - Edwardian-era
    - Post WW2

- What are the heritage values of the place (if any)?
  - Aesthetic value
  - Historical value
  - Social value
  - Not assessed for heritage values

- Is the place in a Heritage Overlay? No
  - Contributory to precinct  Not significant or contributory
  - Significant individually  Proposed for a Heritage Overlay

- What are the historic themes represented by the place?
  - 8.2 Housing the population

- Recommendations (if any)
  - None.

- References (if any):
  - City of Melbourne online maps
    - Flagstaff Terrace:
  - Property number: 111187

**King Street 461-467 Gair Manufacturing Company Pty. Ltd. Bulk Store**

**Survey Notes:**

Refer to Statement of Significance (Appendix 3).

- What is the heritage grading (A-D, 1-3) of the place (if any)?
  - Existing grading: -  Proposed Grading: C
  - Existing Streetscape Level: -  Proposed Streetscape Level: 2

- What date or era does the place express (if any)?
  - Creation date (if available)? 1935, 1998
  - Creation era?
    - Victorian-era
    - Edwardian-era
    - Post WW2

- What are the heritage values of the place (if any)?
  - Aesthetic value  Historical value
  - Scientific value
  - Social value
  - Not assessed for heritage values

- Is the place in a Heritage Overlay? No
  - Contributory to precinct
  - Significant individually  Proposed for a Heritage Overlay

- What are the historic themes represented by the place?
  - 5.5 Building a manufacturing industry

- Recommendations (if any)
  - Proposed Heritage Overlay: Gair Manufacturing Company Pty. Ltd. Bulk Store, later SOHO, 461-467 King Street, West Melbourne.
  - Revise Heritage Places Inventory July 2015.

- References (if any):
  - Heritage Places Inventory July 2015
    - No listing.

- City of Melbourne online maps
  - This property contains 16 residential properties.
SURVEYED PLACES

West Melbourne Heritage Review

1935 16763 £5000 erection of building
New premises for The Gair Manufacturing Company Pty. Ltd.
Norman Seabrook Architect, ARAIA; engineer C Hudspeth of
13 City View Rd, Balwyn (redevelopment): yellow brick
façade, red brick fascia and piers, concealed concrete
lintols with shelf, F.U. windows to rear ‘Gairs Bulk Store'
on parapet face, steel roller shutter, Fibrolite roofing with
vented ridge, steel framed windows with fixed hopper
sashes, steel roof trusses, conc. floor slabs, columns, cart
dock.

Museum of Victoria
Catalogue - The Gair Manufacturing Co., Folding Furniture,
1936 (deck chairs, camp stretchers, folding tables, card
tables, awning hammocks
‘The Gair Manufacturing Co. Pty. Ltd. of Elizabeth St,
Melbourne, were canvas goods manufacturers and
warehousemen. They made deck chairs, camp stretchers
and beds, folding tables, card tables, and awning
hammocks.’
(Head Office: Gair Manufacturing Co. 480 Elizabeth
Street, Melbourne, also among Subcontractors Engaged
on Production of Australian-built DAP Beaufort Mark VII
Bomber Details and Assemblies, bomber served 1942-44,
see beaufortrestoration.com.au)

Wikipedia
Seabrook and Fildes
From Wikipedia, the free encyclopedia
'Norman Hugh Seabrook was born in the Melbourne
suburb of Northcote in 1906. He received his education at
Brighton College, Wesley, and Hassets Commercial College
Prahran, and gained his Architectural articles working for
A.R. Barnes in 1924-26.[1] He continued his studies at the
University of Melbourne Architecture Atelier from
1927–31, before working for 18 months in Britain and
travelling in Europe, possibly gaining first-hand
experiences of the Dutch Functionalists and working on
projects influenced by them in Britain.[2] On his return to
Melbourne in 1933 he won the competition to design the
new MacRobertson Girls’ High school, which he
completed with the assistance of Alan Fildes, who he
entered into partnership with in 1936. The partnership
ended in 1956 with the death of Fildes. Seabrook taught
for two years later in 1978...
Seabrook and Fildes was a Melbourne architecture
practice that played a significant role in the introduction
of modernist architecture to Victoria in the 1930s. They
are most well known for the dutch modernist inspired
MacRobertson Girls High School, designed by Norman
Seabrook in 1933.....
The partnership between Norman Hugh Seabrook (12
January 1906-9 September 1978) and Alan Fildes
(1909–1956) was formally established in 1936, and was
amongst the few in Victoria to show an influence of
European modernism. By applying and adapting European
modernist design principles to a broad range of civic,
industrial, commercial and residential buildings, Seabrook
and Fildes played a primary role in the dissemination of
modernist architecture in Victoria. The practice operated
as Seabrook, Fildes and Hunt from 1955 up until Fildes
death in 1956, carrying on as Seabrook, Hunt and Dale
until Norman Seabrook’s retirement in 1976.
...MacRobertson Girls’ High school was constructed in
1933-34 to Norman Seabrook’s competition-winning
design. It remains one of the first and best examples of
Modernist architecture in Melbourne and was said by
Robin Boyd to have signalled ‘the 1934 revolution’ of
Victorian architecture.[5]-Robin Boyd, Victorian Modern:
One Hundred and Eleven Years of Modern Architecture in
Victoria, Victorian Architectural Students Society,
Melbourne, 1947,p.28] Influenced by Dutch Architect
Willem Marinus Dudok’s Hilversum City Hall, the school
was arranged in a functionalist manner, breaking the
program down into series of intersecting cream-brick
volumes according to De Stijl principles, interrupted by
large strips of red-framed windows and blue-glazed
window sills.[6] The building was a radical departure from
school buildings of the time, even including a rooftop
classroom, and was the first Willem Marinus Dudok
inspired building designed by Seabrook, the principles of
which would be repeated and adapted through much of
the practices later work

Victorian Heritage Register
MacRobertson Girls High School
350 Kings Way Melbourne
- See more at:
#sthash.99dZG2sb.dpuf

'Statement of Significance
What is significant?
The MacRobertson Girls' High School at Albert Park, South
Melbourne, was built in 1934 with funds donated by Sir
MacPherson Robertson as a gift to the state of Victoria,
celebrating the Centenary of its foundation. The building
provided a permanent home for the former Melbourne
Girls' High School, which was renamed in honour of its
benefactor. The bold modern design, which had taken first
prize in a strongly contested architectural competition for
the new school, was prepared by the young architect
Norman H Seabrook, at that time recently returned from
working in Britain. Seabrook has been recognised in
subsequent decades as a significant and talented architect
and a major figure in the evolution of twentieth century
architecture in Victoria.
How is it significant?
The MacRobertson Girls’ High School is of architectural,
historic and social significance to the State of Victoria.
Why is it significant?
The modern design of the school, clearly informed by
Seabrook’s first hand knowledge and experience of the
work of leading contemporary Dutch architect Willem
Dudok and his followers on the Continent and in Britain,
was revolutionary for Victoria at this time and was
influential in the introduction of the modern modes and
the growth in their acceptance in the 1930s in this state.
The planning of the school was refined in terms of its
conceptual clarity, its traffic efficiency, and the skilful
zoning of the various activities within the school, and
established a new standard to be emulated in the many
schools produced in the following decades by the Public
Works Department under chief architect Percy Everett.

The exterior retains much of its significant character and
fabric despite the impact of some changes and additions.
A number of the interiors of the school were also notable,
and despite some superficial changes these retain the bulk
The MacRobertson Girls’ High School has important historical associations with noted industrialist and philanthropist Sir Michael MacPherson Robertson, who donated over £100,000 to the state of Victoria as a gesture of goodwill and thanks in the year of its centenary. £40,000 of this money was set aside for the new school.

The school is also of significance for its associations with its direct antecedents: the Model School in Spring Street; the Melbourne Continuation School, Victoria’s first state secondary school, later renamed Melbourne High School; and Melbourne Girls’ High School, the first single sex girls’ state secondary school in Victoria. Each of these schools has played a notable part in the evolution of the state’s education system, as has the MacRobertson Girls’ High School.

The MacRobertson Girls’ high School has social significance as one of Victoria’s premier education institutions, as a major school for girls, and alongside the Melbourne High School and the University High School, as one of three high schools recognised as outstanding and special within the state secondary education system. It has additional significance for its links with past students and staff, many of whom have enjoyed distinguished careers and public note.


<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Year</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sands &amp; McDougall Directory of Victoria</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1942</td>
<td>455 Ferguson, Thos. Dudley st</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1935</td>
<td>467 Disco Mfg Corpn Pty Ltd, electrical spare parts mfrs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1935</td>
<td>469 West Melbourne Police Station</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Survey Notes:**

Refer to Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>C</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>Creation era</th>
</tr>
</thead>
<tbody>
<tr>
<td>1884, 1952-3, 1993</td>
<td>Victorian-era Interwar</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Social value</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

No

Proposed: West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, later Brickley House, 469-471 King Street, West Melbourne.

**Recommendations (if any)**

Proposed Heritage Overlay: ‘West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, 469-471 King Street, West Melbourne’; Revise Heritage Places Inventory July 2015.

**References (if any):**

Building Permit Application

1952 26947 £6800 alterations and additions offices, dwelling for Fibrous Plaster Manufacturers Association; Edgar H Alexander LRAIA Architect & Town Planning
SURVEYED PLACES

Consultant, 143 Napier St, Essendon: shows new facade to existing row house pair in existing setback one room depth, as extension to Board Room and one new office. Living quarters at rear refers to amended plans, new steel framed windows for side elevation.

Building Permit Application Files: builder FT Jeffrey Box Hill, use offices and dwelling.

Lewis, M. Australian Architecture Index:
'71745 Lever, James - Beaconsfield Pde. Albert Park Brown, Mrs Ann - Leveson Street Hotham West Melbourne VIC Houses Shalless, - 1884 06 10, City of Melbourne registration no 923 [Burchett Index]. Fee 5.0 0 two brick houses King - one lot from Dudley'

City of Melbourne online maps
'2 storey brick building built 1930's. Refurbished into office suite 1993. This property contains 4 businesses.'

Sands & McDougall Directory of Victoria
KING ST—West Side (Dudley- Rosslyn)
1961
469-471
Associated Quarries P/L; Fibrous Plaster Manufacturers Association of Victoria; Quarry Masters Asscn of Victoria; Tip-truck operators of Vic. Institute of Quarries, B&C Mccarthy, importers.

1955
469-471 West Melbourne Police Station, Associated Quarries P/L; Coldstream Quarries P/L, Fibrous Plaster Manufacturers Association of Victoria, GM Paton caretaker, etc

1942
467 Disco Mng Corpn Pty Ltd, electrcl spare parts mnfrs

469 West Melbourne Police Station

1935
Dudley st
469 West Melbourne Police Station

1930
Dudley st
469 West Melbourne Police Station
471 Woods, Wm., sergt.
473 Stewart, Mrs Stella
477 Burns, Miss Esther, grocer

1925
469 West Melb Police Stn
471 Nicol. Wm,
473 Maddren, John F.
477 Green, Mrs M., grcr

1893
455 McCaffrey James
Dudley st
469 Opie Mrs Janet , Beattie, Miss M. L. Walker, John A.
471 Manch, Miss Rosannah

1880
Dudley at
Davies, Mrs Mary

Property number: 105331
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Property number</th>
<th>King Street</th>
<th>Mitchell Water Australia</th>
</tr>
</thead>
<tbody>
<tr>
<td>105332</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Survey Notes:

- Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### What Streetscape Level does the place express (if any)?

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available):** 1946-2015
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

### What are the historic themes represented by the place?

- 5.3 Developing a large, city-based economy

### Recommendations (if any)

- None.

### References (if any):

- MMBW
- DP 725 c1895- row house shown similar plan

---

### Property number: 105333

- **Survey Notes:**
  - Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: - Proposed Grading: -</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What Streetscape Level does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level: Proposed Streetscape Level:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available): 1946-2015</td>
</tr>
<tr>
<td>Creation era:</td>
</tr>
</tbody>
</table>
  - Early Victorian-era
  - Interwar
  - Post WW2

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.4 Developing a retail centre</td>
</tr>
</tbody>
</table>

### Recommendations (if any)

- None.

### References (if any):

- MMBW
- DP 725 c1895- shop with street verandah shown similar plan

---

<table>
<thead>
<tr>
<th>Property number: 105333</th>
</tr>
</thead>
</table>
### Surveyed Places

<table>
<thead>
<tr>
<th>King Street</th>
<th>479-481</th>
<th>Young's hotel, former</th>
</tr>
</thead>
</table>

#### Survey Notes:

Victorian-era hotel refaced, only chimneys and rear walls indicate age.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:**
- **Proposed Grading:**

**Existing Streetscape Level:**
- **Proposed Streetscape Level:**

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1985 (renov.)
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- **Contributory to precinct:**
- **Not significant or contributory**
- **Significant individually:**
- **Proposed for a Heritage Overlay**

**What are the historic themes represented by the place?**

- **5.3 Developing a large, citybased economy**

#### Recommendations (if any)

None.

#### References (if any):

- **City of Melbourne online maps**
  `A two storey brick Edwardian building (sic). Refurbished in 1985. '`

- **MMBW**
  DP725 c1895 shown as 479-481 King Street, hotel with rear stable and pitched yard.

- **Sands & McDougall Directory of Victoria**
  1920
  473 Moran, Mrs Celine.
  477 Green, Mrs II. grer
  473 Young's hotel —
  O'Hagan, Mrs A.

**Property number:** 105334
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Property number: 105335</th>
</tr>
</thead>
</table>

### King Street 483-485 Carpark

#### Survey Notes:
Not assessed.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: -
- Proposed Grading: -

#### Existing Streetscape Level: -
- Proposed Streetscape Level: -

#### What date or era does the place express (if any)?
- Creation date (if available)? unknown
- Creation era?
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?
- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [x] Not assessed for heritage values

#### Is the place in a Heritage Overlay?
- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?
6.6 Streetmaking, drainage and river works

#### Recommendations (if any)
None.

#### References (if any):
**City of Melbourne online maps**
- TP-2010-932/A - Construction of a four-storey apartment building.
  This application was made on 12th of June, 2012.
  Its status is "Amendment Refused" and it was decided on 29th of October, 2012.  
TP-2010-932 - Construction of four storey apartment building and reduction of car parking requirement.  
This application was made on 15th of November, 2010.
Its status is "Superseded" and it was decided on 7th of June, 2011.'

**MMBW**
c1895 - shown as two row houses.

---

<table>
<thead>
<tr>
<th>Property number: 105336</th>
</tr>
</thead>
</table>

### King Street 487-489 BSC House

#### Survey Notes:
Not assessed.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: -
- Proposed Grading: -

#### Existing Streetscape Level: -
- Proposed Streetscape Level: -

#### What date or era does the place express (if any)?
- Creation date (if available)? 1988
- Creation era?
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [x] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?
- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [x] Not assessed for heritage values

#### Is the place in a Heritage Overlay?
- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?
5.3 Developing a large, citybased economy

#### Recommendations (if any)
None.

#### References (if any):
**City of Melbourne online maps**
- Netball Victoria:
  2 storey concrete office building with basement parking built 1988.'

---

Graeme Butler & Associates 2015: Appendix 2: 583
SURVEYED PLACES

King Street

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: -

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)?  1990
Creation era?
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
- Contributory to precinct
- Not significant or contributory

What are the historic themes represented by the place?

5.3 Developing a large, city-based economy

Recommendations (if any)

None.

References (if any):

- City of Melbourne online maps
  - 'Three storey concrete office building with basement parking. Built around 1990.'

Property number: 105337

---

Downtown Signs

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: -

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)?  1970s
Creation era?
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
- Contributory to precinct
- Not significant or contributory

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):

- City of Melbourne online maps
  - 'A single storey brick garage and workshop. Built around 1970.'

Property number: 105338
### Suggested Places

#### King Street 511

<table>
<thead>
<tr>
<th>Tame and Company Factory</th>
</tr>
</thead>
</table>

**Survey Notes:**

Refer to Statement of Significance (Appendix 3).

### Is the heritage grading (A-D, 1-3) of the place if any?

- **Existing grading:** -
- **Proposed Grading:** C

### Existing Streetscape Level:

- **Proposed Streetscape Level:** 3

### What is the heritage values of the place if any?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

### What is the heritage grading (A-D, 1-3) of the place if any?

- **Existing grading:** -
- **Proposed Grading:** C

### Existing Streetscape Level:

- **Proposed Streetscape Level:** 3

### What date or era does the place express if any?

- **Creation date (if available):** 1926
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

### What are the heritage values of the place if any?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?

- No
- **Contributory to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

### What are the historic themes represented by the place?

5.5 Building a manufacturing industry

### Recommendations (if any)

Proposed Heritage Overlay: 'Tame and Company factory, 511 King Street, West Melbourne'.
Revise Heritage Places Inventory July 2015.

### References (if any):

**Building Permit Application**

Oct 1925 7976 £2990 erection of factory for Messrs. Tame & Company of 236 Latrobe St; Builder WL McArthur 113 Stokes St, Port Melb. Completed 30 Oct 1926
1934 15902 £400 addition to building etc.

**City of Melbourne online maps**

'A single storey brick industrial building built in the early 1900's.'

---

Sands & McDougall Directory of Victoria
1925
493-495 Stark, Jas., conf & hrdtsr Rosslyn st
497 Chalmers. John. Mcb carrier
509 Chalmers, J. MCB, 511 Hogan & Shepherd, coachbldrs
517 Hocking, N., trtr

1930
493-495 Stark, Jas., confectioner & hairdresser Rosslyn st
497-509 Chalmers, J. McB., carrier
511 Ironmongers Pty Ltd, ironmongers
511-9 Tame & Co, iron workers

1935
493-495 Stark, Jas., confectioner & hairdresser Rosslyn at
497-509 Chalmers, J. McB., carrier
511 Ironmongers Pty Ltd, ironmongers
511-519 Tame & Co, iron workers

1942
495 Stark, J., hairdresser Rosslyn st
497-509 Chalmers, J. McB., carrier
511-519 Coffey, Alan Auto Sery Pty Ltd (works)
521 Rodgerson, W. (stables)
527 Newnham, Arthur J.

**Property number:** 105339
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>King Street</th>
<th>525</th>
<th>Plumbing Industry House</th>
</tr>
</thead>
</table>

#### King Street 525

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -  
- Proposed Grading: -

**Existing Streetscape Level:** -  
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

- Creation date (if available): 1970s-1980s
- Creation era:
  - Victorian-era
  - Edwardian-era  
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value  
  - Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No

- Contributory to precinct
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.3 Developing a large, city-based economy

**Recommendations (if any)**
None.

**References (if any):**

- City of Melbourne online maps
  - 'Single storey brick office building built 1970’s.'

**Property number:** 105340

---

<table>
<thead>
<tr>
<th>King Street</th>
<th>529</th>
<th>535</th>
</tr>
</thead>
</table>

#### King Street 529-535

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -  
- Proposed Grading: -

**Existing Streetscape Level:** -  
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

- Creation date (if available): 1980s
- Creation era:
  - Victorian-era
  - Interwar  
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.3 Developing a large, city-based economy

**Recommendations (if any)**
None.

**References (if any):**

- City of Melbourne online maps
  - 'Challenge Cancer Support Network Inc.: Two storey brick office building built early 1980’s.'

**Property number:** 105341
### King Street

<table>
<thead>
<tr>
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<th></th>
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<p>| |</p>
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#### What are the historic themes represented by the place?

5.3 Developing a large, city-based economy

#### Recommendations (if any)

None.

#### References (if any):

City of Melbourne online maps

'A three storey brick office building with basement parking. Built in 1990.'

**Property number:** 105342

---

### Cadell House

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#### What are the historic themes represented by the place?

5.3 Developing a large, city-based economy

#### Recommendations (if any)

None.

#### References (if any):

City of Melbourne online maps

'A three storey brick office building with basement parking. Built in 1990.'

**Property number:** 105343
West Melbourne Heritage Review

### Surveyed Places

<table>
<thead>
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**Survey Notes:**
Not assessed.

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Three storey brick office building with basement parking built 1990.

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**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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555 KING STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
**SURVEYED PLACES**

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure.
Statement of Significance Not Assessed

---

**i-heritage, Hermes**
No Statement of Significance, not part Melbourne Planning Scheme Amendment C19.

---

**North and West Melbourne Conservation Study (1983)**
555-7 graded C, c1885 fence, cast iron significant.

---

**Lewis, M. Australian Architecture Index:**

17762 Mair, S Mair, S West Melbourne VIC City of Melbourne registration no 6564 [Burchett Index]. Fee 3.10.0 two-storey house 1875 11 25, King - near Stanley (fee suggests 2 2 storey houses)

---

**Newspapers:**

'The Argus': 27/4/1929
'MAIR.-On the 24th April, at Melrose Park, Whittlesea, Stephen Mair, of 743 Nicholson street, North Carlton, the seventh son of the late Thomas Mair (builder) and Margaret Helton, of Edinburgh and Dundee, Scotland; loving father of Edith, Florence, and William, aged 97 years. Thirty-three years foreman for the late Alderman Amess (contractor). Arrived Victoria 1854.'

---

**Probate**

'Stephen Mair Gent Nth Carlton 24 Apr 1929 241/562 VPRS 28/P3, unit 2205; VPRS 7591/P2, unit 847.'

---

**Sands & McDougall Directory of Victoria**
W side, Roden- Stanley

1904
646
547
668
567
Bean Alexander
545 Daly, Miss Maggie
547 Chapman. Michael
555 Skehan. Mrs Bridget
557 Whelan. Thomas S.
Whelan. Miss Mrgt., teacher of music

1893
647 C ody, John
555 Haisman, Mrs Rose
557 Hawkesworth, Herb. J.
559 Chamberlain, Mrs Mary
681 McIntyre, Mrs Annie
565 Knox, Peter, cooper
573 Vacant
575 Kemmy, John, grocer

---

**City of Melbourne Valuers Books**
1900, 1859-
(Brown)
Skehan. Mrs Bridget/Stephen Mair, BH 7 rooms (x-out to 6) 24x80 £26 to £30 also
Mary Whelan/ Mair at 557 BH 7 rooms (x-out to 6) 24x80 £26 to £30

1891 1875-6
(McBride)
555 David Jenkins (x-out) /Mair/BH 7 rooms 24x70 £60
557 Mrs Chanterling??/Mair/BH 7 rooms 24x70 £60

1886, 1950-1
John Bolt (x-out to Miss Duigan?) /Mair/ 287 BH 7 rooms 24x70 £50
Mrs McCought? / Mair/ see above

1885, 1950-1
(McKillop)
Bolt  /Mair/ 287 BH 7 rooms 24x70 £50
Mrs McLean / Mair/ see above
(Mrs Smith)

1880, 2589-90
(Mrs Smith BH 9r)
Hugh Houston /Mair/ 287 BH 7 rooms 24x70 £60
Geo Harrison/ Mair/ see above (-287)
(Walsh WH )

1875, 2378
no listing: Smith/Walsh

**Property number:** 105345

---

**Roden st**

1880
Welsh, John, dairy
287 Harrison, George
289 Houston, Hugh
291 Smith, Mrs J. J.
293 Hall, J. J.
265 Joynson, John, bootmaker
Hawkins, Thomas
267 Loftus, James
269 Graham, James
Edwards, Thomas, grocer

---

Graeme Butler & Associates 2015: Appendix 2: 589
SURVEYED PLACES

West Melbourne Heritage Review

SURVEYED PLACES

King Street | 557 | Mair’s row house, part 555-557 King Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: C | Proposed Grading: C
| Streetscape Level: 3 | Proposed Streetscape Level: 3

What date or era does the place express (if any)?

| Creation date (if available): 1875
| Creation era: Early Victorian-era
| Victorian-era
| Edwardian-era
| Interwar
| Post WW2

What are the heritage values of the place (if any)?

| Aesthetic value | Historical value
| Scientific value | Social value
| Not assessed for heritage values

Is the place in a Heritage Overlay?

Contributory to precinct
Significant individually
Not significant or contributory
Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results
557 KING STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure.
Statement of Significance Not Assessed

i-heritage, Hermes
No Statement of Significance, not part Melbourne Planning Scheme Amendment C19.

North and West Melbourne Conservation Study (1983)
555-7 graded C, c1885 fence, cast iron significant.

Lewis, M. Australian Architecture Index:

71762 Mair, S Mair, S West Melbourne VIC City of Melbourne registration no 6564 [Burchett Index]. Fee 3.10.0 two-storey house 1875 11 25, King - near Stanley [fee suggests 2 2 storey houses]

Newspapers:

The Argus': 27/4/1929

'MAIR.-On the 24th April, at Melrose Park, Whittlesea, Stephen Mair, of 743 Nicholson street, North Carlton, the seventh son of the late Thomas Mair (builder) and Margaret Helton, of Edinburgh and Dundee, Scotland; loving father of Edith, Florence, and William, aged 97 years. Thirty-three years foreman for the late Alderman Amess (contractor). Arrived Victoria 1854.'

Probate

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Sands & McDougall Directory of Victoria

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557 Hawkesworth, Herb. J.
559 Chamberlain, Mrs Mary
681 McIntyre, Mrs Annie
565 Knox, Peter, cooper
573 Vacant
575 Kemmy, John, grocer

Graeme Butler & Associates 2015: Appendix 2: 590
SURVEYED PLACES

**Roden st**

1880
Welsh, John, dairy
287 Harrison, George
289 Houston, Hugh
291 Smith, Mrs J. J.
293 Hall, J. J.
265 Joynson, John, bootmaker
Hawkins, Thomas
267 Loftus, James
269 Graham, James
Edwards, Thomas, grocer

**Stones, Frederick**

City of Melbourne Valuers Books
1900, 1859-
(Brown)
Shehan. Mrs Bridget/Stephen Mair, BH 7 rooms (x-out to 6) 24x80 £26 to £30 also
Mary Whelan/ Mair at 557 BH 7 rooms (x-out to 6) 24x80 £26 to £30

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1880, 2589-90
(Mrs Smith BH 9r)
Hugh Houston /Mair/ 287 BH 7 rooms 24x70 £60
Geo Harrison/ Mair/ see above (-287)
(Walsh WH)

1875, 2378
no listing: Smith/Walsh

**Property number:** 105346

---

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?

Creation date (if available?): 1970s

Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):
City of Melbourne online maps
'Single storey brick showroom/workshop built early 1970's.'

**Property number:** 105347
West Melbourne Heritage Review

SURVEYED PLACES

King Street 581 Burnside House, part Houston’s row houses 581-583 King Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

1885 03 16’
Shalless - West Melbourne
72914 Webster, Walter Hadden, Robert West Melbourne VIC House Shalless 1879 08 22
72812 Farnsworth & Potts - Dryburgh St, Yotham Hill Barnes, R West Melbourne VIC House; Shop Shalless 1879 11 17

Newspapers:

‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Friday 26 November 1875
‘TWO STEAMERS BUILT ON THE YARRA.
An iron screw steamer of considerable size will be launched into the Yarra tomorrow. It is one of two steam screw boats which have been made by Messrs. Forman and Co., at the Yarra Boiler Works, on the south bank of the Lower Yarra.’

‘The Argus’: 30/12/1876
‘...the PARTNERSHIP lately subsisting between us the undersigned David Forman, James Watt, Hugh Houston, and John M Murchey, and William Turnbull Dove, engineers, boiler makers, and blacksmiths, at Yarra Bank, near the city of Melbourne, in the colony of Victoria, under the name or style or firm of “Yarra Boiler Works Company,” and " D. Forman and Co," was on the 22nd day of December, 1870, DISSOLVED and...that from the 2nd of December the said William Dove ceased to be a partner in the said business, and is not authorised to receive any money on their account, as witness our hands this 22nd day of December, 1876.
DAVID FORMAN.
JAMES WATT.
HUGH HOUSTON’

‘Leader’ (Melbourne, Vic.: 1862 - 1918) Saturday 30 September 1882
‘Sim— Houston. — At the bride’s residence, 270 King-street, West Melbourne, by the Rev. D. McDonald, David, youngest son of the late John Sim, Glasgow, Scotland, to Jane, eldest daughter of Hugh Houston.’

‘The Argus’: 4/10/1899
‘HOUSTON. — On the 2nd October, at her residence, corner Lee and Farnham streets, Flemington, Hessy, the beloved wife of Hugh Houston, aged 69 years. No flowers. Intercolonial papers please copy.’

‘Leader’ (Melbourne, Vic.: 1862 - 1918) Saturday 13 July 1912
‘DEATH
HOUSTON.— On the 2nd July, at his daughter’s residence, 28 Lee-street, Flemington. Hugh Houston, late of Yarra Boiler Works, aged 82. Private interment.’

Australia, Birth Index, 1788-1922

‘Name: Hugh Houston
Father’s name: Hugh Houston
Mother’s name: Hessy Roseborough
Birth Place: Melbourne, Victoria
Registration Year: 1859
Registration Place: Victoria
Registration Number: 11639’

Probate

‘Hessy Houston Married Flemington 2 Oct 1899 73/005
VPRS 28/P0, unit 930; VPRS 28/P2, unit 526
Hessy Houston Married Flemington 2 Oct 1899 83/755

Graeme Butler & Associates 2015: Appendix 2: 592
Scrolled name panel. Two level cast iron verandahs shelter entablatures, shells, and flanking piers and urns above the houses. They are parapeted, with distinctive full arched Gunn, constructed these two stuccoed brick, two storey Henry Shalless designed, and local builders, Butler and verandah roof and structure. Prolific local architect, Notable features include the fence, verandah decoration Dawson, John Reed and James Bowman.

**Description/Notable Features**

Dawson, John Reed and James Bowman.

**History**

Hugh Houston moved from further south in King Street to No 583 King Street after he had built these houses in 1883. They were built in the name of his wife, Mary. He continued to own the houses for over ten years, residing there until after 1885 when he probably moved to Flemington. Tenants in the other houses included David Dawson, John Reed and James Bowman.

**Description/Notable Features**

Notable features include the fence, verandah decoration and verandah roof and structure. Prolific local architect, Henry Shalless designed, and local builders, Butler and Gunn, constructed these two stuccoed brick, two storey houses. They are parapeted, with distinctive full arched entablatures, shells, and flaming piers and urns above the scrolled name panel. Two level cast iron verandahs shelter arched and architraved windows, with pilasters, whilst the entrance has a spoked fanlight connected to panelled side lights. Iron picket fences are used at the frontage. Integrity - Urns gone from No. 583 parapet.

**Streetscape - Valuable corner element of a richly decorated residential streetscape from Roden to Hawke Streets.**

**Statement of Significance**

Architecturally, one of the relatively small number of architect designs within this common form type, the houses are near original, ornamented in a competent manner and are a valuable part of a significant streetscape of high regional importance. Historically, two of a row of speculative houses, aimed at an aspiring market, and associated with an old West Melbourne resident, Houston, who developed a number of other properties in the area; of local importance.

**Recommended Alterations**

Colours (sympathetic - no recommendations) Parapets orbs gone (inappropriate - reinstate original design) Recommendations - Repaint in original or typical colours, replace urns on No. 583.

**Sands & McDougall Directory of Victoria**

1880

Edwards, Thomas, grocer
279 Stones, Frederick
281 Oliver, James, carpenter and builder
282 Shuttleworth, William
McGregor, John, wood and coal yard
Hawke St
BAPTIST CHURCH-Clarke, Rev. A. J.
Victoria St

1893

W Side
Roden St
581 Troup, Dr J. K.
583 Bowman, James
685 Malchow, William
687 Dewar, James
589 Fetherstonhaugh, Dr
691 Reid, John A.
593 Stones, Frederick, contr
699 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier
Hawke St

1910

Roden St
581 Mignot, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
689 Alexander, J., house decorator & snwrtr
591 Jeffrey, Ellen
595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid:
609 Morton, R. G., farrier
Hawke St

1920

Graeme Butler & Associates 2015: Appendix 2: 593
577 Joubert, J. A.

**Roden st**

581 Jones, Wm. H., solc
583 Arthur, Mrs Mary
585 Fallan, Mrs Mary
387 Dewar, Mrs Eliza
589 O'Shea, Mrs Margt.
591 Jeffrey, Denis
595 Du From, Miss M. A., music tchr
597 Taylor, Mrs Evelyn
599 Oliver, Mrs J. S. O.
601 Ellis, Henry
609 Prime, D., bott dlr
609 Morton, R. G, farrier

**Hawks st**

1930
575-7 Phelan, Miss A., grocer
**Roden st**
581 Jones, Mrs Alice
583 Arthur, Mrs Mary
585 Cotsworth, Arth. C.
587 Myers, Harold
589 Danaher, Maurice
591 Jeffery, Denis
591 Jeffery, C. D., tailor
595 Du Frocq. Miss M. A., music teacher
597 Taylor, Mrs Evelyn
599 Ellis, Henry
601 McKenzie, Mrs H.
607 Stables
609 Hume, W. J., blacksmith

**City of Melbourne Rate Books**

North and West Melbourne Conservation Study 1983
cite:
581-3 King Street
1883, 2658; 1885-86, 1969-7;1888-89, 1962; 1890-91, 1914

**North and West Melbourne Conservation Study**

((1983))

**History**

Hugh Houston moved from further south in King Street
to No 583 King Street after he had built these houses in
1883. They were built in the name of his wife, Mary. He
continued to own the houses for over ten years,
residing there until after 1885 when he probably moved
to Flemington. Tenants in the other houses included
David Dawson, John Reed and James Bowman.

**Description**

Prolific local architect, Henry Shalless designed, and
local builders, Butler and Gunn, constructed these two
stuccoed brick, two storey houses. They are parapeted,
with distinctive full arched entablatures, shells, and
flanking piers and urns above the scrolled name panel.
Two level cast iron verandahs shelter arched and
architraved windows, with pilasters, whilst the entrance
has a spoked fanlight connected to panelled side lights.
Iron picket fences are used at the frontage.

**Integrity** - Urns gone from No. 583 parapet.

**Streetscape** - Valuable corner element of a richly
decorated residential streetscape from Roden to Hawke
Streets.

**Significance**

Architecturally, one of the relatively small number of
architect designs within this common form type, the
houses are near original, ornamented in a competent
manner and are a valuable part of a significant
streetscape of high regional importance. Historically,
two of a row of speculative houses, aimed at an aspiring
market, and associated with an old West Melbourne
resident, Houston, who developed a number of other
properties in the area; of local importance.

**Recommendations** - Repaint in original or typical
colours, replace urns on No. 583.

**Property number:** 105348
### SURVEYED PLACES

**King Street 583**

**Burnside House, part Houston's row houses 581-583 King Street**

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#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>C</th>
<th>Proposed Grading:</th>
<th>C</th>
</tr>
</thead>
</table>

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1883
- **Creation era:**
  - [ ] Early Victorian-era
  - [x] Victorian-era
  - [ ] Edwardian-era
- **Post WW2**

#### What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- **HO3** North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

---

#### What are the historic themes represented by the place?

8.2 Housing the population

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#### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

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#### References (if any):

**Lewis, M. Australian Architecture Index:**

- '71748 Butler & Gunn - 4 Brougham Street Hotham Hill Houston, Mrs H West Melbourne VIC City of Melbourne registration no 258 [Burchett Index]. Fee 2.10.0 two-storey house King near cnr. King & Roden Shalless, 1883 04 17
- 71744 Butler & Gunn - 4 Brougham Street Hotham Hill Houston, Mrs Hessy West Melbourne VIC City of Melbourne registration no 1403 [Burchett Index]. Fee 2.10.0 two-storey house near cnr. King & Roden Shalless,

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1885 03 16'

Shalless - West Melbourne

72914 Webster, Walter Hadden, Robert West Melbourne VIC House Shalless 1879 08 22

72812 Farnsworth & Potts - Dryburgh St, Hotham Hill Barnes, R West Melbourne VIC House; Shop Shalless 1879 11 17

**Newspapers:**

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 26 November 1875

'TWO STEAMERS BUILT ON THE YARRA. An iron screw steamer of considerable size will be launched into the Yarra tomorrow. It is one of two steam screw boats which have been made by Messrs. Forman and Co., at the Yarra Boiler Works, on the south bank of the Lower Yarra.'

'The Argus': 30/12/1876

'...the PARTNERSHIP lately subsisting between us the undersigned David Forman, James Watt, Hugh Houston, and John M Murchev, and William Turnbull Dove, engineers, boilermakers, and blacksmiths, at Yarra Bank, near the city of Melbourne, in the colony of Victoria, under the name or stylo or firm of "Yarra Boiler Works Company," and " D. Forman and Co," was on the 22nd day of December, 1870, DISSOLOVED and...that from the 2nd of December the said William Dove ceased to be a partner in the said business, and is not authorised to receive any money on their account, as witness our hands this 2nd day of December, 1876.

DAVID FORMAN.

JAMES WATT.

HUGH HOUSTON'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 30 September 1882

'Sim— Houston. — At the bride's residence, 270 King-street, West Melbourne, by the Rev. D. McDonald, David, youngest son of the late John Sim, Glasgow, Scotland, to Jane, eldest daughter of Hugh Houston.'

'The Argus': 4/10/1899

'HOUSTON. — On the 2nd October, at her residence, corner Lee and Farnham streets, Flemington, Hessy, the beloved wife of Hugh Houston, aged 69 years. No flowers. Intercolonial papers please copy.'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 13 July 1912

'DEATH HOUSTON.— On the 2nd July, at his daughter's residence, 28 Lee-street, Flemington. Hugh Houston, late of Yarra Boiler Works, aged 82. Private interment.'

**Australia, Birth Index, 1788-1922**

'- Name: Hugh Houston
  - Father's name: Hugh Houston
  - Mother's name: Hessy Roseborough
  - Birth Place: Melbourne, Victoria
  - Registration Year: 1859
  - Registration Place: Victoria
  - Registration Number: 11639'

**Probate**

'- Hessy Houston Married Flemington 2 Oct 1899 73/005 VPRS 28/P0, unit 930; VPRS 28/P2, unit 526
  - Hessy Houston Married Flemington 2 Oct 1899 83/755

Graeme Butler & Associates 2015: Appendix 2: 595
Ross House, formerly called Charleville, 292 COTHAM ROAD KEW, Borouronda City was built as a two-storey mansion in 1889 for Charles Donaldson. It was designed in the Italianate style by the architect H Shalless (sic) and built by G Ginham. Dr Tom King, surgeon purchased Charleville from Donaldson in 1939 and renamed it Ross House.

How is it significant?
Ross House is of historic and architectural significance to the State of Victoria

Why is it significant?
Ross House is of historical importance to the State of Victoria for its association with Melbourne’s urban development. The house is historically important in illustrating late nineteenth century social values and the importance of establishing status through the construction of an imposing residence. Ross House, a substantially intact mansion of the nineteenth century 'boom period, is architecturally important in exhibiting good design and the aesthetic characteristics in a domestic application of the Italianate style.'

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**Sands & McDougall Directory of Victoria 1880**

Edwards, Thomas, grocer
279 Stones, Frederick
Roden st
281 Oliver, James, carpenter and builder
282 Shuttleworth, William
McGregor, John, wood and coal yard
Hawke st
BAPTIST CHURCH-Clarke, Rev. A. J.
Victoria st

---

**1893**

**W Side**

Roden st
581 Troup, Dr J. K.
583 Bowman, James
685 Malchow, William
687 Dewar, James
589 Fetherstonhaugh, Dr
691 Reid, John A.
593 Stones, Frederick, contr
699 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier
Hawke st

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**1910**

Roden st
581 Mignet, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
689 Alexander, J., house decorator & snwrtr
591 Jeffrey, Ellen
595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid
609 Morton, R. G., farrier
Hawke st

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**1920**

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Graeme Butler & Associates 2015: Appendix 2: 596
**SURVEYED PLACES**

**577 Joubert. J. A.**

*Roden st*

581 Jones, Wm. H., solc
583 Arthur, Mrs Mary
585 Fallan, Mrs Mary
387 Dewar, Mrs Eliza
589 O’Shea, Mrs Margt.
591 Jeffrey, Denis
595 Du From, Miss M. A., music tchr
597 Taylor, Mrs Evelyn
599 Oliver, Mrs J. S. O.
601 Ellis, Henry
609 Prime, D., bott dlr
609 Morton, R. G, farrier

*Hawks st*

1930
575-7 Phelan, Miss A., grocer
*Roden st*
581 Jones, Mrs Alice
583 Arthur, Mrs Mary
585 Cotsworth, Arth. C.
587 Myers, Harold
589 Danaher, Maurice
591 Jeffery, Denis
591 Jeffery, C. D., tailor
595 Du Froq. Miss M. A., music teacher
597 Taylor, Mrs Evelyn
599 Ellis, Henry
601 McKenzie, Mrs H.
607 Stables
609 Hume, W. J., blacksmith

*Hawke st*

**City of Melbourne Rate Books**
North and West Melbourne Conservation Study 1983

cite:
581-3 King Street
1883, 2658; 1885-86, 188-89, 1962; 1890-91, 1914

**North and West Melbourne Conservation Study**

((1983))
581-583 KING STREET

**History**
Hugh Houston moved from further south in King Street to No 583 King Street after he had built these houses in 1883. They were built in the name of his wife, Mary. He continued to own the houses for over ten years, residing there until after 1885 when he probably moved to Flemington. Tenants in the other houses included David Dawson, John Reed and James Bowman.

**Description**
Prolific local architect, Henry Shalless designed, and local builders, Butler and Gunn, constructed these two stuccoed brick, two storey houses. They are parapeted, with distinctive full arched entablatures, shells, and flanking piers and urns above the scrolled name panel. Two level cast iron verandahs shelter arched and architraved windows, with pilasters, whilst the entrance has a spiked fanlight connected to panelled side lights. Iron picket fences are used at the frontage.

**Integrity** - Urns gone from No. 583 parapet.
**Streetscape** - Valuable corner element of a richly decorated residential streetscape from Roden to Hawke

**Significance**
Architecturally, one of the relatively small number of architect designs within this common form type, the houses are near original, ornamented in a competent manner and are a valuable part of a significant streetscape of high regional importance. Historically, two of a row of speculative houses, aimed at an aspiring market, and associated with an old West Melbourne resident, Houston, who developed a number of other properties in the area; of local importance.

**Recommendations** - Repaint in original or typical colours, replace urns on No. 583.

**Property number:** 105349
West Melbourne Heritage Review

SURVEYED PLACES

King Street  585  Bell's house, part row houses, 585-587 King Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  C  Proposed Grading:  C

Existing Streetscape Level:  2  Proposed Streetscape Level:  1

What date or era does the place express (if any)?

Creation date (if available)?  1883

Creation era?

☑ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index: '71749 Bell, John - Drummond Street Bell, Mrs M West Melbourne VIC City of Melbourne registration no 100 [Burchett Index]. Fee 1.15.0 two-storey house 1882 12 18 71750 Bell, John - Drummond Street Carlton Dewar,- West Melbourne VIC City of Melbourne registration no 66 [Burchett Index]. Fee 1.15.0 two-storey house, King - near Victoria 882 11 14'

Newspapers:

'The Age' (Melbourne, Vic.: 1854 - 1954) Monday 23 December 1867

'PATENT for an Invention intituled ' Improvements in Preserving Substances for Food.'— This is to notify that JAMES DEWAR, doctor of medicine, of Kirkealdy, Fife, North Britain, did, on the seventeenth day of December, 1867, deposit at the office the Chief Secretary, in Melbourne, a specification or instrument in writing, under his hand and seal. particularly describing and ascertaining the nature of the said invention,... GEO. HIGTNBOTHAM, Attorney-General.'

'The Argus': 30/7/1919

'Deaths DEWAR.—On the 28th July, 1919, at her residence 587 King street, West Melbourne, Eliza, the beloved wife of the late James Dewar, and loving mother of Mrs. F. Collins, Maylands, S.A., and Nellie Dewar. Re-united. Peace, perfect peace.'

Probate, VPRO

'James Dewar Gent W Melb 19 Oct 1918 160/369 VPRS 28/P3, unit 864; VPRS 7591/P2, unit 590'

Australia, Electoral Rolls, 1903-1980

1916

'Name: James Dewar
Subdistrict: West Melbourne
State: Victoria
District: Melbourne
Country: Australia
Residence Address: 387 King St., Melbourne
Occupation: Independent Means'

i-Heritage search results: Abstract of Building Identification Form (BIF)

585 KING STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

C 2

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder John Bell
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
Builder, John Bell of Carlton, built these houses in 1883, selling them immediately to James Dewar (585) previously of Barwise Street, Hotham, and Mrs M. Bell (587). Dewar continued to own the house and reside there until after 1896. Mrs Bell had sold 587 King Street to William Malchow by 1890.

Description/Notable Features
Notable features include the fence, verandah decoration, verandah roof and structure and unpainted decorative...
West Melbourne Heritage Review

SURVEYED PLACES

brickwork. Two storey, parapeted coloured brick row house pair, with cast iron verandah of two levels and an iron front fence. Segment arched entablatures are flanked by cast iron finials set on piers. Subtle differences denote the custom built nature of the houses, such as the arched entrance and fanlight of No. 587 compared with the more austere flat-arched entrance of No. 585. Integrity - Generally original except for parapet finials, on extreme ends of each house parapet. Streetscape - Contributing part of a valuable residential streetscape.

Statement of Significance

Architecturally, a near original example of a common type and part of a significant streetscape, regional importance. Historically, custom built row houses in contrast to the more normal speculative dwellings; of local importance.

Recommended Alterations

Part brickwork painted (inappropriate - remove by approved method) Parapet orbs gone (inappropriate - reinstate original design or sympathetic alternative. Recommendations - Restore finials to parapets, repaint in typical or original colours.

Sands & McDougall Directory of Victoria

1880

Edwards, Thomas, grocer
279 Stones, Frederick

Roden st

281 Oliver, James, carpenter and builder
282 Shuttleworth, William
McGregor, John, wood and coal yard

Hawke st

BAPTIST CHURCH-Clarke, Rev. A. J.
Victoria st

1893

W Side

Roden st

581 Troup, Dr J. K.
583 Bowman, James
685 Malchow, William
687 Dewar, James
589 Fetherstonhaugh, Dr
691 Reid, John A.
593 Stones, Frederick, contr
699 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier

Hawke st

1910

Roden st

581 Mignot, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
689 Alexander, J., house decorator & snwtr
591 Jeffery, Ellen
595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid:
609 Morton, R. G.,farrier

Hawke st

1920

577 Joubert. J. A.

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cite
585-7 King Street
1883, 2656,7; 1896-97, 1903-

City of Melbourne Valuers Books

1891, 1886-7
(Houston)
Wilfl Malchow, owner-occupier 585 king St BH 5 room, 18x88 ₤ 40;
James Dewar owner-occupier 587 king St BH 5 room, 20x88 ₤ 45
(Stones)

North and West Melbourne Conservation Study
((1983))

History
Builder, John Bell of Carlton, built these houses in 1883, selling them immediately to James Dewar (585 sic) previously of Barwise Street, Hotham, and Mrs M. Bell (587). Dewar continued to own the house and reside there until after 1896. Mrs Bell had sold 587 (sic) King Street to William Malchow by 1890.

Description
Two storey, parapeted coloured brick row house pair, with cast iron verandah of two levels and an iron front fence. Segment arched entablatures are flanked by cast iron finials set on piers. Subtle differences denote the custom built nature of the houses, such as the arched entrance and fanlight of No. 587 compared with the more austere flat-arched entrance of No. 585.

Integrity - Generally original except for parapet finials,
on extreme ends of each house parapet. Streetscape - Contributing part of a valuable residential streetscape.

Significance
Architecturally, a near original example of a common type and part of a significant streetscape, regional importance. Historically, custom built row houses in contrast to the more normal speculative dwellings; of local importance.

Recommendations - Restore finials to parapets, repaint in typical or original colours.

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

| Property number:  | 105350 |

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**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>C</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
</table>

| Existing Streetscape Level: | 2 | Proposed Streetscape Level: | 1 |

**Creation date (if available)?**

1883

**Creation era?**

- [x] Victorian-era
- [ ] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [✓] Contributory to precinct
- [ ] Not significant or contributory
- [✓] Significant individually

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Lewis, M. *Australian Architecture Index*:

- 71749 Bell, John - Drummond Street Bell, Mrs M West Melbourne VIC City of Melbourne registration no 100 [Burchett Index]. Fee 1.15.0 two-storey house 1882 12 18
- 71750 Bell, John - Drummond Street Carlton Dewar,- West Melbourne VIC City of Melbourne registration no 66 [Burchett Index]. Fee 1.15.0 two-storey house, King - near Victoria 882 11 14’

**Newspapers:**
'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 23 December 1867

'PATENT for an Invention intituled 'Improvements in Preserving Substances for Food.'— This is to notify that JAMES DEWAR, doctor of medicine, of Kirkealdy, Fife, North Britain, did, on the seventeenth day of December, 1867, deposit at the office the Chief Secretary, in Melbourne, a specification or instrument in writing, under his hand and seal. particularly describing and ascertaining the nature of the said invention,...

GEO. HIGTNBOTHAM, Attorney-General.'

'The Argus': 30/7/1919

'Deaths DEWAR.—On the 28th July, 1919, at her residence 587 King street, West Melbourne, Eliza, the beloved wife of the late James Dewar, and loving mother of Mrs. F. Collins, Maylands, S.A., and Nellie Dewar.

Re-united. Peace, perfect peace. '}

Probate, VPRO

'James Dewar Gent W Melb 19 Oct 1918 160/369 VPRS 28/P3, unit 864;' VPRS 7591/P2, unit 590'

Australia, Electoral Rolls, 1903-1980

1916

'Name: James Dewar Subdistrict: West Melbourne State: Victoria District: Melbourne Country: Australia Residence Address: 387 King St., Melbourne Occupation: Independent Means'

i-Heritage search results: Abstract of Building Identification Form (BIF)

587 KING STREET WEST MELBOURNE 3003 Heritage Gradings Building Grading Streetscape Level Laneway Level C 2 Conservation Study Details Precinct Conservation Management Plan North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status North and West Melbourne Conservation Study - Graeme Butler, no date Adopted Building and History Information Architectural Style Victorian Period 1876-99 - Victorian Construction Date Source for Construction Date NWMCS Architect Builder John Bell First Owner Integrity Fair Condition Fair Original Building Type Residence History Builder, John Bell of Carlton, built these houses in 1883, selling them immediately to James Dewar (585) previously of Barwise Street, Hotham, and Mrs M. Bell (587). Dewar continued to own the house and reside there until after 1896. Mrs Bell had sold 587 King Street to William Malchow by 1890. Description/Notable Features Notable features include the fence, verandah decoration, verandah roof and structure and unpainted decorative brickwork. Two storey, parapeted coloured brick row house pair, with cast iron verandah of two levels and an iron front fence. Segment arched entablatures are flanked by cast iron finials set on piers. Subtle differences denote the custom built nature of the houses, such as the arched entrance and fanlight of No. 587 compared with the more austere flat-arched entrance of No. 585. Integrity - Generally original except for parapet finials, on extreme ends of each house parapet. Streetscape - Contributing part of a valuable residential streetscape.

Statement of Significance Architecturally, a near original example of a common type and part of a significant streetscape, regional importance. Historically, custom built row houses in contrast to the more normal speculative dwellings; of local importance. Recommended Alterations Part brickwork painted (inappropriate - remove by approved method) Parapet orbs gone (inappropriate - reinstate original design or sympathetic alternative. Recommendations - Restore finials to parapets, repaint in typical or original colours.

Sands & McDougall Directory of Victoria 1880

Edwards, Thomas, grocer
279 Stones, Frederick Roden st
281 Oliver, James, carpenter and builder 282 Shuttleworth, William McGregor , John, wood and coal yard Hawke st
581 Troup, Dr J. K. 583 Bowman, James 585 Malchow, William 587 Dewar, James 589 Fetherstonhaugh, Dr 691 Reid, John A. 593 Stones, Frederick, contr 699 Oliver, Thomas 601 Shields, Dr Andrew 603 Ekman, R. A., stables 609 Morton, R. G., farrier Hawke st

1893

W Side
Roden st

1910
Roden st

1920

Graeme Butler & Associates 2015: Appendix 2: 601
North and West Melbourne Conservation Study ((1983))

**History**

Builder, John Bell of Carlton, built these houses in 1883, selling them immediately to James Dewar (585) previously of Barwise Street, Hotham, and Mrs M. Bell (587). Dewar continued to own the house and reside there until after 1896. Mrs Bell had sold 587 King Street to William Malchow by 1890.

**Description**

Two storey, parapeted coloured brick row house pair, with cast iron verandah of two levels and an iron front fence. Segment arched entablatures are flanked by cast iron finials set on piers. Subtle differences denote the custom built nature of the houses, such as the arched entrance and fanlight of No. 587 compared with the more austere flat-arched entrance of No. 585.

**Integrity** - Generally original except for parapet finials, on extreme ends of each house parapet.

**Streetscape** - Contributing part of a valuable residential streetscape.

**Significance** Architecturally, a near original example of a common type and part of a significant streetscape, regional importance. Historically, custom built row houses in contrast to the more normal speculative dwellings; of local importance.

**Recommendations** - Restore finials to parapets, repaint in typical or original colours.

**Property number**: 105351

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**577 Joubert, J. A.**

*Rodent st*

- 581 Jones, Wm. H., solicitor
- 583 Arthur, Mrs Mary
- 585 Fallan, Mrs Mary
- 387 Dewar, Mrs Eliza
- 589 O'Shea, Mrs Margaret
- 591 Jeffrey, Denis
- 595 Du From, Miss M. A., music teacher
- 597 Taylor, Mrs Evelyn
- 599 Oliver, Mrs J. S. O.
- 601 Ellis, Henry
- 609 Prime, D., bottler
- 609 Morton, R. G., farrier

*Hawks st*

- 1930
- 575-7 Phelan, Miss A., grocer
- 581 Jones, Mrs Alice
- 583 Arthur, Mrs Mary
- 585 Cotsworth, Arth. C.
- 587 Myers, Harold
- 589 Danaher, Maurice
- 591 Jeffery, Denis
- 591 Jeffery, C. D., tailor
- 595 Du Froq. Miss M. A., music teacher
- 597 Taylor, Mrs Evelyn
- 599 Ellis, Henry
- 601 McKenzie, Mrs H.
- 607 Stables
- 609 Hume, W. J., blacksmith

*City of Melbourne Rate Books*

North and West Melbourne Conservation Study 1983

cite

585-7 King Street

1883, 2656,7; 1896-97, 1903-

*City of Melbourne Valuers Books*

1891, 1886-7

(Houston)

William Malchow, owner-occupier 585 King St BH 5 room, £40;

James Dewar owner-occupier 587 King St BH 5 room, £45

(Stones)

*North and West Melbourne Conservation Study ((1983))*

Graeme Butler & Associates 2015: Appendix 2: 602
Surveyed Places

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

Existing grading: C
Proposed Grading: C

Exisitng Streetscape Level: 2
Proposed Streetscape Level: 1

What is the heritage grading (A-D, 1-3) of the place (if any)?

What  date or era does the place express (if any)?
Creation date (if available)? 1882
Creation era?
☑ Victorian-era
☐ Interwar
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index: Stones in King Street, West Melbourne: ‘71884 Stones, Frederick Stones, Frederick - 54 Roden Street West Melbourne VIC City of Melbourne registration no 748 [Burchett Index]. Fee 1.0.0 wooden house & workshop Victoria near cnr. Victoria & King 1865 03 8
71801 Stones, Frederick Stones, Frederick _ Melbourne West Melbourne VIC City of Melbourne registration no 1832 [Burchett Index]. Fee 2.10.0 two-storey house King near cnr. King & Victoria 1867 01 11
71752 Stones, F - 279 King St Stones, F West Melbourne

Graeme Butler & Associates 2015: Appendix 2: 603
speculative row house development; of local importance.
Recommended Alterations
Recommendations - repaint in typical or original colours.

Sands & McDougall Directory of Victoria
1880
Edwards, Thomas, grocer
279 Stones, Frederick
Rodent st
281 Oliver, James, carpenter and builder
282 Shuttleworth, William
McGregor, John, wood and coal yard
Hawke st
BAPTIST CHURCH-Clarke, Rev. A. J.
Victoria st

1893
W Side
Rodent st
581 Troup, Dr J. K.
583 Bowman, James
585 Malchow, William
587 Dewar, James
589 Fetherstonhaugh, Dr
591 Reid, John A.
593 Stones, Frederick, contr
699 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier
Hawke st

1910
Rodent st
581 Mignot, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
589 Alexander, J., house decorator & snwrtr
591 Jeffrey, Ellen
595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid:
609 Morton, R. G.,farrier
Hawke st

1920
577 Joubert, J. A.
Rodent st
581 Jones, Wm. H., solic
583 Arthur, Mrs Mary
585 Fallan, Mrs Mary
387 Dewar, Mrs Eliza
589 O'Shea, Mrs Margt.
591 Jeffrey, Denis
595 Du From, Miss M. A., music tchr
597 Taylor, Mrs Evelyn
599 Oliver, Mrs J. S. O.
601 Ellis, Henry
609 Prime, D., bott dlr
609 Morton, R. G., farrier
Hawks st

1930
575-7 Phelan, Miss A., grocer
Rodent st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
589-91 King Street
1883, 2654-5; 1890-91, 1917, 18; 1896-7, 1905-6

North and West Melbourne Conservation Study (1983)
589-591 KING STREET

History
Frederick Stones who earlier had owned the Three Crowns Hotel in Victoria Street (Refer to 365 Victorian Street) built this house in 1883, owning it for over fifteen years. He did not live there but leased it to Mrs. Sarah Hannah, John Reid and Madame de Schand. (Refer 595-7 King Street)

Description
A two storey, stuccoed brick parapeted row house pair with a two level cast iron verandah, iron fence and rectangular parapet entablature, flanked by finials, with urns at the party walls. Cast iron is panelled and the entrances have spooked fanlights.

Integrity - Generally original.

Streetscape - Part of a valuable residential streetscape.

Statement of Significance
Architecturally, a near complete example of a common type and part of a significant streetscape; of regional significance. Historically, one of several Stones developments in the area and another example of speculative row house development; of local importance.

Recommendations - repaint in typical or original colours.

Property number: 105352
SURVEYED PLACES

Frederick Stones' row houses, part 589-591 King Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: C

Existing Streetscape Level: 2

Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1882

Creation era?
☑ Victorian-era
☐ Interwar
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
Stones in King Street, West Melbourne
‘71884 Stones, Frederick Stones, Frederick - 54 Roden Street West Melbourne VIC City of Melbourne registration no 748 [Burchett Index]. Fee 1.0.0 wooden house & workshop Victoria near cnr. Victoria & King 1865 03 8
71801 Stones, Frederick Stones, Frederick _ Melbourne West Melbourne VIC City of Melbourne registration no 1832 [Burchett Index]. Fee 2.10.0 two-storey house King near cnr. King & Victoria 1867 01 11
71752 Stones, F - 279 King St Stones, F West Melbourne VIC City of Melbourne registration no 9208 [Burchett Index]. Fee 3.10.0 two 2-storey houses King - near Roden 1882 05 15
71725 Stones, F - 593 King St Stones, F West Melbourne VIC City of Melbourne registration no 5588 [Burchett Index]. Fee 2.10.0 house 1892 08 26
71724 Stones, F - 593 King St Stones, F West Melbourne VIC City of Melbourne registration no 6125 [Burchett Index]. Fee 1.15.0 house - replacing wooden one 1894 06 25
71718 Stones, Frederick - 597 King St Stones, Frederick West Melbourne VIC City of Melbourne registration no 9025 [Burchett Index]. Fee 1.15.0 two-storey house King - 597 1903 06 11’

Probate

‘Frederick Stones Gent King St West W Melbourne 24 Dec 1894 57/407 VPRS 28/P0, unit 729; VPRS 28/P2, unit 404; VPRS 7591/P2, unit 233’

Executors: Frederick Stones carpenter King Street West etc.

Frederick Stones Contractor West Melbourne 29 Aug 1903 88/324 VPRS 28/P0, unit 1135; VPRS 28/P2, unit 659; VPRS 7591/P2, unit 352

i-Heritage search results: Abstract of Building Identification Form (BIF)

591 KING STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMC
Architect
Builder
First Owner
Integrity Good
Condition Good
Original Building Type Residence

History
Frederick Stones who earlier had owned the Three Crowns Hotel in Victoria Street (Refer to 365 Victorian Street) built this house in 1883, owning it for over fifteen years. He did not live there but leased it to Mrs. Sarah Hannah, John Reid and Madame de Schand. (Refer 595-7 King Street)

Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure. A two storey, stuccoed brick parapeted row house pair with a two level cast iron verandah, iron fence and rectangular parapet entablature, flanked by finials, with urns at the party walls. Cast iron is panelled and the entrances have spooked fanlights. Integrity - Generally original. Streetscape - Part of a valuable residential streetscape.

Statement of Significance
Architecturally, a near complete example of a common type and part of a significant streetscape; of regional significance. Historically, one of several Stones developments in the area and another example of
speculative row house development; of local importance.

Recommended Alterations

Recommendations - repaint in typical or original colours.

Sands & McDougall Directory of Victoria
1880

Edwards, Thomas, grocer
279 Stones, Frederick
Roden st
281 Oliver, James, carpenter and builder
282 Shuttleworth, William
McGregor, John, wood and coal yard
Hawke st
BAPTIST CHURCH - Clarke, Rev. A. J.
Victoria st

1893
W Side
Roden st
581 Troup, Dr J. K.
583 Bowman, James
585 Malchow, William
587 Dewar, James
589 Fetherstonhaugh, Dr
591 Reid, John A.
593 Stones, Frederick, contr
699 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier
Hawke st

1910
Roden st
581 Mignot, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
589 Alexander, J., house decorator & snwrtr
591 Jeffrey, Ellen
595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid:
609 Morton, R. G., farrier
Hawke st

1920
Roden st
577 Joubert. J. A.
581 Jones, Wm. H., solic
583 Arthur, Mrs Mary
585 Fallan, Mrs Mary
387 Dewar, Mrs Eliza
589 O'Shea, Mrs Margt.
591 Jeffrey, Denis
595 Du From, Miss M. A., music tchr
597 Taylor, Mrs Evelyn
599 Oliver, Mrs J. S. O.
601 Ellis, Henry
609 Prime, D., bott dlr
609 Morton, R. G., farrier
Hawke st

1930
575-7 Phelan, Miss A., grocer

Roden st
581 Jones, Mrs Alice
583 Arthur, Mrs Mary
585 Cotsworth, Arth. C.
587 Myers, Harold
589 Danaher, Maurice
591 Jeffery, Denis
591 Jeffery, C. D., tailor
595 Du Frocq, Miss M. A., music teacher
597 Taylor, Mrs Evelyn
599 Ellis, Henry
601 McKenzie, Mrs H.
607 Stables
609 Hume, W. J., blacksmith
Hawke st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
589-91 King Street
1883, 2654-5; 1890-91, 1917, 18; 1896-7, 1905-6

North and West Melbourne Conservation Study ([1983])

History
Frederick Stones who earlier had owned the Three Crowns Hotel in Victoria Street (Refer to 365 Victorian Street) built this house in 1883, owning it for over fifteen years. He did not live there but leased it to Mrs. Sarah Hannah, John Reid and Madame de Schand. (Refer 595-7 King Street)

Description
A two storey, stuccoed brick parapeted row house pair with a two level cast iron verandah, iron fence and rectangular parapet entablature, flanked by finials, with urns at the party walls. Cast iron is panelled and the entrances have spooked fanlights.

Integrity - Generally original.

Streetscape - Part of a valuable residential streetscape.

Statement of Significance Architecturally, a near complete example of a common type and part of a significant streetscape; of regional significance. Historically, one of several Stones developments in the area and another example of speculative row house development; of local importance.

Recommendations - repaint in typical or original colours.

Property number: 105353
West Melbourne Heritage Review

SURVEYED PLACES

King Street 595 Frederick Stones' row houses, part 595-597 King Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: C</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: 2 | Proposed Streetscape Level: 1 |

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)?</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>✔ Victorian-era</td>
</tr>
<tr>
<td>✔ Early Victorian-era</td>
</tr>
<tr>
<td>✔ Edwardian-era</td>
</tr>
<tr>
<td>✔ Post WW2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Aesthetic value</td>
</tr>
<tr>
<td>✔ Historical value</td>
</tr>
<tr>
<td>✔ Not assessed for heritage values</td>
</tr>
<tr>
<td>✔ Scientific value</td>
</tr>
<tr>
<td>✔ Social value</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Contributory to precinct</td>
</tr>
<tr>
<td>✔ Significant individually</td>
</tr>
<tr>
<td>✔ Not significant or contributory</td>
</tr>
<tr>
<td>✔ Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

MMBW
DP730 1895 shows 595 (597) as existing with long workshop at rear and brick walled yard with side entry past rear 593 (595) to lane off Roden St. 593 set well back as detached house with rear and front verandah.
RP24 1895 shows weatherboard house at 593 as above, with slim vacant block to west with timber shed midway.

Newspapers:
'Leader' 26/9/1896
'Births
Stones — On the 6th September, at West Melbourne, the wife of Frederick Stones of a daughter.'

'The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 5 September 1903
'STONES...On the 29th August, at his residence, 597 King-street, West Melbourne. Frederick Stones, dearly beloved husband of Edith Stones, and nephew "of the late Frederick Stones, aged 34 years'.

Lewis, M. Australian Architecture Index:
Stones West Melbourne, in or near King Street:
71884 Stones, Frederick Stones, Frederick - 54 Roden St West Melbourne VIC Factory; wooden House Victoria St near cnr. Victoria & King 1865 03 8
71801 Stones, Frederick Stones, Frederick _ Melbourne West Melbourne VIC 2 storey House King near cnr. King & Victoria 1867 01 11
71752 Stones, F - 279 King St Stones, F West Melbourne VIC two 2-storey houses in King nr. Roden 1882 05 15
71725 Stones, F - of 593 King St Stones, F West Melbourne VIC House 1892 08 26
71724 Stones, F - of 593 King St Stones, F West Melbourne VIC City of Melbourne registration no 6125 [Burchett Index]. Fee 1.15.0 house - replacing wooden one 1894 06 25
71718 Stones, Frederick - of 597 King St Stones, Frederick West Melbourne VIC City of Melbourne registration no 9025 [Burchett Index]. Fee 1.15.02 storey house at 597 King Street 1903 06 11'

Probate, VPRO
'Frederick Stones Gent King Street West W Melbourne 24 Dec 1894 57/407 VPRS 28/P0, unit 729; VPRS 28/P2, unit 404; VPRS 7591/P2, unit 233'
Executors Frederick Stones carpenter King Street West etc estate £3969
Two two-storey buildings 589, 591 King Street - one let for £1/wk., other vacant assessed at £50 each; partly built two-storey brick building and a very old weatherboard cottage occupied by the deceased at death assessed at £30 - part CA9/55 North Melbourne 82' to King Street also property at Moonee Ponds as at 1895.
'Frederick Stones Contractor West Melbourne 29 Aug 1903 88/324 VPRS 28/P0, unit 1135; VPRS 28/P2, unit 659; VPRS 7591/P2, unit 352'
Edith Stones, widow- real estate £1124, personal £829.

North and West Melbourne Conservation Study (1983)
Research notes cite:
MMBW PSP 595-7 King Street owner Edith Stones - connected to sewer in 1903-4 also 595-97 King Street
1.8PA 9025/1903; BW 8331

Graeme Butler & Associates 2015: Appendix 2: 607
West Melbourne Heritage Review

SURVEYED PLACES

2. RB1890-91, 1919
3. D.1905

i-Heritage search results: Abstract of Building Identification Form (BIF)
595 KING STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Good
Condition Fair
Original Building Type Residence
History
Edith Stones had these two houses built in c1890-5, 1903-4 on a site previously occupied by Frederick Stones (qv) Wooden house. She lived in No. 595 King Street and leased the other house to Mrs. Jane Kerr and Thomas Oliver, who had earlier lived in No. 599 King Street. The Stones family had developed many properties in this area. (Refer Nos. 589-91 King Street).

Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure. Unusual porch and notable gates. A two storey, parapeted row house pair with two level cast iron verandahs, iron fences and rectangular entablatures, flanked by scrolls. An unusual part is the stuccoed porch which links the verandah with the boundary, this is clumsily integrated into the standard format with the bracketed corbel which terminates the verandah side wall being matched, in a differing role on the opposing side of the portal. Integrity - Generally original, parapet urns/orbs may be missing. Streetscape - Contributive part of a valuable residential streetscape.

Statement of Significance
Architecturally, an unusual late and near original, variation on a common type which has been built with the 19th century Italian Renaissance vocabulary, in a period when Medieval derived style had been active for over a decade also a contribution to a significance streetscape which epitomises this earlier period; of regional importance. Historically, one of the later Stones family developments and one of many in that street and the area; of local importance.

Recommended Alterations
Parapet orbs (inappropriate - reinstate original design or sympathetic alternative) Recommendations - Repaint in typical or original colours.

Sands & McDougall Directory of Victoria
1880
Edwards, Thomas, grocer
279 Stones, Frederick
Roden st
281 Oliver, James, carpenter and builder

282 Shuttleworth, William
McGregor, John, wood and coal yard
Hawke st
BAPTIST CHURCH-Clarke, Rev. A. J.
Victoria st

1893
W Side
Roden st
581 Troup, Dr J. K.
583 Bowman, James
585 Malchow, William
587 Dewar, James
589 Fetherstonhaugh, Dr
591 Reid, John A.

593 Stones, Frederick, contr
599 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier
Hawke st

1904
591 Reid, John A.
Vacant
593 Stones, Mrs E.
599 Oliver, Thomas
601 Marsh, James
603 Allison, Thos., stbls
609 Morton, R. G.,farrier
Hawke st

1905
595 Mrs Edith Stones
597 Mrs Joan Kerr

1910
Roden st
581 Mignot, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
589 Alexander, J., house decorator & snwrtr
591 Jeffrey, Ellen

595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid:
609 Morton, R. G.,farrier
Hawke st

1920
577 Joubert. J. A.
Roden st
581 Jones, Wm. H., solic
583 Arthur, Mrs Mary
585 Fallan, Mrs Mary
387 Dewar, Mrs Eliza
589 O'Shea, Mrs Margt.
591 Jeffrey, Denis

595 Du From, Miss M. A., music tchr
597 Taylor, Mrs Evelyn
599 Oliver, Mrs J. S. O.
601 Ellis, Henry
609 Prime, D., bott dlr
609 Morton, R. G., farrier
Hawks st
1930
575-7 Phelan, Miss A., grocer
*Roden st*
581 Jones, Mrs Alice
583 Arthur, Mrs Mary
585 Cotsworth, Arth. C.
587 Myers, Harold
589 Danaher, Maurice
591 Jeffery, Denis
591 Jeffery, C. D., tailor
595 Du Froq. Miss M. A., music teacher
597 Taylor, Mrs Evelyn
599 Ellis, Henry
601 McKenzie, Mrs H.
607 Stables
609 Hume, W. J., blacksmith
*Hawke st*

**City of Melbourne Rate Books**
North and West Melbourne Conservation Study 1983 cite
1890-91, 1919

**City of Melbourne Valuers Books**
1891, 1890
Stones 589-91
Fred Stones owner-occupier 593 King St wood house
wshop, 80x125 £50
(Oliver)

1895, 1913-
Stones executors own 589-595:
(593 written in `land 20x80 £ 12'; WH 4 rooms, wshop
£30 x-out above land entry)
595 BH 9 rooms 22x80, £50
(599 Oliver BH 10 rooms)

1900, 1873
Stones owner-occupier land (593-5) 20x88 £ 10
Fred Stone owner-occupier of 595 King St (x-out to 597)
BH 9 rooms 20x88 £44
(Oliver 599)

1902, 1851-
Fred Stones owner 595 land both x-out to `new house 8
room' 20x88 £12 x-out to £46
Fred Stone owner (x-out as occupier `to let') 597 King St
(asking 25/- per week) BH 9 rooms 20x88 £44 x-out to 50
(Oliver 599)

**North and West Melbourne Conservation Study**
((1983))

History
Edith Stones had these two houses built in c1890-5,
1903-4 on a site previously occupied by Frederick
Stones (qv) Wooden house. She lived in No. 595 King
Street and leased the other house to Mrs. Jane Kerr and
Thomas Oliver, who had earlier lived in No. 599 King
Street. The Stones family had developed many
properties in this area. (Refer Nos. 589-91 King Street).

Description
A two storey, parapeted row house pair with two level
cast iron verandahs, iron fences and rectangular
entablatures, flanked by scrolls. An unusual part is the
stuccoed porch which links the verandah with the
boundary, this is clumsily integrated into the standard
format with the bracketed corbel which terminates the
verandah side wall being matched, in a differing role on
the opposing side of the portal.

Integrity - Generally original, parapet urns/orbs may be
missing.

Streetscape - Contributive part of a valuable residential
streetscape.

Significance
Architecturally, an unusual late and near original,
variation on a common type which has been built with
the 19th century Italian Renaissance vocabulary, in a
period when Medieval derived stylism had been active
for over a decade also a contribution to a significance
streetscape which epitomises this earlier period; of
regional importance. Historically, one of the later
Stones family developments and one of many in that
street and the area; of local importance.

Recommendations - Repaint in typical or original
colours.

**Property number:** 105354
SURVEYED PLACES

King Street  597  Frederick Stones' row houses, part 595-597 King Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | C |
| Proposed Grading: | C |

What  date or era does the place express (if any)?

| Creation date (if available)? | 1894 |
| Creation era? | Edwardian-era |
| Victorian-era | No |
| Interwar | No |
| Post WW2 | No |

What are the heritage values of the place (if any)?

| Aesthetic value | Yes |
| Historical value | Yes |
| Scientific value | No |
| Social value | No |
| Not assessed for heritage values | No |

Is the place in a Heritage Overlay?

| HO3  North & West Melbourne Precinct |
| Contributory to precinct | Yes |
| Not significant or contributory | No |
| Significant individually | Yes |
| Proposed for a Heritage Overlay | No |

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

MMBW
DP730  1895 shows 595 (597) as existing with long workshop at rear and brick walled yard with side entry past rear 593 (595) to lane off Roden St. 593 set well back as detached house with rear and front verandah. RP24 1895 shows weatherboard house at 593 as above, with slim vacant block to west with timber shed midway.

Newspapers:
- 'The Age' 2/5/1867
- 'I, FREDERICK STONES, builder, new residing at the corner of King and Victoria streets, West Melbourne, do hereby give notice that it is my intention to APPLY to the 'Justices sitting at the Court of Petty Sessions, to beholden at Melbourne, on the 14th day of MAY, 1867, for a certificate authorising the issue of a PUBLICAN'S LICENSE for a house situated at the corner of King and Victoria streets, West Melbourne, containing two (2) sitting rooms and four (4) bedrooms, exclusive of those required for the use of my family. The house is my own property,' and is now unlicensed, and I propose to call it 'The Three Crows Hotel it is built of stone and brick.'

- 'Leader' 26/9/1896
- 'Births Stones — On the 6th September, at West Melbourne, the wife of Frederick Stones of a daughter.'

- 'The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 5 September 1903
- 'STONES.-On the 29th August, at his residence, 597 King-street, West Melbourne. Frederick Stones, dearly beloved husband of Edith Stones, and nephew "of the late Frederick Stones, aged 34 years.'

- Lewis, M. Australian Architecture Index:
  Stones West Melbourne, in or near King Street:
  - 71884 Stones, Frederick Stones, Frederick - 54 Roden St West Melbourne VIC Factory; wooden House Victoria St near cnr. Victoria & King 1865 03 8
  - 71801 Stones, Frederick Stones, Frederick _ Melbourne West Melbourne VIC 2 storey House King near cnr. King & Victoria 1867 01 11
  - 71752 Stones, F - 279 King St Stones, F West Melbourne VIC two 2-storey houses in King nr. Roden 1882 05 15
  - 71725 Stones, F - of 593 King St Stones, F West Melbourne VIC House 1892 08 26
  - 71724 Stones, F - of 593 King St Stones, F West Melbourne VIC City of Melbourne registration no 6125 [Burchett Index]. Fee 1.15.0 house - replacing wooden one 1894 06 25
  - 71718 Stones, F - of 597 King St Stones, F West Melbourne VIC City of Melbourne registration no 9025 [Burchett Index]. Fee 1.15.02 storey house at 597 King St 1903 06 11'

- Probate, VPRO
  - 'Frederick Stones Gent King Street West W Melbourne 24 Dec 1894 57/407 VPRS 28/P0, unit 729; VPRS 28/P2, unit 404; VPRS 7591/P2, unit 233'
  - Executors Frederick Stones carpenter King Street West etc estate £3969
  - Two two-storey buildings 589, 591 King Street - one let for £1/wk., other vacant assessed at £50 each; partly built two-storey brick building and a very old weatherboard cottage occupied by the deceased at death assessed at £30 - part CA9/55 North Melbourne 82' to King Street also property at Moonee Ponds as at 1895.
  - 'Frederick Stones Contractor West Melbourne 29 Aug 1903 88/324 VPRS 28/P0, unit 1135; VPRS 28/P2, unit 659; VPRS 7591/P2, unit 352'
  - Edith Stones, widow- real estate £1124, personal £829.

North and West Melbourne Conservation Study (1983)
Research notes cite MMBW PSP 595-7 King Street owner Edith Stones - connected to sewer in 1903-4 also 595-97 King Street
1. BPA 9025/1903; BW 8331
2. RB 1890-91, 1919

Graeme Butler & Associates 2015: Appendix 2
i-Heritage search results: Abstract of Building Identification Form (BIF)
597 KING STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Consultation and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date NWMCS

Architect
Builder
First Owner
Integrity Good
Condition Fair
Original Building Type Residence

History
Edith Stones had these two houses built in c1890-5, 1903-4 on a site previously occupied by Frederick Stones (qv) Wooden house. She lived in No. 595 King Street and leased the other house to Mrs. Jane Kerr and Thomas Oliver, who had earlier lived in No. 599 King Street. The Stones family had developed many properties in this area. (Refer Nos. 589-91 King Street).

Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure. Unusual porch and notable gates. A two storey, parapeted row house pair with two level cast iron verandahs, iron fences and rectangular entablatures, flanked by scrolls. An unusual part is the stuccoed porch which links the verandah with the boundary, this is clumsily integrated into the standard format with the bracketed corbel which terminates the verandah side wall being matched, in a differing role on the opposing side of the portal. Integrity - Generally original , parapet urns/orbs may be missing. Streetscape - Contributive part of a valuable residential streetscape.

Statement of Significance
Architecturally, an unusual late and near original, variation on a common type which has been built with the 19th century Italian Renaissance vocabulary, in a period when Medieval derived stylistic had been active for over a decade also a contribution to a significance streetscape which epitomises this earlier period ; of regional importance. Historically, one of the later Stones family developments and one of many in that street and the area ; of local importance.

Recommended Alterations
Parapet orbs (inappropriate - reinstate original design or sympathetic alternative) Recommendations - Repaint in typical or original colours.

Sands & McDougall Directory of Victoria
1880
Edwards, Thomas, grocer
279 Stones, Frederick
Roden st
281 Oliver, James, carpenter and builder
282 Shuttleworth, William

McGregor, John, wood and coal yard
Hawke st
BAPTIST CHURCH-Clarke, Rev. A. J.
Victoria st

1893
W Side
Roden st
581 Troup, Dr J. K.
583 Bowman, James
585 Malchow, William
587 Dewar, James
589 Fetherstonhaugh, Dr
591 Reid, John A.
593 Stones, Frederick, contr
599 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier
Hawke st

1904
591 Reid, John A.
Vacant
593 Stones, Mrs E.
599 Oliver, Thomas
601 Marsh, James
603 Allison, Thos., stbls
609 Morton, R. G.,farrier
Hawke st

1905
595 Mrs Edith Stones
597 Mrs Joan Kerr

1910
Roden st
581 Mignot, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
589 Alexander, J., house decorator & snwrt
591 Jeffrey, Ellen
595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid:
609 Morton, R. G.,farrier
Hawke st

1920
577 Joubert, J. A.
Roden st
581 Jones, Wm. H., solic
583 Arthur, Mrs Mary
585 Fallan, Mrs Mary
387 Dewar, Mrs Eliza
589 O'Shea, Mrs Margt.
591 Jeffrey, Denis
595 Du From, Miss M. A., music tchr
597 Taylor, Mrs Evelyn
599 Oliver, Mrs J. S. 0.
601 Ellis, Henry
609 Prime, D., bott dlr
609 Morton, R. G., farrier
Hawkes st
West Melbourne Heritage Review

SURVEYED PLACES

1930
575-7 Phelan, Miss A., grocer
Roden st
581 Jones, Mrs Alice
583 Arthur, Mrs Mary
585 Cotsworth, Arth. C.
587 Myers, Harold
589 Danaher, Maurice
591 Jeffery, Denis
591 Jeffery, C. D., tailor
595 Du Frocq, Miss M. A., music teacher
597 Taylor, Mrs Evelyn
599 Ellis, Henry
601 McKenzie, Mrs H.
607 Stables
609 Hume, W. J., blacksmith
Hawke st

North and West Melbourne Conservation Study (1983)

History
Edith Stones had these two houses built in c1890-5, 1903-4 on a site previously occupied by Frederick Stones (qv) Wooden house. She lived in No. 595 King Street and leased the other house to Mrs. Jane Kerr and Thomas Oliver, who had earlier lived in No. 599 King Street. The Stones family had developed many properties in this area. (Refer Nos. 589-91 King Street).

Description
A two storey, parapeted row house pair with two level cast iron verandahs, iron fences and rectangular entablatures, flanked by scrolls. An unusual part is the stuccoed porch which links the verandah with the boundary, this is clumsily integrated into the standard format with the bracketed corbel which terminates the verandah side wall being matched, in a differing role on the opposing side of the portal.

Integrity - Generally original, parapet urns/orbs may be missing.

Streetscape - Contributive part of a valuable residential streetscape.

Significance
Architecturally, an unusual late and near original, variation on a common type which has been built with the 19th century Italian Renaissance vocabulary, in a period when Medieval derived stylism had been active for over a decade also a contribution to a significance streetscape which epitomises this earlier period; of regional importance. Historically, one of the later Stones family developments and one of many in that street and the area; of local importance.

Recommendations - Repaint in typical or original colours.

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
1890-91, 1919

City of Melbourne Valuers Books
1891, 1890
(Stones 589-91)
Fred Stones owner-occupier 593 King St wood house wshop, 80x125 £50
(Oliver)

1895, 1913-
Stones executors own 589-595:
(593 written in 'land 20x80 £ 12'; WH 4 rooms, wshop £30 x-out above land entry)
595 BH 9 rooms 22x80, £50
(599 Oliver BH 10 rooms)

1900, 1873
(Stone 589-91 BH 9 rooms)
Fred Stone owner-occupier land (593-5) 20x88 £10
Fred Stone owner-occupier of 595 King St (x-out to 597) BH 9 rooms 20x88 £44
(Oliver 599)

1902, 1851-
(Stones)
Fred Stones owner 595 land both x-out to 'new house 8 room' 20x88 £12 x-out to £46
Fred Stone owner (x-out as occupier 'to let') 597 King St ('asking 25/- per week) BH 9 rooms 20x88 £44 x-out to 50
(Oliver 599)

North and West Melbourne Conservation Study (1983)

Property number: 105355
Proposed Grading:

Historical value

James Oliver's row houses, part 599-601 King Street

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: C

What date or era does the place express (if any)?

Creation date (if available): 1874-5

Creation era:

- Yes Victorian-era
- Yes Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Yes Aesthetic value
- Yes Historical value
- No Scientific value
- No Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 19 August 1902
(see also The Advertiser (Adelaide, SA: 1889 - 1931) Friday 6 June 1902, Kalgoorlie Miner (WA: 1895 - 1950) Monday 9 June 1902 p 6, 'The Argus' (Melbourne, Vic.: 1848 - 1957) Thursday 21 August 1902 and 'The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 22 August 1902 where the judgement upheld the will)

'INTERESTING WILL CASE. JAMES OLIVER'S ESTATE.'
Mr. Purves,--Are you a Scotchman?--No; I'm an most Scotchmen, and that is saying a good deal."

"Was a mentally and physically strong man, "as strong as Reverend James Gibson gave evidence that the testator suffering from mental decay. Joseph Whitaker, medical practitioner, said that he knew down.

"nor did the testator say that he had knocked his old father down. To Mr. Purves,--She did not prevent any members of the family from seeing testator alone. She did not hear to Mr. Purves,--When he was asked his opinion he had said that testator was perfectly capable of making a will, nor did the testator say that he had knocked his old father down. Joseph Whitaker, medical practitioner, said that he knew testator, and had not noticed anything to show he was suffering from mental decay.

Reverend James Gibson gave evidence that the testator was a mentally and physically strong man, "as strong as most Scotchmen, and that is saying a good deal." (Laughter.)

Mr. Purves,--Are you a Scotchman?--No; I'm an Australian, but -I was a Scotchman. I presume he was Scotch enough, and sane enough, to put 3d. in the plate rather than 6d.?--That is not always a Scotch characteristic. Andrew Shiel, medical practitioner, said he had known testator for years, and looked upon him as a shrewd and thrifty man.

To Mr. Purves,--When he was asked his opinion he had said that testator was perfectly capable of making a will, but certainly it was not what he would have expected of him, and he could not understand him putting his son in the position of trustee. He had written that he could not understand him making such a will as that in question. William Low, medical practitioner, also gave evidence of testator's strength of mind and body.

To Mr. Purves,--He had treated Thomas Oliver several times in the last two and a half years for alcoholism. You prepared him for this trial?--Yes. He wanted patching up?--I suppose so. Did you patch him up for the funeral of his father?--Witness hesitated. Come along, you'll leave all the lawyers in town after you if you go on. Did you?--Yes.

Several other witnesses of the testator's capability of managing his own affairs having been examined, the hearing of the case was adjourned till 10 o'clock this morning.'

Lewis, M. Australian Architecture Index:

71767 Oliver, James Oliver, James West Melbourne VIC City of Melbourne registration no 5916 [Burchett Index]. Fee 2.10.0 two-storey house 1874 06 2'

Alex and James Oliver listed as builders in many Building Permit Applications.

i-Heritage search results: Abstract of Building Identification Form (BIF)

599 KING STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level C 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence

History

As James Oliver was a carpenter by trade he built these homes, although some years apart, No. 599 King Street in 1874-75 and No. 601 King Street in 1879. He continued to own them for over twenty years, residing in No 599 until he passed it on in 1884 to Thomas Oliver presumably his son. Tenants in No. 601 included George Stooke, the butcher, James Deas and Andrew Shiel.

Description/Notable Features

Notable features include the fence, verandah decoration and verandah roof and structure. Unusual pattern balustrade. A two storey, wide frontage, stuccoed brick and parapet row house pair with a two level cast iron verandah, iron fence and arched parapet entablature with flanking scrolls and associated urns. The iron balustrade is of an unusual pattern (possibly imported) whilst the more typical friezes are set in panels. A large top and side lit entrance doorway is unusual for the early construction date. Integrity - Generally original. Streetscape - Contributing part of a valuable residential streetscape.

Statement of Significance

Architecturally, an early generally original example of a common form with interesting details also part of a significant streetscape, of regional significance. Historically, another example of a builder-owner-developer who chose to live in his product and thus has built a relatively well appointed pair of houses. Recommended Alterations

Colours (sympathetic - no recommendations)

Recommendations - Repaint in original or typical colours.

Sands & McDougall Directory of Victoria

1880

Edwards, Thomas, grocer

279 Stones, Frederick
SURVEYED PLACES

Roden st
281 Oliver, James, carpenter and builder
282 Shuttleworth, William
McGregor, John, wood and coal yard

Hawke st
BAPTIST CHURCH-Clarke, Rev. A. J.

Victoria st

1893
W Side
Roden st
581 Troup, Dr J. K.
583 Bowman, James
585 Malchow, William
587 Dewar, James
589 Fetherstonhaugh, Dr
591 Reid, John A.
593 Stones, Frederick, contr
599 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier

Hawke st

1904
591 Reid, John A.
Vacant
593 Stones, Mrs E.
599 Oliver, Thomas
601 Marsh, James
603 Allison, Thos., stbls
609 Morton, R. G., farrier

Hawke st

1905
595 Mrs Edith Stones
597 Mrs Joan Kerr

1910
Roden st
581 Mignot, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
589 Alexander, J., house decorator & snwrtr
591 Jeffrey, Ellen
595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid:
609 Morton, R. G.,farrier

Hawke st

1920
577 Joubert. J. A.
Roden st
581 Jones, Wm. H., solic
583 Arthur, Mrs Mary
585 Fallan, Mrs Mary
387 Dewar, Mrs Eliza
589 O'Shea, Mrs Margt.
591 Jeffrey , Denis
595 Du From, Miss M. A., music tchr
597 Taylor, Mrs Evelyn
599 Oliver, Mrs J. S. O.
601 Ellis, Henry
609 Prime, D., bott dlr

609 Morton, R. G. farrier

Hawks st

1930
575-7 Phelan, Miss A., grocer
Roden st
581 Jones, Mrs Alice
583 Arthur, Mrs Mary
585 Cotsworth, Arth. C.
587 Myers, Harold
589 Danaher, Maurice
591 Jeffery, Denis
591 Jeffery, C. D., tailor
595 Du Frocq. Miss M. A., music teacher
597 Taylor, Mrs Evelyn
599 Ellis, Henry
601 McKenzie, Mrs H.
607 Stables
609 Hume, W. J., blacksmith

Hawke st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
599-601 Ki ng Street
1875, 2371; 1879, 2571-2;
1896-97, 1909, 1910;
1884, 2646; 1882, 2646.
Research notes state: wood house replaced by 10 room house in 1879, adjoining existing 10 room house, when Geo Stooke occupied the new house.

North and West Melbourne Conservation Study ((1983))

History
As James Oliver was a carpenter by trade he built these homes, although some years apart, No. 599 King Street in 1874-75 and No. 601 King Street in 1879. He continued to own them for over twenty years, residing in No 599 until he passed it on in 1884 to Thomas Oliver presumably his son. Tenants in No. 601 included George Stooke, the butcher, James Deas and Andrew Shiels.

Description
A two storey, wide frontage, stuccoed brick and parapeted row house pair with a two level cast iron verandah, iron fence and arched parapet entablature with flanking scrolls and associated urns. The iron balustrade is of an unusual pattern (possibly imported) whilst the more typical friezes are set in panels. A large top and side lit entrance doorway is unusual for the early construction date.

Integrity - Generally original.

Streetscape - Contributing part of a valuable residential streetscape.

Significance
Architecturally, an early generally original example of a common form with interesting details also part of a significant streetscape, of regional significance. Historically, another example of a builder- owner-developer who chose to live in his product and thus has built a relatively well appointed pair of houses.

Recommendations - Repaint in original or typical colours.
King Street  601  James Oliver's row houses, part 599-601 King Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C  Proposed Grading: C

Existing Streetscape Level: 2  Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)?  1879

Creation era?  
☑ Victorian-era  ☑ Early Victorian-era  
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☐ Scientific value  ☑ Historical value  ☐ Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:
' The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 19 August 1902
(see also The Advertiser (Adelaide, SA: 1889 - 1931) Friday 6 June 1902, Kalgoorlie Miner (WA: 1895 - 1950) Monday 9 June 1902 p 6, ' The Argus' (Melbourne, Vic.: 1848 - 1957) Thursday 21 August 1902 and ' The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 22 August 1902 where the judgement upheld the will)

' INTERESTING WILL CASE.
JAMES OLIVER'S ESTATE.'
In the First Civil Court yesterday, before Mr Justice Hodges, the hearing of the case arising out of the will of the late James Oliver, of West Melbourne, was continued. Under the will property to the value of over £12,000 is bequeathed to testator's son Thomas Oliver, and his wife, the personally, £5,270 absolutely, and the really, £7,020, in trust for their children.

Against this will Isabella Hutton, daughter of testator, and J. S. Oliver, a grandson, have entered caveats, and the case is being taken on the first one. The grounds of objection are (a) that the will was not executed by testator: (b) want of testamentary capacity, (1) confined to the period shortly before and at the time of execution, (2) existing before such period and due to imbecility, of which the symptoms first manifested themselves on or about November 1, 1898; (c) undue influence exercised by the applicants, Thomas Oliver and Jessie Stirling Christie Oliver; (d) the documents did not express the testator's will.

Mr. Duffy, K. C., and Mr. Stark (instructed by Mr. C. J. M'Farlane) appeared for the executors and executrix, Thomas Oliver, W. B. P. Crocket, and Jessie Stirling Christie Oliver, in support of the will; and Mr. Purves, K.C., and Mr. Agg (instructed by Messrs. Fink, Best, and Hall) appeared for the caveator.

Thomas Oliver, one of the beneficiaries, continuing his evidence, said his father had spoken about getting his will made, but refused to go to a lawyer. He said lawyers "are a scoundrels." (Laughter.)

After his father had spoken more than once to the witness, he wrote a will, and at his father's request made a will out in favour of himself and his wife, but that was never executed, and later his father produced a will of December 1 last, drawn up by Crocket. As his wife's name was not put in full he pointed this out, and his father on December 5 handed him the contested will, asking him to keep it. His wife handed it back, saying that testator might wish to alter it. His father was mentally clear and physically strong for his age at the time he made the will, and continued to be so afterwards. He related the different dealings with properties given to other members of the family by testator before his death.

Cross-examined by Mr. Purves, witness said he had been under medical treatment recently.

For alcoholic poisoning?— I presume that is it. Witness (continuing); -- His father knew of his drinking habits, but had never complained of them. He had never been told he had delirium tremens. He left the Union Steamship Company in 1888, when the inspector had ordered him to the head office in Dunedin to submit to inquiry.

When he resigned he had about £300 in the Metropolitan habits, but had never complained of them. He had never been to a deduction of any advances made in testator's fourths, one to go to each child or his or her issue, subject to a deduction of any advances made in testator's lifetime.

Mr. Purves, -- There were no breaches between your father and his children or their descendants between that will and your alleged will? -- Certainly there were with the boys in connection with properties at Gembrook and Narre Warren. Those were after the date of the last will? -- I cannot say that for certain. I do not know why my father left me no personal interest in the estate in the will of March, 1898, and did not make me an executor.

Did he not tell you he would cut you off with a shilling, and you said, "Give me the shilling, and I'll go and get two drinks"? - No. (Laughter.)

Witness (continuing), -- He did not dictate the instructions his father took to Crocket. He would not swear for his wife at all. He had not taken steps to keep members of his family from seeing his father alone.

James Scott Ridley, retired bank manager gave evidence that the testator was a shrewd, capable man at the time the will was made and afterwards.

Jessie S. C. Oliver, wife of Thomas Oliver, and one of the beneficiaries under the will, said she had handed the document back to testator, saying he might want to alter it, but he replied that he did not change like the wind.

Mrs. Hutton was the only one who objected when the will was read, and she said it was most unjust. Visits had been exchanged between testator and other members of the family freely, but not so frequently of late years. Testator had complained of the conduct of certain of his grandchildren.

To Mr. Purves, -- She did not prevent any members of the family from seeing testator alone. She did not hear testator say after making the last will that he was going to leave his property equally. Some time before the accident her husband was drunk, and Mr. Oastler came in and held him. She did not complain of his treatment, nor did the testator say that he had knocked his old father down.

Joseph Whitaker, medical practitioner, said that he knew testator, and had not noticed anything to show he was suffering from mental decay.

Reverend James Gibson gave evidence that the testator was a mentally and physically strong man, "as strong as most Scotchmen, and that is saying a good deal." (Laughter.)

Mr. Purves, -- Are you a Scotchman? -- No; I'm an Australian, but -I was a Scotchman. I presume he was Scotch enough, and sane enough, to put 3d. in the plate rather than 6d. -- That is not always a Scotch characteristic.

Andrew Shiels, medical practitioner, said he had known testator for years, and looked upon him as a shrewd and thrifty man.

To Mr. Purves, -- When he was asked his opinion he had said that testator was perfectly capable of making a will, but certainly it was not what he would have expected of him, and he could not understand him putting his son in the position of trustee. He had written that he could not understand him making such a will as that in question.

William Low, medical practitioner, also gave evidence of testator's strength of mind and body.

To Mr. Purves, -- He had treated Thomas Oliver several times in the last two and a half years for alcoholism. You prepared him for this trial? -- Yes. He wanted patching up? - I suppose so. Did you patch him up for the funeral of his father? -- Witness hesitated. Come along, you'll leave all the lawyers in town after you if you go on. Did you? -- Yes.

Several other witnesses of the testator's capability of managing his own affairs having been examined, the hearing of the case was adjourned till 10 o'clock this
SURVEYED PLACES

morning.’

Lewis, M. Australian Architecture Index: '71767 Oliver, James Oliver, James West Melbourne VIC City of Melbourne registration no 5916 [Burchett Index]. Fee 2.10.0 two-storey house 1874 06 2'

Alex and James Oliver listed as builders in many Building Permit Applications.

i-Heritage search results
599 KING STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
As James Oliver was a carpenter by trade he built these homes, although some years apart, No. 599 King Street in 1874-75 and No. 601 King Street in 1879. He continued to own them for over twenty years, residing in No 599 until he passed it on in 1884 to Thomas Oliver presumably his son. Tenants in No. 601 included George Stooke, the butcher, James Deas and Andrew Shiels.

Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure. Unusual pattern balustrade. A two storey, wide frontage, stuccoed brick and parapeted row house pair with a two level cast iron verandah, iron fence and arched parapet entablature with flanking scrolls and associated urns. The iron balustrade is of an unusual pattern (possibly imported) whilst the more typical friezes are set in panels. A large top and side lit entrance doorway is unusual for the early construction date. Integrity - Generally original.

Streetscape - Contributing part of a valuable residential streetscape.

Statement of Significance
Architecturally, an early generally original example of a common form with interesting details also part of a significant streetscape, of regional significance.

Historically, another example of a builder- owner-developer who chose to live in his product and thus has built a relatively well appointed pair of houses.

Recommended Alterations Colours (sympathetic - no recommendations)

Recommendations - Repaint in original or typical colours.

Sands & McDougall Directory of Victoria
1880
Edwards, Thomas, grocer
279 Stones, Frederick
Roden st

281 Oliver, James, carpenter and builder
282 Shuttleworth, William
McGregor , John, wood and coal yard
Hawke st
BAPTIST CHURCH-Clarke, Rev. A. J.
Victoria st

1893
W Side
Roden st
581 Troup, Dr J. K.
583 Bowman, James
585 Malchow, William
587 Dewar, James
589 Fetherstonhaugh, Dr
591 Reid, John A.
593 Stones, Frederick, contr
599 Oliver, Thomas
601 Shields, Dr Andrew
603 Ekman, R. A., stables
609 Morton, R. G., farrier
Hawke st

1904
591 Reid, John A.
Vacant
593 Stones, Mrs E.
599 Oliver, Thomas
601 Marsh, James
603 Allison, Thos., stbls
609 Morton, R. G., farrier
Hawke st

1905
595 Mrs Edith Stones
597 Mrs Joan Kerr

1910
Roden st
581 Mignot, Hyders
583 Arthur, John W.
585 Malchow, William
587 Dewar, James
589 Alexander, J., house decorator & snwrtr
591 Jeffrey, Ellen
595 Williams, Thos. N.
Williams. Miss Amy R., matric coach
597 Macfie, Mrs Margt.
599 Oliver, Thomas
601 Meany, Mrs Brid:
609 Morton, R. G.,farrier
Hawke st

1920
1920
577 Joubert. J. A.
Roden st
581 Jones, Wm. H., solic
583 Arthur, Mrs Mary
585 Fallan, Mrs Mary
387 Dewar, Mrs Eliza
589 O'Shea, Mrs Margt.
591 Jeffrey , Denis
595 Du From, Miss M. A., music tchr
597 Taylor, Mrs Evelyn
599 Oliver, Mrs J. S. O.
601 Ellis, Henry
609 Prime, D., bott dlr
609 Morton, R. G, farrier
West Melbourne Heritage Review

SURVEYED PLACES

Hawks st

1930
575-7 Phelan, Miss A., grocer

Roden st
581 Jones, Mrs Alice
583 Arthur, Mrs Mary
585 Cotsworth, Arth. C.
587 Myers, Harold
589 Danaher, Maurice
591 Jeffery, Denis
591 Jeffery, C. D., tailor
595 Du Froq. Miss M. A., music teacher
597 Taylor, Mrs Evelyn
599 Ellis, Henry
601 McKenzie, Mrs H.
607 Stables
609 Hume, W. J., blacksmith

Hawke st

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
599-601 King Street
1875, 2371; 1879, 2571-2;
1896-97, 1909, 1910;
1884, 2646; 1882, 2646.
Research notes state: wood house replaced by 10 room house in 1879, adjoining existing 10 room house, when Geo Stooke occupied the new house.

North and West Melbourne Conservation Study ((1983))

History
As James Oliver was a carpenter by trade he built these homes, although some years apart, No. 599 King Street in 1874-75 and No. 601 King Street in 1879. He continued to own them for over twenty years, residing in No 599 until he passed it on in 1884 to Thomas Oliver presumably his son. Tenants in No. 601 included George Stooke, the butcher, James Deas and Andrew Shiels.

Description
A two storey, wide frontage, stuccoed brick and parapeted row house pair with a two level cast iron verandah, iron fence and arched parapet entablature with flanking scrolls and associated urns. The iron balustrade is of an unusual pattern (possibly imported) whilst the more typical friezes are set in panels. A large top and side lit entrance doorway is unusual for the early construction date.

Integrity - Generally original.
Streetscape - Contributing part of a valuable residential streetscape.

Significance
Architecturally, an early generally original example of a common form with interesting details also part of a significant streetscape, of regional significance. Historically, another example of a builder-owner-developer who chose to live in his product and thus has built a relatively well appointed pair of houses.

Recommendations - Repaint in original or typical colours.
## SURVEYED PLACES

### King Street 609 Morton's farrier

**Survey Notes:**
Converted Victorian-era farrier or blacksmith, as transition to motor garage, pitched crossover; bricks painted over, reducing integrity; historic use; Victorian-era rear wing with twin soil pan doors.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1919-1945
- **Creation era:**
  - [ ] Early Victorian-era
  - [x] Interwar
  - [ ] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 6.7 Transport

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- **MMBW**
  - DP730 1895 shows buildings similar to existing with yard; also large stable and yard at end of lane adjoining 609 on east (now goes to Miami Motel car park).

- **Heritage Places Inventory June 2015, i-Heritage, Hermes**
  - No listing.

- **Sands & McDougall Directory of Victoria**
  - 1942
  - 597 White, Mrs Elizabeth
  - 599 Farrugia, Jos.
  - 601 McKenzie, Mrs H., guest house

- **MMBW**
  - MMBW
  - DP730 1895 shows buildings similar to existing with yard; also large stable and yard at end of lane adjoining 609 on east (now goes to Miami Motel car park).

- **Heritage Places Inventory June 2015, i-Heritage, Hermes**
  - No listing.

- **Sands & McDougall Directory of Victoria**
  - 1942
  - 597 White, Mrs Elizabeth
  - 599 Farrugia, Jos.
  - 601 McKenzie, Mrs H., guest house
**Survey Notes:**

Corner site to Hawke Street adding prominence, major building but refaced, openings changed and part bricks painted over, reducing integrity. distinctive Interwar parapet form; chimneys in side wall.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** -  
**Proposed Grading:** D

**Existing Streetscape Level:** -  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- Early Victorian-era
- Interwar
- Post WWII

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage, Heritage Places Inventory June 2015, Hermes  
No listing.

**MBMW**

DP730 1895 shows fenced vacant land

**Lewis, M. Australian Architecture Index:**

- ’77523 Nixon, F - Bond Street Sth. Yarra, Yarra Yarra  
  Rowing Club Melbourne VIC City of Melbourne  
  registration no 9415 [Burchett Index]. Fee 1.1.0 Club boat house at Yarra Bank Wood, James A 1904 08 22  
  24053 VIC “Keep Cottage” for the Old Colonists

**Association of Victoria at Nth. Fitzroy, Vic. (Vernon) Urban Conservation Projects Survey of Architectural Drawings**

Wood, James A 1911

**State Library of Victoria**

Picture Collection: Airspy 1938 view shows two two-storey gabled wings united façade similar to existing

**City of Melbourne online maps**

'Two storey brick building built 1920’s. Refurbished 2009.'

**Building Permit Application**

1920 August 2883  
Erection of brick factory £2400 VPRS 11200/P0001/302  
Ground floor: two compartments, each with stair well, one with laboratory; First floor with stair well, amenities.  
North elevation: stepped parapet, steel framed square windows multi-pane glazing, regularly arranged, concrete lintols. Chimney on east side over laboratory.  
West side: two façade bays, each with stepped parapet reflecting internal compartments, steel framed square windows multi-pane glazing, regularly arranged, concrete lintols, corrugated iron clad gabled roof. Timber roof and floor framing. Archways in internal dividing wall.

**Newspapers:**

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Wednesday 29 November 1939  
'Modern Features of Model Factory WONDERs OF INDUSTRIAL ARCHITECTURE...'  
'Art, science and industry adroitly combined are giving to Melbourne many attractive Industrial buildings. Typical of these handsome modern structures is the new factory which has been built in Milton-street, West Melbourne, for the Cellular Clothing Company Ltd., manufacturers of Aertex under wear, as an addition to the company's factory at the northern end of William-street.

**Sands & McDougall Directory of Victoria**

1942  
Hawke -St South side  
King st  
1-3 Miller, C. H., Pty Ltd, timber merchts  
5-11 Hunt, Noel P. & Co Pty Ltd, textile mchnry merchts

1935  
King st  
3-5 Winter, W. F., electn  
13 Parker, Mrs Ruth  
15 Jacobson, Mrs Eliza

1930  
King st  
3-5 Noxo Products Pty Ltd, weed exterminator  
13 Parker, Mrs Ruth  
15 Jacobson, Mrs Eliza

1925  
Off 365 Victoria st  
King st  
3-5 Marshall’s Chmcl Co Pty Ltd, chmcl manuf  
7-11 The Cellular Cthg Co Ltd, cthg mnfrs  
13 O’Rourke, Michl
SURVEYED PLACES

1920
No 7-11 Hawke St

Property number: 104710

King Street  621-643  Baptist Church Reserve

Survey Notes:

Historical links as a site with Baptist Church, part of original Crown Survey as permanent reserve. Associated with other reserves adjacent in King and Victoria Streets, near to Benevolent Asylum.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: D

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1865-

Creation era?

☑ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

unknown

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

City of Melbourne online maps
'Vacant land of 1,913m2. Primary land use: Residential Shell.'

MMBW 1895: shows Baptist Church on reserve, near to Benevolent Asylum.

Parish Plan: Permanent Baptist Reserve.

1945 aerial shows church and residence.

Property number: 109722
La Trobe Street 450

Survey Notes:

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -
Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 2004-5
Creation era
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.3 Developing a large, city-based economy

Recommendations (if any)
Revise i-Heritage entry.

References (if any):
Heritage Places Inventory July 2015
No listing.

Planning register online search results
Permit Number TP-2004-639
Date Received 29/06/2004
Address of Land 448-454 La Trobe Street WEST MELBOURNE VIC 3003 (Zone DDO12)
Applicant’s Name and Address
Proposed Use or Development Demolition of existing building and construction of a three storey building
Officer’s Name Peita Tapper
Change to Application YES
Objections Received 0
Application Status Under Assessment
Decision Notice of Decision to Grant Permit - 19/10/2004
Expiry Date 23/11/2006

Property number: 105472
La Trobe Street 456 Aberfoyle House, former Hickey Bros corn merchants

Survey Notes:

Generally unchanged since Central Activities District Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era? ☑ Victorian-era ☑ Interwar ☑ Edwardian-era ☑ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value ☑ Scientific value ☑ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

No

☐ Contributory to precinct ☑ Not significant or contributory ☐ Significant individually ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.2 Melbourne as a trading port

Recommendations (if any)

Revise Heritage Places Inventory July 2015 and i-Heritage entry.

References (if any):

Heritage Places Inventory July 2015

No listing.

i-Heritage search results: Abstract of Building Identification Form (BIF)

456 TO 458 LA TROBE STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level E 0

Conservation Study Details

Precinct Conservation Management Plan
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style
Period 1876-99 - Victorian
Construction Date
Source for Construction Date (85) p.207
Architect
Builder Not Assessed
First Owner
R O’Hara
Integrity Fair
Condition Fair
Original Building Type Warehouse
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Recommended Alterations
New openings and parapet altered, c1920 (both inappropriate - reinstate original design or sympathetic alternative), stone painted (inappropriate - remove by approved method), slatting to facade (inappropriate - remove).
Other Comments
Reference
References No one era represented.

Hermes
Heritage Inventory
'Comments: two-storey bluestone building - 'Aberfoyle House'. 1866 map shows buildings fronting La Trobe St. 1905 - two-storey building.'

MMBW
DP724 c1895 shown with stable at rear

Sands & McDougall Directory of Victoria
1935
446 Butt, Jos., confr 454 Cranston, J., case maker 456 Vacant 460 Ohmer Registers (Aust) Pty Ltd, service only 464-66 Southern Cross Mnfg Co Pty Ltd, paper bag

1930
King at 446 McGhnn, Miss Nellie, artist 454 Cranston, J., case maker 456 Myers Pty Ltd, store 460 Taximeter Pty Ltd, meter mechanics 464-66 Southern Cross Mnfg Co Pty Ltd, paper bag

1925
446 McGlinn, Miss Nellie, artist 452 Walker, Thomas, wd & coal yard 454 Cranston, J., case mkr 456 Myers Pty. Ltd, str 460 Vacant 464-468 Southern Cross Mfg Co Pty Ltd, paper bags 468 Gunton, Ernst T.

1904
446 Kingsland, T. A..chemist 450 Mutton, C. cnfr & wood yard Rogers, Alfred
West Melbourne Heritage Review

Surveyed Places

452 Blanchfleld, John 454 Little, Mrs V., cnfr 456 Cooper, William J. 460 Lightbody, Thomas 464 Ruff, Richard

Right-of-way

1893 456 Hickey Bros corn merch 1880

123 Heffernan, J. J., chemist McKenzie, David, confectioner 125 Morton, Thomas, fruiterer and confectioner 127 Hogan, Mrs Johanna, store 129 Rutledge, Joseph, saddler 133 Barrett, John 135 Hill, George B. 135A Turner, Mrs Elizabeth 135B Christie, Mrs Catherine 137 Scully, Mrs Mary 137 Reid, George Right-of-way

Property number: 105470

La Trobe Street 460 - 462 Taximeter Pty. Ltd., meter mechanics, later St James House

Survey Notes:

Generally unchanged since Central Activities District Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era?
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

Aesthetic value
- Historical value

Scientific value
- Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015 and i-Heritage entry.

References (if any):

Heritage Places Inventory July 2015

No listing.

i-Heritage search results: Abstract of Building Identification Form (BIF)

460 TO 462 LA TROBE STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

E 0

Conservation Study Details
West Melbourne Heritage Review

**SURVEYED PLACES**

**Precinct Conservation Management Plan**

**Conservation Study: Study and Date, Status**

**Central Activities District Conservation Study - Graeme Butler, 1984** Adopted

**Building and History Information**

**Architectural Style**

Period 1916-25 - Inter War

**Construction Date**

Source for Construction Date

**Architect**

**Builder Not Assessed**

**First Owner**

**Integrity Fair**

**Condition Fair**

**Original Building Type**

Warehouse

**History Not Assessed**

**Description/Notable Features Not Assessed**

**Statement of Significance**

**Recommended Alterations**

New openings and tiling, ground level (inappropriate - reinstate original design or sympathetic alternative), bricks painted (inappropriate - remove by approved method).

**MMBW**

DP724 c1895 shown as 2 houses

**Sands & McDougall Directory of Victoria**

1935

446 Butt, Jos., confr
454 Cranston, J., case maker
456 Vacant
460 Ohmer Registers (Aust) Pty Ltd, service only
464-66 Southern Cross Mnfg Co Pty Ltd, paper bag

1930

King at
446 McGhnn, Miss Nellie, artist
454 Cranston, J., case maker
456 Myers Pty Ltd, store
460 Taximeter Pty Ltd, meter mechanics
464-66 Southern Cross Mnfg Co Pty Ltd, paper bags

1925

446 McGlinn, Miss Nellie, artist
452 Walker, Thomas, wd & coal yard
454 Cranston, J., case mkr
456 Myers Pty. Ltd, str
460 Vacant
464-468 Southern Cross Mfg Co Pty Ltd, paper bags
468 Gunton, Ernst T.

1904

446 Kingsland, T. A., chemist
450 Mutton, C., cnfr & wood yard
Rogers, Alfred
452 Blanchfield, John
454 Little, Mrs V., cnfr
456 Cooper, William J.
460 Lightbody, Thomas
464 Ruff, Richard
right-of-way

1893

456 Hickey Bros corn merch

1880

---

Property number: 105469
**Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants**

**La Trobe Street 488-494**

**Survey Notes:**

Some changes in detail since the Central Activities District Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: - Proposed Grading: C

Existing Streetscape Level: - Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**

Creation date (if available)? 1882

Creation era? Early Victorian-era

Victorian-era

Edwardian-era Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

No

Proposed: Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants, 488-494 La Trobe Street, West Melbourne.

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

5.2 Melbourne as a trading port

**Recommendations (if any)**

Proposed Heritage Overlay: 'Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants, 488-494 La Trobe Street, West Melbourne'.

Revise Heritage Places Inventory July 2015 and i-Heritage entry.

**References (if any):**

Heritage Places Inventory July 2015
No listing.

**Victorian Heritage Database**

Thomas Watts designs - include
- Dalmeny House etc 21, 23 Queensberry Street Carlton, erected in 1888 by the Paterson family. It is one of a pair of houses designed for the Patersons by the architect Thomas Watts (Victorian Heritage Register)
- Malvern House 5-15 Willloby Avenue Glen Iris, was designed by Thomas Watts & Sons, and built in 1891-2 (Victorian Heritage Register);
- Bontharambo Homestead 387 Boorhaman Road Wangaratta, Bontharambo run. (Victorian Heritage Register)
- Prince's Park Grandstand Park Street Maryborough (Victorian Heritage Register)
- CSR Complex 265 Whitehall Street Yarraville, 1870s wing (Victorian Heritage Register)
- Bank Of Victoria 29 Camp Street Beechworth (Victorian Heritage Register)

**Probate, VPRO**

Samuel Spink Tinsmith Melbne. 3 Jan 1897 64/725 VPRS 28/P0, unit 827; VPRS 28/P2, unit 461; VPRS 7591/P2, unit 263 - £120 personal, no applicable real estate, to Ellen Spink, Ascot Vale

**Lewis, M. Australian Architecture Index:**

- (269 entries overall for Watts)
  - 77021 Noble, Kay - Erin Street Richmond Spink Bros Melbourne VIC Factory/City of Melbourne registration no 9285 [Burchett Index]. Fee 2.2.0 workshop Watts, Thomas 1882 07 17 -Latrobe Street west (See also 77023 Rawsthorn & Williamson - Kensington Hill Watson, T Melbourne VIC Warehouse; alterations Watts, Thomas & Son 1883 07 6- No other by description location, owner 1880-1895, No Molloy)

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

488 TO 494 LA TROBE STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level C

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

Building and History Information

Architectural Style

Period 1876-99 - Victorian

Construction Date

Source for Construction Date 81, 82

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Fair

Original Building Type Warehouse

History Not Assessed

Description/Notable Features

Notable features include intact shop front (since modified) and high integrity for typeSCALE in Central Activities District.
Statement of Significance
Recommended Alterations
Ground level opening reglazed (sympathetic), bricks painted - side (inappropriate - remove by approved method).
Other Comments
Central Business District date 1912 - unlikely (85) p.209

Mahlstedt c1910-15
Melbourne University Archives
shows Molloy & Co. 2 floors, divided into 2/3, 1/3 with shed at rear and windows to ROW

MMBW
DP724 c1895 similar building shown in 2 parts, 1/3, 2/3 frontage ratio -as existing roof forms, but with no rear wing

Historic Buildings Preservation Council
Glenwill Buildings built c1912 cites rate book- one occupancy for addresses; recommended `B' not for H.B.R. But 'desirable to retain'

Newspapers:
Melbourne Punch (Vic. : 1855 - 1900)Thursday 27 December 1883
E. J. & S. SPINK, Wholesale S Retail Tinsmiths,
Jam, Feel & Fruit Preservers.
Tin Works—147 LATROBE ST. West.
Preserving Worka-37 LATROBE-ST. EAST.

The Australasian (Melbourne, Vic. : 1864 - 1946) Saturday 16 February 1884
THE CALCUTTA EXHIBITION.
AUSTRALIAN AWARDS.
CALCUTTA, FEB. 12.
The following additional awards have been made in connexion with the Inter national Exhibition
VICTORIA....
HIGHLY COMMENDED.
Thomas Aitken, Victoria-parade, East Melbourne-Spirits in cask.
M’Lean Bros, and Rigg, Melbourne-Chairs for public halls or theatres, iron framed, &c.

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Wednesday 22 June 1887
(Illumination of) STREETS OF THE CITY.
COLLINS-STREET.
SOUTH SIDE...
LATROBE-STREET WEST.
G. Pickles and Son, carriage builders—
Crown in bucket lamps.
E. J. and S. Spink, tinsmiths—Windows all outlined with candles, and tiers of the same.

The Australasian (Melbourne, Vic. : 1864 - 1946) Saturday 18 August 1888

AGRICULTURE AT THE EXHIBITION.
PRODUCTS OF VICTORIA.
Since our last report the Elmore Agricultural Society has placed a very creditable exhibition in position, and the effect tends to increase one’s regret that so many societies have failed to be represented...
Messrs. E. J. and S. Spink, of Melbourne, have sent a handsome glazed case containing nicely-labelled cans and bottles of preserved fruits, and a good collection of canned fruits

The Australasian (Melbourne, Vic. : 1864 - 1946) Saturday 9 February 1889
CONFECTIONERY, JAMS, BISCUITS. AND FLOUR.

‘The Argus’: 22/10/1890: 5
NEW INSOLVENTS.
Edward John Spink and Samuel Spink 488 Latrobe street,
Melbourne, trading as E.J. and S. Spink wholesale tinsmiths and fruit preservers. Cause of insolveney-Insufficient capital, having to sell goods at an insufficient profit owing to competition, liabilities, £33 283 10s 11d , assets, £20 913 13s 6d . deficiency £12374/17s 6d ... Value tit present of real property £14 500, personal property held us security, £1 894 19s 6d , ...
Secured creditors -William Allison Blair, Flinders lane, £24,039 0s. 4d.; W. and J. Blair, Flinders lane, £4,941 14s. 9d.; and Robert Dickens, Market street, £376 6s. 6d.....

Sands & McDougall Directory of Victoria
Spink
1893
Howard St
5 Gordon, Angus
Compton pl-
Aust Jam & Fruit Prsvg Co-Spink, E. J., mgr
Manning Bros, clothing manufactory

La Trobe St
N side, Spencer- King
1942
480-484 Evans, Thos., Pty Ltd, tent makers
488-494 Meyers, C. N., Pty Ltd, paper mercht
500-504 Lee, J. Coppell, Pty Ltd, brassfounders
510-516 Dodds, J. W., Pty Ltd, engineers
510-516 Vale Stokers Pty Ltd, automatic stoker mnfrs
510-516 Craftsman Press Pty Ltd, ’printers
Independent Church (branch)
Spencer st
1930
476-484 Evans, Thos., Pty Ltd, tent makers
488-494 Meyers, C. N., paper merchant
500-504 Lee, J. Coppell & Co, iron & brass founders
506-8 Vacant
510-516 Firdaw Engnr Supp Co Pty Ltd, engrs’ furnishers
510-16 Craftsman Press Pty Ltd, printers
West Melbourne Heritage Review

SURVEYED PLACES

Independent Church (brands)
Spencer st

1925
478 Rodgers, Harold H.
480-484 Evans, Thos., Pty Ltd, tent makers
488-494 Molloy & Co, hide & skin stores
488-494 Davidson, A., & Co, wool brkrs
500-504 Lee, J., Coppel, & Co, iron & brs fdrs
506-508 Aust Mtl Equipment Co Pty Ltd, gen engnrs
510-512 Burgin, Phillip
514-16 Magnesium Products Pty Ltd. diem mnfrs

Latrobe Mission Hall
526 Angelopuins Nicholas
Marriekville Margarine
store room
Vacant
Spencer st

1915
484 Evans. Thos.. P/L tent makrs
488-494 Molloy & Co, hide & skin merchs
500-502 Hooper, John, & Son, brass fndrs—

1904
478 Rodgers, Harold H.
480-484 Evans, Thos., Pty Ltd, tent makers
488-494 Molloy & Co, hide & skin stores
488-494 Davidson, A., & Co, wool brkrs
500-504 Lee, J., Coppel, & Co, iron & brs fdrs
506-508 Aust Mtl Equipment Co Pty Ltd, gen engnrs
510-512 Burgin, Phillip
514-16 Magnesium Products Pty Ltd. diem mnfrs

Latrobe Mission Hall
526 Angelopuins Nicholas
Marriekville Margarine
store room
Vacant
Spencer st

1893
486 Evans T. hide merch
494 Vic Tnsmt &Preservers' Co - Snare, Jas mnger
500 Hooper & Sons, brass fnfrs—

City of Melbourne Valuers Books
(Emmerton)
1930, 446 Meyers, C N P/L 488-494 B W/H 2 fls 66x165 £500
(Evans -stone W/H 3flrs, 'old' etc 486-484)

1915, 1422
Sass & Cockram, T / Joseph W Ellis, 490/494 10/£2775 noted, B Store 66x165 £130 x-out £160 (general increase)
(Evans)

1914, 1426
Sass & Cockram, T / Joseph W Ellis, 490/494 10/£2775 noted, B Store 66x165 £130
(Evans 486)

1913, 1431
Sass & Cockram, T / Joseph W Ellis, 490/494 10/£2775 noted, B Store 66x165 £130
(Evans 486)

1910, 1431

(Emmerton land)
Sass & Cockram, T / Watson's Trust x-out to Joseph W Ellis of 210 Flinders Lne, 490/494 , B Store 66x165 £130
(Evans 486 £80 )

1905, 1496
(Emmerton land)
/ Watson's Trust, 490/494 , B Store 66x165 £130
(Evans 486 £80 )

1902, 1507
(Emmerton)
Geo Synnott & Company x-out/ Watson Trust, 490-494 Brick Store 66x165 £130
Thomas Evans Ltd owner-occupier 486 Brick Store 27x165 £80
(Palmer)

1900, 1528
(Emmerton)
Haworth x-out/ Watson Trust, 490-494 Brick Store 66x165 £130
Thomas Evans Ltd owner-occupier 486 Brick Store 27x165 £80
(Adams?)

1891, 1550-
Edward J Spink, owner-occupier
498 BH 4r 27x65 £26 ,
494 B Store 33x165 £300 ,
490 B Store 33x165 £100 (value matches 1/3-2/3 layout as shown on plan by Mahlstedt)
(Evans at 486)

1888, 1626
(Gibson Trust)
E&J Spink /EJS B & Iron store 21x165 £100
(No Watson as owner)

1883, 1896
(JB Watson)
E Spink owner-occupier b store 21x165 £60 x-out to £100
(Harveys Trust B store 27-x165)

1882, 1893
(Watson 157, 149 BHs)
Edward Spinks occupier, Watson owner- B store 21x165 £50 'New Workshop ' written in
(Harveys Trust B store 27-x165)

Property number: 105468

Graeme Butler & Associates 2015: Appendix 2: 629
### La Trobe Street 500

**Development site**

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

- Creation date (if available): unknown
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Early Victorian-era
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
unknown

**Recommendations (if any):**
None.

**References (if any):**

City of Melbourne online maps
'Single storey brick building built mid 1920's. (former building?)
This property contains 2 businesses.'

**Property number:** 105467

---

### La Trobe Street 510-516

**Craftsman Press Pty Ltd., printers, former**

**Survey Notes:**
Custom design? Steel framed multi-pane glazing, bricks painted over, upper level addition of signs, slatting - reducing integrity. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed Grading: D

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** 3

**What date or era does the place express (if any)?**

- Creation date (if available): 1920-1925
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Early Victorian-era
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
unknown

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015.

**References (if any):**
Heritage Places Inventory July 2015
No listing.

i-Heritage search results: Abstract of Building Identification Form (BIF)
510 TO 516 LA TROBE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
West Melbourne Heritage Review

SURVEYED PLACES

Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

Building and History Information
Architectural Style
Period 1916-25 - Inter War
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair

Original Building Type Factory
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Recommended Alterations
Slatting to facade (inappropriate - remove or reinstate original design)

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 11 August 1923 p 13 Advertising
'Factory or warehouse space to let 55x36' splendid light in new building. Apply Craftsman Press 20 Little Collins St'

'Bookbinding ,and printed matter. Words 'The Craftsman Press, 20 Little Collins Street, Melbourne, Professional and Commercial Printing' — The Craftsman Press, Melbourne.'

'...the PARTNERSHIP hereto existing between us the undersigned John Grant Daniel and John Graham Evan, carrying on business as Printer at Kirkham Buildings, Little Collins street, Melbourne, under the style or firm of 'The Craftsman Press’ has been dissolved by mutual consent as from the 30th day of September, one thousand nine hundred and twenty-three, and the business will in future be carried on by the said John Grant Daniel alone under the style of 'The Craftsman Press,' and he will pay and discharge all debts and liabilities owing by and receive all moneys payable to the said late firm'


'Daily Commercial News and Shipping List' (Sydney, NSW : 1891 - 1954) Thursday 13 May 1926 p 5 Article

"TRAVELLER (Metropolitan) required for high quality and creative printing. Previous experience or some knowledge of printing essential. Must have good personality and appearance. Salary £1000 per annum, plus percentage of Increased turnover. Apply in writing, Managing Director."

"OBITUARY
Mr. E. B. Ingham
The. Death occurred on Monday- of Mr. E. B. Ingham, well-known Melbourne printer. Mr. Ingham had been associated with the printing industry for 60 years, and until his retirement a few months ago, was managing director of the Craftsman Press Pty. Ltd. He was a foundation member of the Prince Edward Masonic Lodge and a justice of the peace. He leaves a wife, two daughters and a son.'

Sands & McDougall Directory of Victoria
1942
510-516 Dodds, J. W., Pty Ltd, engineers
510-516 Vale Stokers Pty Ltd, automatic stoker mnfrs
510-516 Craftsman Press Pty Ltd, printers Independent Church (branch)

1930
476-484 Evans, Thos., Pty Ltd, tent makers
488-494 Meyers, C. N., paper merchant
500-504 Lee, J, Coppell & Co, iron & brass founders
506-8 Vacant
510-516 Firdaw Engnrg Supply Co Pty Ltd, engnrs' furnishers
510-16 Craftsman Press Pty Ltd, printers Independent Church (brands)

1925
478 Rodgers, Harold H.
480-484 Evans, Thos., Pty Ltd, tent makers
488-494 Molloy & Co, hide & skin stores
488-494 Davidson, A., & Co, wool brkrs
500-504 Lee, J, Coppell, & Co, iron & brs fdrs
506-508 Aust Mtl Equipment Co Pty Ltd, gen engrs
510-512 Burgin, Phillip
514-16 Magnesium Products Pty Ltd. diem mnfrs
Latrobe Mission Hall
526 Angelopuins Nicholas
Marriekville Margarine
store room
Vacant
Spencer st

1920
500 Stevens, Alex.
508 Griffiths, Chas.
510 Lewis, Joseph C.
512 McAtee, Thomas
514 Burgin, Philip
516 Morgan, William
Latrobe, Mission Hall

Property number: 105466
**West Melbourne Heritage Review**

### SURVEYED PLACES

| La Trobe Street | 520 |

**Survey Notes:**

Generally unchanged since Central Activities District Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | - | Proposed Grading: | D |

| Existing Streetscape Level: | - | Proposed Streetscape Level: | 3 |

### What date or era does the place express (if any)?

| Creation date (if available)? | 1946-2015 |

| Creation era? | |

- Victorian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- No

| Contributory to precinct | Not significant or contributory |

| Significant individually | Proposed for a Heritage Overlay |

### What are the historic themes represented by the place?

5.5 Building a manufacturing industry

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**Heritage Places Inventory July 2015**

No listing.

i-Heritage search results: Abstract of Building Identification Form (BIF)

518 TO 522 LA TROBE STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

Building and History Information

Architectural Style

Period 1916-25 - Inter War

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type Warehouse

History Not Assessed

Description/Notable Features

Not Assessed

Statement of Significance

Recommended Alterations

Bricks painted (inappropriate - remove by approved method)

**Sands & McDougall Directory of Victoria**

1955

510-516 Craftsman Press Pty Ltd, ‘printers

Independent Church (branch)

526 Walker, AE chem manuf

Spencer st

1942

510-516 Dodds, J. W., Pty Ltd, engineers

510-516 Vale Stokers Pty Ltd, automatic stoker mnfrs

510-516 Craftsman Press Pty Ltd, ‘printers

Independent Church (branch)

Spencer st

1930

476-484 Evans, Thos., Pty Ltd, tent makers

488-494 Meyers, C. N., paper merchant

500-504 Lee, J. Coppell & Co, iron & brass founders

506-8 Vacant

510-516 Firdaw Engnrg Supply Co Pty Ltd, engners’ furnishers

510-16 Craftsman Press Pty Ltd, printers

Independent Church (brands)

Spencer st

**Property number:** 105465

---

Graeme Butler & Associates 2015: Appendix 2: 632
**West Melbourne Heritage Review**

### SURVEYED PLACES

| La Trobe Street | 526 | Walker, A. E.? |

**Survey Notes:**

Generally unchanged since Central Activities District Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

| What is the heritage grading (A-D, 1-3) of the place (if any)? |
|-----------------|-----------------|
| Existing grading: | - |
| Proposed Grading: | D |

| What date or era does the place express (if any)? |
|-----------------|-----------------|
| Creation date (if available)? | 1946-2015 |
| Creation era? | |
| Victorian-era | ☐ |
| Edwardian-era | ☒ |
| Early Victorian-era | ☐ |
| Interwar | ☒ |
| Post WW2 | ☐ |

| What are the heritage values of the place (if any)? |
|-----------------|-----------------|
| Aesthetic value | ☐ |
| Historical value | ☒ |
| Scientific value | ☐ |
| Social value | ☒ |
| Not assessed for heritage values | |

| Is the place in a Heritage Overlay? |
|-----------------|-----------------|
| No | |
| Contributory to precinct | ☐ |
| Not significant or contributory | ☒ |
| Significant individually | ☐ |
| Proposed for a Heritage Overlay | | |

| What are the historic themes represented by the place? |
|-----------------|-----------------|
| 5.5 Building a manufacturing industry | |

---

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Heritage Places Inventory July 2015**

No listing.

**Hermes**

Heritage Inventory:

'Comments: 3 storey building, refurbished 1985
1905 - 2 storey building, West End Hotel'

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

524 TO 530 LA TROBE STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level

---

**Sands & McDougall Directory of Victoria**

1955

510-516 Craftsman Press Pty Ltd, 'printers
Independent Church (branch)
526 Walker, AE chem manuf
Spencer st

1942

510-516 Dodds, J. W., Pty Ltd, engineers
510-516 Vale Stokers Pty Ltd, automatic stoker mnfrs
510-516 Craftsman Press Pty Ltd, 'printers
Independent Church (branch)
Spencer st

1930

476-484 Evans, Thos., Pty Ltd, tent makers
488-494 Meyers, C. N., paper merchant
500-504 Lee, J. Coppell & Co, iron & brass founders
506-8 Vacant
510-516 Firdaw Engng Supply Co Pty Ltd, engnr's furnishers
510-16 Craftsman Press Pty Ltd, printers
Independent Church (brands)
Spencer st

**Property number:** 105464
### Surveyed Places

#### Lothian Street

**O'Brien's cottage**

**Survey Notes:**
Distinctive panelled verandah detail; corner site, adding prominence, once owned with 112 Miller Street - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1875-1900
- **Creation era?**
  - [x] Victorian-era
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

- See 112 Miller Street O'Brien's grocer's shop & residence

**Property number:** 105764

---

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah decoration; verandah roof and structure;
Statement of Significance Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) fence replaced (inappropriate - reinstate original design/sympathetic alternative)

H3 Property number: 105764

---

Graeme Butler & Associates 2015: Appendix 2
### Madden Lane

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**
-  

**Proposed Streetscape Level:**
-  

**What date or era does the place express (if any)?**
<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Creation area?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td></td>
<td>Interwar</td>
</tr>
<tr>
<td></td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**
-  

**Is the place in a Heritage Overlay?**
-  

**Recommendations (if any):**
None.

**References (if any):**

**Google Maps**
shows as 12-14 Madden Lane, shown as vacant land

**City of Melbourne online maps**
- Vacant Residential Land.
- MMBW 1895 map- vacant land to east of house facing south to Madden Lane.
- 1945 aerial: shown as rear yard to houses facing Railway Place.

Report image from City of Melbourne.

**Property number:** 104753

---

### Madden Lane

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**
-  

**Proposed Streetscape Level:**
-  

**What date or era does the place express (if any)?**
<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Creation area?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td></td>
<td>Interwar</td>
</tr>
<tr>
<td></td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**
-  

**Is the place in a Heritage Overlay?**
-  

**Recommendations (if any):**
None.

**References (if any):**

**City of Melbourne online maps**
- Apartment/Flat 3 Bedroom.

**Planning register online**
- See 225-227 Adderley Street WEST MELBOURNE
- Permit Number TP-2002-1196
- Date Received 8/11/2002
- Address of Land 225-227 Adderley Street WEST MELBOURNE VIC 3003 (Zone GRZ1 )
- 34 Madden Lane WEST MELBOURNE VIC 3003 (Zone GRZ1 )

Applicant’s Name and Address
- Proposed Use or Development Alterations and additions to the existing warehouses for use as 7, 3 and 4 storey dwellings and a waiving of the visitor car parking requirements.
**SURVEYED PLACES**

Officer’s Name: Scott Hudson  
Change to Application: YES  
Objections Received: 0  
Application Status: Permit Issued  
Decision Notice of Decision to Grant Permit - 17/03/2003  
Permit - 30/07/2003

| Property number | unkown |

- Permit Number: TP-2011-650  
- Date Received: 16/08/2011  
- Address of Land: 34 Madden Lane WEST MELBOURNE VIC 3003 (Zone GRZ1)  
- Applicant’s Name and Address: Restricted - Can be viewed at Council  
- Proposed Use or Development: Re-subdivision of lots 6 & 7 on PS 523376L to create lot B  
- Officer’s Name: Leon Wilson  
- Objections Received: 0  
- Change to Application: YES  
- Application Status: Permit Issued  
- Decision Permit - 24/08/2011

**Survey Notes:**

Red brick Interwar factory on stone pitched lane, converted to residential.

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: -  
  - Proposed Grading: -

- **Existing Streetscape Level:** -  
  - Proposed Streetscape Level: -

- **What date or era does the place express (if any)?**  
  - Creation date (if available): 1919-1945  
  - Creation era?  
    - Victorian-era  
    - Edwardian-era  
    - Interwar  
  - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value  
  - Historical value  
  - Scientific value  
  - Social value  
  - Not assessed for heritage values

- **Is the place in a Heritage Overlay?**  
  - No

- **Contributory to precinct**  
  - Not significant or contributory

- **Significant individually**  
  - Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**  
  - 5.5 Building a manufacturing industry

**Recommendations (if any):**

None.

**References (if any):**

  - No entry

- Google Street view  
  - shows brick factory, converted

- City of Melbourne online maps  
  - 'This property contains 6 residential properties.'

- Sands & McDougall Directory of Victoria  
  - 1955  
    - rear of 96-98 Rosslyn St?  
    - 96-98 Hydreco Aust P/L etc
SURVEYED PLACES

100-102 Harris, V.F. plumbers  
1939  
No lane listing: rear of 96-110 Rosslyn St? ie 96-98  
Penhall A.H., pattern maker  
100 Seacombe & Harris, sheet metal works etc  

1935  
rear of 96-98 Rosslyn St?  
King St  
92 Vacant  
94a Green Bros & Miller Pty Ltd, toolmakers  
96-98 Penhall, A.H., pattern mkr  
100 Bourke, Mrs Agnes  
102 Rodsman, Edward  
106 Carr, Miss Ina  
108 Wood, John W.  
110 Hunt, Mrs Doris  
112-114 New Record Mchnry

1925  
Eades pl  
King st  
92 Vacant  
Right-of-way  
94a Gaylor, Thos.  
96 Mitchell, Albert

Property number: 108435

Mckendrick Lane  
15  
House

Survey Notes:  
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  
Proposed Grading: -

Existing Streetscape Level: -  
Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2001?  
Creation era?  
Victorian-era  
Edwardian-era

What are the heritage values of the place (if any)?

Aesthetic value  
Historical value  
Scientific value  
Social value  
Not assessed for heritage values

Is the place in a Heritage Overlay?


Contributory to precinct  
Not significant or contributory

Significant individually  
Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Remove from Heritage Overlay area, HO470, 95-101 Stanley St, West Melbourne, as not contributory to the identified significance of the heritage place.

References (if any):

City of Melbourne GIS  
Extract provided for the project- states part 95-101 Stanley Street, West Melbourne HO470, but not.

Hockingstuart web page 2015  
‘Award-winning urban elegance  
This arresting contemporary residence, designed by renowned Jackson Clements Burrows Architects, was the 2001 Best Residential Project winner. Featured in Houses magazine, it combines industrial detail with a brilliantly-zoned floor plan and free flows to outdoor living areas. On its own title (no Body Corporate), the home is tucked...
away in a bluestone lane, close to the Victoria Market, transport and cafe, and within walking distance to Etihad Stadium. Including a garage, this unique, light-filled property offers an expansive mid-level living and dining room open to a galley kitchen, two spacious bedrooms with stylish ensuites, separate study, tranquil courtyard and deck with CBD and Docklands views. Features include polished concrete and blackbutt ply floors, custom storage and air conditioning.

Agent - Hockingstuart

| Property number: | 109011 |

**Surveyed Places**

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1946-2015</td>
<td>Post WW2</td>
</tr>
<tr>
<td></td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td></td>
<td>Interwar</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not assessed</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
Rear 25 Miller Street.

| Property number: | 106575 |
### Surveyed Places

<table>
<thead>
<tr>
<th>Miller Place</th>
<th>4</th>
<th>Vacant land</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Survey Notes:</strong></td>
<td></td>
<td>Not assessed.</td>
</tr>
<tr>
<td><strong>What is the heritage grading (A-D, 1-3) of the place (if any)?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Existing grading:</strong></td>
<td>-</td>
<td>Proposed Grading: -</td>
</tr>
<tr>
<td><strong>Existing Streetscape Level:</strong></td>
<td>-</td>
<td>Proposed Streetscape Level: -</td>
</tr>
<tr>
<td><strong>What date or era does the place express (if any)?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Creation date (if available)?</strong></td>
<td>unknown</td>
<td></td>
</tr>
<tr>
<td><strong>Creation era?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Victorian-era</td>
<td>□ Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>□ Edwardian-era</td>
<td>□ Post WW2</td>
<td></td>
</tr>
<tr>
<td><strong>What are the heritage values of the place (if any)?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Aesthetic value</td>
<td>□ Historical value</td>
<td></td>
</tr>
<tr>
<td>□ Scientific value</td>
<td>□ Social value</td>
<td></td>
</tr>
<tr>
<td>✔ Not assessed for heritage values</td>
<td></td>
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<tr>
<td><strong>Is the place in a Heritage Overlay?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HO3</td>
<td>North &amp; West Melbourne Precinct</td>
<td></td>
</tr>
<tr>
<td>□ Contributory to precinct</td>
<td>✔ Not significant or contributory</td>
<td></td>
</tr>
<tr>
<td>□ Significant individually</td>
<td>□ Proposed for a Heritage Overlay</td>
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</tr>
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<td><strong>What are the historic themes represented by the place?</strong></td>
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<td></td>
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<td><strong>Recommendations (if any)</strong></td>
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| **References (if any):** | | City of Melbourne online maps  
Rear 596 Spencer St  
Report Image from City of Melbourne. |
| MMBW | | DP705 c1895 shown as fenced vacant |
| **Property number:** | 108926 |

<table>
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<tr>
<th>Miller Place</th>
<th>11</th>
<th>Vacant site</th>
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<td>Proposed Grading: -</td>
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<td>Proposed Streetscape Level: -</td>
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<td>□ Early Victorian-era</td>
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<tr>
<td>□ Edwardian-era</td>
<td>□ Post WW2</td>
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<td><strong>Recommendations (if any)</strong></td>
<td></td>
<td>None.</td>
</tr>
</tbody>
</table>
| **References (if any):** | | City of Melbourne online maps  
Rear 598 Spencer Street  
Report Image by the City of Melbourne. |
| **Property number:** | 621366 |
**SURVEYED PLACES**

| Miller Street | Sturgess row houses, part 1-9 | Miller Street |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** C
- **Proposed Grading:** B

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1873-4
- **Creation era:**
  - Victorian-era
  - Edwardian-era
- **Post WW2**

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- **HO3 North & West Melbourne Precinct**
  - **Contributory to precinct**
  - **Not significant or contributory**
  - **Significant individually**
  - **Proposed for a Heritage Overlay**

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- **Probate, VPRO**
  - 'William Sturgess Builder W Melbne. 29 Apr 1891 45/868 VPRS 28/P0, unit 576; VPRS 28/P2, unit 313; VPRS 7591/P2, unit 179'
  - Estate - £12042, includes five two-storey attached brick houses with slate roofs, each with seven or eight rooms, bath and wash house - £4100 plus other West Melbourne, North Melbourne properties including Milton Street.

- **Retail Price Index**
  - Developed by the Australian Bureau of Statistics.

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**Parish Plan**

- North Melbourne CA 9, 10/M

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

- 1 MILLER STREET WEST MELBOURNE 3003
- **Heritage Grading**
  - Building Grading Streetscape Level Laneway Level C 2
- **Conservation Study Details**
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date
  - Adopted Building and History Information
  - Architect
  - Builder
  - First Owner
  - Integrity Fair
  - Condition Fair
  - Original Building Type
  - History Not Assessed
  - Description/Notable Features
  - Notable features include the fence; verandah decoration; verandah roof and structure.
  - Statement of Significance Not Assessed
  - Recommended Alterations
  - Other Comments See also 3-9 Miller Street.

**MMBW**

- DP705, 1895 shown- may have iron fences

**Lewis, M. Australian Architecture Index:**

- '77495 Sturgess, Wm - 20 Milton Street Sturgess, Wm West Melbourne VIC City of Melbourne registration no 5634 [Burchett Index]. Fee 8.15.0 four 1-storey, one 2-storey houses 1873 10 14' (1st stage of development)

**Newspapers:**

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 24 August 1875
  - 'Deaths... STURGESS. - On the 1st June, at sea (ship Sobraon), on voyage to England, Fanny, the beloved wife of William Sturgess, contractor, West Melbourne, aged 47 years.'

- 'The Argus': 5/11/1881
  - 'Marriage... THORNTON—STURGESS. — On the 2nd inst., at the residence of the bride's parent's, by the Rev. R. Fitcher, William, third son of the late William Thornton, contractor, to Fanny, second daughter of William Sturgess, contractor, both of West Melbourne.'

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 30 April 1891
  - 'Deaths... STURGESS. - On the 20th inst., (suddenly) at Moonee Ponds, William Sturgess of No 1 Miller-street West Melbourne, aged 62 years, beloved father of Mrs. Morrell, Mrs. Thornton, Mrs. Folland Mrs. Paine, A. W. and F. Sturgess'
SURVEYED PLACES

1930
S SIDE
Hawke St
Curzon St
1 Lukins, Mrs Ellen
3 Kennedy, Dennis
5 Green, Mrs Hannah
7 Sheehan, Jeremiah
9 Stevenson, Wm.
11 Walsh, Jno. J.
13 Hoobin, Mrs Mary

1904
MILLER ST-S SIDE
Curzon at
1 Platt, Miss Elizabith.
3 Andrew, Mrs M. J.
6 Blake, Laurence
7 Arthur, John
9 Orr William
11 Gavin, William
13 Brewster, David

1893
1 Platt, Mrs Harriet
3 Healey Mrs Margaret
5 Blake, Lawrence
7 Coller, Miss Agnes
9 Glasson, George

1880
S Side
1 Sturgess, William
2 Noble, William
Young, Thomas
4 Peacock, Robert

City of Melbourne Valuers Books

1875, 1471- (Edgerton)
William Sturgess owner, 5 BH 6 rooms (ie all 2 storey),
£50 (1- £80)
John Smith, Richard Whitehead, William Mount, W Sturgess

Property number: 106561

Survey Notes:
Visually related infill, corner site, adding prominence, rear of the Baptist manse a complex designed by Edmond & Corrigan Architects: new chapel and meeting room hall with vestry and toilet facilities, including two residential units for crisis accommodation completed 1990. Plaque in memory of Maurice L Ripper 1927-2011... Further assessment may be needed for 20th Century architectural values (Edmond & Corrigan Architects) within the context of the typology and Edmond & Corrigan’s work once a comparative study exists.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?

Creation date (if available)? 1990
Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

11.2 Providing welfare services
10.2 Belonging to a religious denomination

Recommendations (if any)

None.

References (if any):
City of Melbourne online maps
‘A single storey brick house built the mid 1920’s. A rear
**SURVEYED PLACES**

**Heritage Places Inventory June 2015**
No listing.

**Survey of post-war built heritage in Victoria: 2008**
No listing.

**Property number:** 104777

<table>
<thead>
<tr>
<th>Miller Street</th>
<th>3</th>
<th>Sturgess row house, part 1-9 Miller Street</th>
</tr>
</thead>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** C
- **Proposed Grading:** B

**Existing Streetscape Level:** 2
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1873-4
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Social value**
- **Scientific value**
- **Historical value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- **North & West Melbourne Precinct**
- **Contributory to precinct**
- **Not significant or contributory**
- **Proposed for a Heritage Overlay**

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Probate, VPRO**

'William Sturgess Builder W Melbne.. 29 Apr 1891 45/868 VPRS 28/P0, unit 576; VPRS 28/P2, unit 313; VPRS 7591/P2, unit 179'

Estate - £12042, includes five two-storey attached brick houses with slate roofs, each with seven or eight rooms, bath and wash house - £4100 plus other West Melbourne, North Melbourne properties including Milton Street.

**Retail Price Index**

Developed by the Australian Bureau of Statistics.
**SURVEYED PLACES**

**Parish Plan**
North Melbourne CA 9, 10/M

**MMBW**
DP705, 1895 shown- may have iron fences

**Lewis, M. Australian Architecture Index:**
'77495 Sturgess, Wm - 20 Milton Street Sturgess, Wm
West Melbourne VIC City of Melbourne registration no
5634 [Burchett Index]. Fee 8.15.0 four 1-storey, one 2-
storey houses 1873 10 14' (1st stage of development)

**Newspapers:**
'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 24
August 1875
'Deaths...
STURGESS. - On the 1st June, at sea (ship Sobraon), on
voyage to England, Fanny, the beloved wife of William
Sturgess, contractor, West Melbourne, aged 47 years.'

'The Argus': 5/11/1881
'Marriage...
THORNTON—STURGESS. — On the 2nd inst., at the
residence of the bride's parent's, by the Rev. R. Fitcher,
William, third son of the late William Thornton,
contractor, to Fanny, second daughter of William Sturgess,
contractor, both of West Melbourne.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Thursday 30
April 1891
'Deaths...
STURGESS. - On the 20th inst., (suddenly) at Moonee
Ponds, William Sturgess of No 1 Miller-street West
Melbourne, aged 62 years, beloved father of Mrs.
Morrell, Mrs. Thornton, Mrs. Folland Mrs. Paine, A. W.
and F. Sturgess.'

**i-Heritage search results: Abstract of Building
Identification Form (BIF)**
3 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Not Assessed
Condition Not Assessed
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include unusual upper door to terrace.
Statement of Significance Not Assessed
Recommended Alterations
Fence replaced-as 5; balustrade replaced-as 9; verandah
frieze replaced-as 5 (inappropriate - reinstate original
design)

**Other Comments**
See also 1 Miller Street

**Sands & McDougall Directory of Victoria**
1930
5 SIDE
Hawke st
Curzon St
1 Lukins, Mrs Ellen
3 Kennedy, Dennis
5 Green, Mrs Hannah
7 Sheehan, Jeremiah
9 Stevenson, Wm.
11 Walsh, Jno. J.
13 Hoobin, Mrs Mary

1904
MILLER ST-S SIDE
Curzon at
1 Platt. Miss Elizabth.
3 Andrew. Mrs M. J.
6 Blake. Laurence
7 Arthur. John
9 Orr William
11 Gavin. William
13 Brewster. David

1893
1 Platt, Mrs Harriet
3 Healey Mrs Margaret
5 Blake, Lawrence
7 Coller, Miss Agnes
9 Glasson, George

1880
5 Side
1 Sturgess, William
2 Noble, William
Young, Thomas
4 Peacock, Robert

**City of Melbourne Valuers Books**

1875, 1471-
(Edgerton)
William Stugess owner, 5 BH 6 rooms (ie all 2 storey),
₤50 (1- EB0)
John Smith, Richard Whitehead, William Mount, W
Sturgess

**Property number:** 106563
SURVEYED PLACES

Miller Street | 5 | Sturgess row house, part 1-9 Miller Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: B

Existing

Streetscape Level: 2

Proposed

Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1873-4

Creation era?

☑ Victorian-era

☐ Interwar

☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☐ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☑ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Probate, VPRO

'William Sturgess Builder W Melbne.. 29 Apr 1891 45/868 VPRS 28/P0, unit 576; VPRS 28/P2, unit 313; VPRS 7591/P2, unit 179'

Estate - £12042, includes five two-storey attached brick houses with slate roofs, each with seven or eight rooms, bath and wash house - £4100 plus other West Melbourne, North Melbourne properties including Milton Street.

Retail Price Index

Developed by the Australian Bureau of Statistics.

Parish Plan

North Melbourne CA 9, 10/M

MMBW

DP705, 1895 shown- may have iron fences

Lewis, M. Australian Architecture Index:

77495 Sturgess, Wm - 20 Milton St Sturgess, Wm West Melbourne VICT City of Melbourne registration no 5634 [Burchett Index]. Fee 8.15.0 four 1-storey, one 2-storey houses 1873 10 14' (1st stage of development)

Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 24 August 1875

'Deaths...

STURGESS. - On the 1st June, at sea (ship Sobraon), on voyage to England, Fanny, the beloved wife of William Sturgess, contractor, West Melbourne, aged 47 years.'

'The Argus': 5/11/1881

'Marriage...

THORNTON—STURGESS. — On the 2nd inst., at the residence of the bride's parent's, by the Rev. R. Fitcher, William, third son of the late William Thornton, contractor, to Fanny, second daughter of William Sturgess, contractor, both of West Melbourne. '

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 30 April 1891

'Deaths...

STURGESS. - On the 20th inst., (suddenly) at Moonee Ponds, William Sturgess of No 1 Miller-street West Melbourne, aged 62 years, beloved father of Mrs. Morrell, Mrs. Thornton, Mrs. Folland Mrs. Paine, A. W. and F. Sturgess'

i-Heritage search results: Abstract of Building Identification Form (BIF)

5 MILLER STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level C 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style

Period

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Not Assessed

Condition Not Assessed

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include unusual upper door to terrace.

Statement of Significance

Not Assessed

Recommended Alterations

Balustrade replaced-as 9; verandah frieze replaced-as 5

(inappropriate - reinstate original design)
West Melbourne Heritage Review

SURVEYED PLACES

Other Comments See also 1 Miller Street

Sands & McDougall Directory of Victoria
1930
S SIDE
Hawke st
Curzon St
1 Lukins, Mrs Ellen
3 Kennedy, Dennis
5 Green, Mrs Hannah
7 Sheehan, Jeremiah
9 Stevenson, Wm.
11 Walsh, Jno. J.
13 Hoobin, Mrs Mary

1904
 MILLER ST-S SIDE
Curzon at
1 Platt, Miss Elizabeth
3 Andrew, Mrs M. J.
6 Blake, Laurence
7 Arthur, John
9 Orr William
11 Gavin, William
13 Brewster, David

1893
1 Platt, Mrs Harriet
3 Healey Mrs Margaret
5 Blake, Lawrence
7 Coller, Miss Agnes
9 Glasson, George

1880
S Side
1 Sturgess, William
2 Noble, William
Young, Thomas
4 Peacock, Robert

City of Melbourne Valuers Books
1875, 1471-(Edgerton)
William Sturgess owner, 5 BH 6 rooms (ie all 2 storey), £50 (1-£80)
John Smith, Richard Whitehead, William Mount, W Sturgess

Property number: 106564

Miller Street 7
Sturgess row house, part 1-9 Miller Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C
Proposed Grading: B

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1873-4

Creation era?
☑ Victorian-era
☐ Early Victorian-era
☐ Interwar
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Probate, VPRO
'William Sturgess Builder W Melbne.. 29 Apr 1891 45/868
VPRS 28/P0, unit 576; VPRS 28/P2, unit 313; VPRS 7591/P2, unit 179'
Estate - £12042, includes five two-storey attached brick houses with slate roofs, each with seven or eight rooms, bath and wash house - £4100 plus other West Melbourne, North Melbourne properties including Milton Street.

Retail Price Index
Developed by the Australian Bureau of Statistics.
SURVEYED PLACES

Parish Plan
North Melbourne CA 9, 10/M

MMBW
DP705, 1895 shown- may have iron fences

Lewis, M. Australian Architecture Index:
"77495 Sturgess, Wm - 20 Milton Street Sturgess, Wm West Melbourne VIC City of Melbourne registration no 5634 [Burchett Index]. Fee 8.15.0 four 1-storey, one 2-storey houses 1873 10 14' (1st stage of development)

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'The Argus': 5/11/1881
'Marriage...
THORNTON—STURGESS. — On the 2nd inst., at the residence of the bride's parent's, by the Rev. R. Fitcher, William, third son of the late William Thornton, contractor, to Fanny, second daughter of William Sturgess, contractor, both of West Melbourne. '

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 30 April 1891
'Deaths...
STURGESS. - On the 20th inst., (suddenly) at Moonee Ponds, William Sturgess of No 1 Miller-street West Melbourne, aged 62 years, beloved father of Mrs. Morrell, Mrs. Thornton, Mrs. Folland Mrs. Paine, A. W. and F. Sturgess'

i-Heritage search results: Abstract of Building Identification Form (BIF)
7 MILLER STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Not Assessed
Condition Not Assessed
Original Building Type
History Not Assessed
Description/Notable Features Notable features include unusual upper door to terrace.
Statement of Significance Not Assessed
Recommended Alterations Balustrade replaced-as 9; verandah frieze replaced-as 5 (inappropriate - reinstate original design)
Other Comments See also 1 Miller Street

Sands & McDougall Directory of Victoria
1930
5 SIDE
Hawke St
Curzon St
1 Lukins, Mrs Ellen
3 Kennedy, Dennis
5 Green, Mrs Hannah
7 Sheehan, Jeremiah
9 Stevenson, Wm.
11 Walsh, Jno. J.
13 Hoobin, Mrs Mary

1904
MILLER ST-S SIDE
Curzon at
1 Platt. Miss Elizabth.
3 Andrew. Mrs M. J.
6 Blake. Laurence
7 Arthur. John
9 Orr William
11 Gavin. William
13 Brewster. David

1893
1 Platt, Mrs Harriet
3 Healey Mrs Margaret
5 Blake, Lawrence
7 Coller, Miss Agnes
9 Glasson, George

1880
5 Side
1 Sturgess, William
2 Noble, William
Young, Thomas
4 Peacock, Robert

City of Melbourne Valuers Books

1875, 1471-
(Edgerton)
William Stugess owner, 5 BH 6 rooms (ie all 2 storey), £50 (1- E80)
John Smith, Richard Whitehead, William Mount, W Sturgess

Property number: 106565
SURVEYED PLACES

| Miller Street  | 9 | Sturgess row house, part 1-9 Miller Street |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | C |
| Proposed Grading: | B |

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

- Creation date (if available): 1873-4
- Creation era:
  - Early Victorian-era
  - Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- HO3 Contributory to precinct
- HO3 Not significant or contributory
- HO3 Significant individually
- HO3 Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

- Probate, VPRO
  - 'William Sturgess Builder W Melbne. 29 Apr 1891 45/868 VPRS 28/P0, unit 576; VPRS 28/P2, unit 313; VPRS 7591/P2, unit 179'
  - Estate - £12042, includes five two-storey attached brick houses with slate roofs, each with seven or eight rooms, bath and wash house - £4100 plus other West Melbourne, North Melbourne properties including Milton Street.

- Retail Price Index
  - Developed by the Australian Bureau of Statistics.

- Parish Plan
  - North Melbourne CA 9, 10/M

- MMBW
  - DP705, 1895 shown- may have iron fences

- Lewis, M. Australian Architecture Index:
  - 77495 Sturgess, Wm - 20 Milton Street Sturgess, Wm West Melbourne VIC City of Melbourne registration no 5634 [Burchett Index]. Fee 8.15.0 four 1-storey, one 2-storey houses 1873 10 14' (1st stage of development)

- Newspapers:
  - 'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 24 August 1875
    - 'Deaths... STURGESS. - On the 1st June, at sea (ship Sobraon), on voyage to England, Fanny, the beloved wife of William Sturgess, contractor, West Melbourne, aged 47 years.'

  - 'The Argus': 5/11/1881
    - 'Marriage... THORNTON—STURGESS. — On the 2nd inst., at the residence of bride’s parent’s, by the Rev. R. Fitcher, William, third son of the late William Thornton, contractor, to Fanny, second daughter of William Sturgess, contractor, both of West Melbourne. '

  - 'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 30 April 1891
    - ' Deaths... STURGESS. - On the 20th inst, (suddenly) at Moonee Ponds, William Sturgess of No 1 Miller-street West Melbourne, aged 62 years, beloved father of Mrs. Morrell, Mrs. Thornton, Mrs. Folland Mrs. Paine, A. W. and F. Sturgess'

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 9 MILLER STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
- C 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Not Assessed
Condition Not Assessed
Original Building Type
History Not Assessed
Description/Notable Features Notable features include unusual upper door to terrace.
Statement of Significance Not Assessed
Recommended Alterations
Balustrade replaced-as 9; verandah frieze replaced-as 5
(inappropriate - reinstate original design)

Other Comments See also 1 Miller Street
### Surveyed Places

**Sands & McDougall Directory of Victoria**

- **1930**
  - S SIDE
  - **Hawke St**
  - **Curzon St**
  - 1 Lukins, Mrs Ellen
  - 3 Kennedy, Dennis
  - 5 Green, Mrs Hannah
  - 7 Sheehan, Jeremiah
  - 9 Stevenson, Wm.
  - 11 Walsh, Jno. J.
  - 13 Hoobin, Mrs Mary

- **1904**
  - MILLER ST-S SIDE
  - Curzon at
  - 1 Platt, Miss Elizabth.
  - 3 Andrew, Mrs M. J.
  - 6 Blake, Laurence
  - 7 Arthur, John
  - 9 Orr William
  - 11 Gavin, William
  - 13 Brewster, David

- **1893**
  - 1 Platt, Mrs Harriet
  - 3 Healey Mrs Margaret
  - 5 Blake, Lawrence
  - 7 Coller, Miss Agnes
  - 9 Glasson, George

- **1880**
  - S Side
  - 1 Sturgess, William
  - 2 Noble, William
  - Young, Thomas
  - 4 Peacock, Robert

**City of Melbourne Valuers Books**

- **1875, 1471-**
  - (Edgerton)
  - William Stugess owner, 5 BH 6 rooms (ie all 2 storey), £50 (1-£80)
  - John Smith, Richard Whitehead, William Mount, W Sturgess

**Survey Notes:**

- Distinctive concave verandah roof - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D  
  - **Proposed Grading:** D

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1837-1875
- **Creation era:**
  - ✔ Victorian-era
  - ✔ Early Victorian-era
  - ✔ Interwar
  - ✗ Edwardian-era
  - ✗ Post WW2

**What are the heritage values of the place (if any)?**

- ✗ Aesthetic value
- ✔ Historical value
- ✔ Scientific value
- ✗ Social value
- ✗ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3  North & West Melbourne Precinct
  - ✔ Contributory to precinct  
  - □ Not significant or contributory
  - □ Significant individually  
  - □ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

- None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 11 MILLER STREET WEST MELBOURNE 3003
- Heritage Gradings
  - Building Grading Streetscape Level Laneway Level
  - D 2
- Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
**Miller Street  13**

<table>
<thead>
<tr>
<th>Survey Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distinctive concave verandah roof - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</td>
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</tbody>
</table>

<table>
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<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading:</td>
</tr>
<tr>
<td>Proposed Grading:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
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</thead>
<tbody>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>✅ Victorian-era</td>
</tr>
<tr>
<td>□ Edwardian-era</td>
</tr>
<tr>
<td>□ Interwar</td>
</tr>
<tr>
<td>□ Post WW2</td>
</tr>
</tbody>
</table>

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<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Aesthetic value</td>
</tr>
<tr>
<td>✅ Historical value</td>
</tr>
<tr>
<td>□ Scientific value</td>
</tr>
<tr>
<td>□ Social value</td>
</tr>
<tr>
<td>□ Not assessed for heritage values</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
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</thead>
<tbody>
<tr>
<td>HO3  North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>✅ Contributory to precinct</td>
</tr>
<tr>
<td>□ Not significant or contributory</td>
</tr>
<tr>
<td>□ Significant individually</td>
</tr>
<tr>
<td>□ Proposed for a Heritage Overlay</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
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<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Recommendations (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
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</table>

<table>
<thead>
<tr>
<th>References (if any):</th>
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<tbody>
<tr>
<td>i-Heritage search results: Abstract of Building Identification Form (BIF)</td>
</tr>
<tr>
<td>13 MILLER STREET WEST MELBOURNE 3003</td>
</tr>
<tr>
<td>Heritage Grading Building Grading Streetscape Level Laneway Level</td>
</tr>
<tr>
<td>D 2 Conservation Study Details Precinct Conservation Management Plan</td>
</tr>
<tr>
<td>North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status</td>
</tr>
<tr>
<td>North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted Building and History Information</td>
</tr>
</tbody>
</table>
SURVEYED PLACES

Architectural Style: Early Victorian
Period: 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity: Poor
Condition: Fair
Original Building Type
History: Not Assessed
Description/Notable Features
Notable features include the verandah c.1910.
Statement of Significance
Not Assessed
Recommended Alterations
Fence; roof re-clad (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106568

14 MILLER STREET WEST MELBOURNE 3003

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed grading: D

What date or era does the place express (if any)?
Creation date (if available): 1900-1918
Creation era?
☐ Victorian-era  ☑ Edwardian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
14 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading: Streetscape Level: Laneway Level: D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
### Surveyed Places

#### Architectural Style Edwardian

**Period** 1900-15 - Edwardian

**Construction Date**

**Source for Construction Date**

**Architect**

**Builder** Not Assessed

**First Owner**

**Integrity** Fair

**Condition** Fair

**Original Building Type**

**History** Not Assessed

**Description/Notable Features**

Notable features include the fence and the verandah.

**Statement of Significance**

Not Assessed

**Recommended Alterations**

Balustrade (sympathetic - reinstate original design)

#### Property number: 106620

<table>
<thead>
<tr>
<th>Miller Street</th>
<th>15</th>
</tr>
</thead>
</table>

**Survey Notes:**

Edwardian-era timber verandah detail gone (see 13 Miller Street) - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: D</td>
</tr>
<tr>
<td>Proposed Grading: D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)? 1837-1875</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>□ Victorian-era</td>
</tr>
<tr>
<td>□ Edwardian-era</td>
</tr>
<tr>
<td>□ Early Victorian-era</td>
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<td>□ Interwar</td>
</tr>
<tr>
<td>□ Post WW2</td>
</tr>
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</table>

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</tr>
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<td>□ Scientific value</td>
</tr>
<tr>
<td>□ Social value</td>
</tr>
<tr>
<td>□ Not assessed for heritage values</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
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<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>□ Contributory to precinct</td>
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<tr>
<td>□ Not significant or contributory</td>
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<tr>
<td>□ Significant individually</td>
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<td>□ Proposed for a Heritage Overlay</td>
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<table>
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<tr>
<th>References (if any):</th>
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<tbody>
<tr>
<td>i-Heritage database search</td>
</tr>
<tr>
<td>15 MILLER STREET WEST MELBOURNE 3003</td>
</tr>
<tr>
<td>Heritage Grading</td>
</tr>
<tr>
<td>Building Grading Streetscape Level Laneway Level D2</td>
</tr>
<tr>
<td>Conservation Study Details</td>
</tr>
<tr>
<td>Precinct Conservation Management Plan</td>
</tr>
<tr>
<td>North and West Melbourne Heritage Precinct Conservation Study: Study, Date, Status.</td>
</tr>
<tr>
<td>North and West Melbourne Conservation Study - Graeme Butler, no date Building and History Information</td>
</tr>
<tr>
<td>Architectural Style Early Victorian</td>
</tr>
</tbody>
</table>
**Miller Street**

| Property number: | 106569 |

---

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D |
| Proposed grading: | D |

| Existing Streetscape Level: | 2 |
| Proposed Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

- Creation date (if available): 1900-1918
- Creation era:
  - [ ] Victorian-era
  - [ ] Interwar
  - [x] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value

- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 16 MILLER STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
- Building and History Information
<table>
<thead>
<tr>
<th>Property number:</th>
<th>106619</th>
</tr>
</thead>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1837-1875
- **Creation era:**
  - ✔ Victorian-era
  - ☐ Edwardian-era
  - ☐ Post WW2

**What are the heritage values of the place (if any)?**

- ❌ Aesthetic value
- ✔ Historical value
- ❌ Scientific value
- ❌ Social value
- ❌ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- ✔ Contributory to precinct
- ❌ Not significant or contributory
- ❌ Significant individually
- ❌ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 17 MILLER STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
### Surveyed Places

**Architectural Style:** Victorian

**Period:** 1876-99 - Victorian

**Construction Date:**

**Source for Construction Date:**

**Architect:**

**Builder:**

**First Owner:**

**Integrity:** Fair

**Condition:** Fair

**Original Building Type:**

**History Not Assessed**

**Description/Notable Features:**

Notable features include the verandah.

**Statement of Significance:** Not Assessed

**Recommended Alterations:**

- Bricks painted (inappropriate - remove by approved method)
- Fence (inappropriate - reinstate original design/sympathetic alternative)

---

**Property number:** 106570

---

**Miller Street**

| 18-20 | Hemingford flats |

**Survey Notes:**

Much altered Interwar flats, not representative of construction date.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: - | Proposed Grading: - |

**What street or era does the place express (if any)?**

| Creation date (if available)? 1935-1940 |

**Creation era?**

- [ ] Victorian-era
- [ ] Edwardian-era
- [x] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Social value
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

- City of Melbourne online maps
  - 'A three storey brick apartment building with ground level parking. Built in the late 1930's. This property contains 6 residential properties.'

- Sands & McDougall Directory of Victoria
  - 1942
  - 16 Knowles, Hy
  - 18-20 Hemingford Flats

  - 1935
  - Curzon st
  - 14 Rpbbins, Mrs Eliz.
  - 16 Burnham, Arth.
  - 22 Paterson, Chas. F.
24 Bell, Jas.

**Property number:** 106618

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
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</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
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</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level</th>
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<tbody>
<tr>
<td>2</td>
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</tbody>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- [ ] Early Victorian-era
- [X] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [X] Historical value
- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [X] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- MMBW
  - DP705, etc 1895 shown as garden
- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 19 MILLER STREET WEST MELBOURNE 3003
  - Heritage Grading
  - Building Grading Streetscape Level Laneway Level
  - D 2
  - Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
**Miller Street 21**

**Survey Notes:**
Edwardian-era reproduction verandah brackets replaced with typical Victorian-era frieze as enhancement - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: | 2 |
| Proposed Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1875-1900 |
| Creation era? | 
| ✔ Victorian-era |
| ❌ Edwardian-era |

**What are the heritage values of the place (if any)?**

| Aesthetic value | ✔ Historical value |
| Scientific value | Social value |

| Not assessed for heritage values |

**Is the place in a Heritage Overlay?**

| HO3 North & West Melbourne Precinct |

| ✔ Contributory to precinct |
| ❌ Not significant or contributory |

| ❌ Significant individually |
| ❌ Proposed for a Heritage Overlay |

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

MMBW

DP705, etc. 1895 shown

i-Heritage search results: Abstract of Building Identification Form (BIF)

21 MILLER STREET WEST MELBOURNE 3003

Heritage Grading:

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan
**SURVEYED PLACES**

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Poor

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include the verandah (concave)- see 1985 BIF for lost notable verandah detail.

Statement of Significance Not Assessed

Recommended Alterations

New Edwardian era (inappropriate) Verandah detail; window altered; fence (inappropriate - reinstate original design/sympathetic alternative)

(Image Edwardian-era reproduction verandah bracket)

North and West Melbourne Conservation Study (1983)

BIF 1991 shows Edwardian-era reproduction verandah bracket

BIF 1985 not on Hermes.

**Survey Notes:**

Verandah detail- distinctive balustrade, early fence- generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:

Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  

Proposed Grading:  D

Existing Streetscape Level:  2  

Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1900-1918

Creation era?  

- Victorian-era  

- Edwardian-era  

- Early Victorian-era  

- Interwar  

- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value  

- Historical value  

- Scientific value  

- Social value  

- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

- Contributory to precinct  

- Not significant or contributory  

- Significant individually  

- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

22 MILLER STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
SURVEYED PLACES

Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure.
Statement of Significance
Not Assessed
Recommended
Alterations Balustrade replaced (inappropriate - reinstate original design/sympathetic alternative)
Other Comments

Sands & McDougall Directory of Victoria
1915
Off 7 Curzon st
Abbotsford st
Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. R,
Edwards, Richard J.
3 houses being built

Property number: 106617

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available): 1875-1900

Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
23 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
**Surveyed Places**

**Architectural Style Early Victorian**

Period 1850-75 - Early Victorian

**Construction Date**

Source for Construction Date

**Architect**

**Builder**

**First Owner**

**Integrity Fair**

**Condition Fair**

**Original Building Type**

History Not Assessed

**Description/Notable Features**

Notable features include the verandah - reproduction 'iron'.

**Statement of Significance**

Not Assessed

**Recommended Alterations**

New fence (sympathetic - reinstate original design)

---

**Miller Street 24**

Survey Notes:

Windows new, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What is the creation era (if any)?

1900-1918

Creation era?

- Victorian-era
- Interwar
- Edwardian-era

Post WW2

Interwar

Edwardian-era

What is the heritage grading (A-D, 1-3) of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

MMBW

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)

24 MILLER STREET WEST MELBOURNE 3003

Heritage Grading Details

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

---

Property number: 106573
SURVEYED PLACES

Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian

Construction Date Source for Construction Date
Architect

Builder Not Assessed
First Owner
Integrity Poor
Condition Fair

Original Building Type
History Not Assessed

Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure.

Statement of Significance Not Assessed

Recommended Alterations
Verandah support altered; fence replaced (inappropriate - reinstate original design/sympathetic alternative)

Hermes
BIF 1985 reverse side (24 image) not shown.

Sands & McDougall Directory of Victoria
1915
Off 7 Curzon st
Abbotsford st
Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. R.
Edwards, Richard J.
3 houses being built

Property number: 106616

Survey Notes:
Two-storey rear addition -publicly visible down lane; colour (black) unrelated to era, all reducing integrity. Fence sympathetic; corner site, adding prominence - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:

Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era?
☑ Victorian-era ☐ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
25 MILLER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
### North and West Melbourne Conservation Study - Graeme Butler, no date  
Adopted

**Architectural Style** Early Victorian  
**Period** 1850-75 - Early Victorian  
**Construction Date**

**Source for Construction Date**

**Architect**

**Builder** Not Assessed

**First Owner**

**Integrity Poor**

**Condition Fair**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features**

**Statement of Significance** Not Assessed

**Recommended Alterations**  
Verandah detail and posts; fence (inappropriate - reinstate original design/sympathetic alternative)

---

**Property number:** 106574

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>B</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

**Creation date (if available)?** 1913

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Era</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Victorian-era</td>
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<tr>
<td></td>
<td>Edwardian-era</td>
</tr>
<tr>
<td></td>
<td>Interwar</td>
</tr>
<tr>
<td></td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Significant individually
  - Not significant or contributory
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population
- 11.1 Improving public health

**Recommendations (if any)**

Consider palm for addition to City of Melbourne Exceptional Tree Register. Revise Heritage Places Inventory July 2015.

**References (if any):**

- Heritage Places Inventory July 2015  
Miller Street 26-28 C 2

- City of Melbourne online maps, GIS plan  
Shown as 26

- eMelbourne web site 2015  
'Benevolent Asylum (Kingston Centre) demolition 1911  
Set in rolling green countryside 2 km north-west of the...
infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to ‘relieve the aged, infirm, disabled or destitute of all creeds and nations’ in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s ‘deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum.

The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on 'Institution Hill', straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds.

The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society.

With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

MMBW
DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

Probate
'Angelina Fowler Widow West Melbourne 24 Jun 1950 425/175 VPRS 28/P3, unit 5081; VPRS 7591/P2, unit 1482'

Australia, Electoral Rolls, 1903-1980 for Henry Fowler
1914, 1936 Henry Fowler, fitter, Angelina h.d.

i-Heritage search results: Abstract of Building Identification Form (BIF)
26 TO 30 MILLER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
**Surveyed Places**

**City of Melbourne Valuers Books**
1915, 636 Fowler, Henry/ Fowler, Angelina BH 6 rooms, 40x119 ₤ 50

**Property number:** 106615

---

**Survey Notes:**

Corner site, adding prominence - generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

---

**What date or era does the place express (if any)?**

- Creation era:
  - Victorian-era
  - Edwardian-era

- Creation date (if available): 1875-1900

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- MMBW
  - DP705 1895 shown
  - i-Heritage search results: Abstract of Building Identification Form (BIF)
    - 29 MILLER STREET WEST MELBOURNE 3003
    - Heritage Grading: Building Grading Streetscape Level Laneway Level D 2
    - Conservation Study Details
      - Precinct Conservation Management Plan
      - North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
## MILLER STREET

| Property number: | 106576 |

### Survey Notes:
Panelled verandah detail distinctive - generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** D
- **Proposed Grading:** D

### What date or era does the place express (if any)?
- **Creation date:** 1875-1900
- **Creation era?**
  - Victorian-era
  - Edwardian-era

### What are the heritage values of the place (if any)?
- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?
- Contributory to precinct: Yes
- Not significant or contributory: No
- Significant individually: No
- Proposed for a Heritage Overlay: No

### What are the historic themes represented by the place?
- 8.2 Housing the population

### Recommendations (if any)
None.

### References (if any):
- MMBW
- DP705 1895 shown
- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 31 MILLER STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
**SURVEYED PLACES**

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

**Architectural Style Victorian**

**Period 1876-99 - Victorian**

**Construction Date**

**Source for Construction Date**

**Architect**

Builder Not Assessed

**First Owner**

Integrity Fair

**Condition Fair**

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include the verandah.

Statement of Significance Not Assessed

Recommended Alterations

Balustrade and frieze (sympathetic) fence (inappropriate - reinstate original design/sympathetic alternative)

<table>
<thead>
<tr>
<th>Property number</th>
<th>unkown</th>
</tr>
</thead>
</table>

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

| 2 |

**Proposed Streetscape Level:**

| 2 |

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>1900-1918</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Creation era</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Edwardian-era</td>
</tr>
<tr>
<td>☐ Victorian-era</td>
</tr>
<tr>
<td>☐ Interwar</td>
</tr>
<tr>
<td>☐ Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

| Aesthetic value | ☐ |
| Scientific value | ☐ |
| Historical value | ☑ |
| Social value | ☐ |
| Not assessed for heritage values | ☑ |

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Contributory to precinct</td>
</tr>
<tr>
<td>☐ Not significant or contributory</td>
</tr>
<tr>
<td>☐ Significant individually</td>
</tr>
<tr>
<td>☑ Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

| 8.2 Housing the population |

**Recommendations (if any)**

None.

**References (if any):**

eMelbourne web site 2015

'Benevolent Asylum (Kingston Centre) demolition 1911

Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations' in the town's early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony's 'deserving poor' in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to
The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants' home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on 'Institution Hill', straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15,000 people had been assisted by the society. With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

MMBW

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)
32 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the garden.
Statement of Significance
Not Assessed
Recommended Alterations
Fences; finials (inappropriate - reinstate original design/sympathetic alternative)
**Survey Notes:**

Concave corrugated iron verandah roof reinstated as enhancement - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance from the City of Melbourne Heritage Review 1999, i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | - | Proposed Grading: | D |
| Streetscape Level: | - | Proposed Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1864-5 |
| Creation era? | ☑ Early Victorian-era |
| ☐ Victorian-era | ☐ Interwar |
| ☐ Edwardian-era | ☐ Post WW2 |

**What are the heritage values of the place (if any)?**

| Aesthetic value | ☑ Historical value |
| ☐ Scientific value | ☐ Social value |
| ☐ Not assessed for heritage values |

**Is the place in a Heritage Overlay?**

| HO3 North & West Melbourne Precinct |
| ☑ Contributory to precinct | ☐ Not significant or contributory |
| ☐ Significant individually | ☐ Proposed for a Heritage Overlay |

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015

**References (if any):**

**Heritage Places Inventory July 2015**
No listing.

See Miller Street 31 D 2

Miller Street 37 C 2

**MMBW**

DP705 1895 shown 33, with 35 as side garden (now drive)

**North and West Melbourne Conservation Study (1983)**

Survey images (sheet 27) show.

**City of Melbourne Heritage Review (1999)**

**History**

The house at 33-35 Miller Street was constructed c.1866. It is first listed in the Sands & McDougall directory in 1867, when it was occupied by Matthew Waterstrom. The house at that time was unnumbered. Waterstrom continued to occupy the house until 1890, by which time it was numbered 33.

**Integrity Fair**

**Condition Good**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features**

The house at 33-35 Miller Street is a single-storey, single-fronted Victorian cottage. The walls are of rendered masonry and the hipped corrugated galvanised steel roof is concealed behind a parapet. The verandah spans between wing walls which have decorative console brackets. Alterations include replacement of the verandah roof and front window, and the application of inappropriate ornament to the parapet. A garage has been added to the west of the house. None of the fence elements appears to be original.

**Statement of Significance**

The house at 33-35 Miller Street, West Melbourne, is of local historical and aesthetic interest. Historically, the house is demonstrative of the early phase of development of the area in the mid-nineteenth century. Aesthetically, although the building has been altered, it relates visually to its neighbours and makes a positive contribution to the streetscape.

**Recommended Alterations**

Other Comments Upgraded from E to D. Although the house has been altered, its individual value is reinforced by its setting. The house is a remnant of the mid-Victorian period.
Waterstrom continued to occupy the house until 1890, by which time it was numbered 33.

**Description**
The house at 33-35 Miller Street is a single-storey, single-fronted Victorian cottage. The walls are of rendered masonry and the hipped corrugated galvanised steel roof is concealed behind a parapet. The verandah spans between wing walls which have decorative console brackets. Alterations include replacement of the verandah roof and front window, and the application of inappropriate ornament to the parapet. A garage has been added to the west of the house. None of the fence elements appears to be original.

**Significance**
The house at 33-35 Miller Street, West Melbourne, is of local historical and aesthetic interest. Historically, the house is demonstrative of the early phase of development of the area in the mid-nineteenth century. Aesthetically, although the building has been altered, it relates visually to its neighbours and makes a positive contribution to the streetscape.

**Grading Review**
Upgraded from E to D. Although the house has been altered, its individual value is reinforced by its setting. The house is a remnant of the mid-Victorian period.

**Property number:** 106577

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**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
**Existing grading:** D  **Proposed Grading:** D

**Existing Streetscape Level:** 2  **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**
**Creation date (if available):** 1900-1918
**Creation era?**  
- Victorian-era
- Edwardian-era

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
HO3  North & West Melbourne Precinct  
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
- eMelbourne web site 2015
  'Benevolent Asylum (Kingston Centre) demolition 1911
  Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to ‘relieve the aged, infirm, disabled or destitute of all creeds and nations’ in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s ‘deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to
match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on ‘Institution Hill’, straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society. With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE’

MMBW
DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)
34 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the garden.
Statement of Significance Not Assessed
Recommended Alterations Fence; finials (inappropriate - reinstate original design/sympathetic alternative)

Sands & McDougall Directory of Victoria
1915
Off 7 Curzon st
Abbotsford st
Thomas, Fredrick
Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C  Proposed Grading: C

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1887
Creation era?
- Early Victorian-era
- Interwar
- Victorian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Newspapers:

‘North Melbourne Advertiser’ (Vic.: 1873 - 1894) Friday 6 February 1885

ADVANCE FLEMINGTON & KENSINGTON...

KENSINGTON. SCHOOL PICNIC, GRAND PICNIC of the above Schools, together with the Residents in general, will be held on Sir W J. Clarke’s Estate, Rupertswood, SUNBURY, on THURSDAY, 26th FEB. Special trains will leave Newmarket and Kensington time of starting to be given in future advertisements.

The Committee would invite the healthy co-operation of the Residents in general, and invite any who desire to take an active part to attend the next meeting of which due notice will be given in the local and daily papers.....

J. R.; ALLEN, Hon. Sec.’

‘North Melbourne Advertiser’ (Vic.: 1873 - 1894) Saturday 20 August 1887

J R Allen noted as attending the UNION MEMORIAL CIURCH. anniversary services of preached last Sunday in the morning by the Rev. T. Elck, M A., and in the evening by the Rev. G. D. Buchanan, of East Melbourne'

Lewis, M. Australian Architecture Index:

77502 Allard (sic), J R - Spencer Street West Melb Allard (sic), J R West Melbourne VIC City of Melbourne registration no 2010 [Burchett Index]. Fee 3.10.0 two 2-storey brick houses 1886 02 17

i-Heritage search results: Abstract of Building Identification Form (BIF)

37 MILLER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner A dairy produce merchant of Little La Trobe Street Melbourne, James Allen, had these houses built as an investment in 1887. Before 1897 his tenants included Arthur Glassbow, Mrs. Sharp and Henry Oakey.

Integrity Good

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features A two-storey stuccoed brick row house pair with cast-iron verandahs of two levels, iron fences and scrolled, arched-shape parapet entablatures with swags and the house names thereon. Ornament is relatively austere for the late construction date. Notable features include the fence and verandah.

Statement of Significance Architecturally, a relatively late,
near original example of a common type which contributes to a residential streetscape: of regional importance. Historically, another investment project, localised by its connection with a primary industry person: of local importance.

Recommended Alterations Repaint in typical or original colours; replace urns/orbs as evidence suggests or as typical. Parapet urns (inappropriate - reinstate original design/sympathetic alternative)

Other Comments Integrity - Parapet urns/orbs gone.

Streetscape - Contributing and major part of a 19th century residential streetscape consisting of stuccoed row houses of similar form, but varying in scale

North and West Melbourne Conservation Study (1983)
BIF 1991 states as 'Allendale' and built 1880 cites North and West Melbourne Conservation Study (1983)

Hermes
BIF 1991 no citation attached.

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
1887, 593- 4; 1889-90, 587
1896-97, 586

City of Melbourne Valuers Books
1900, 593-4
(Waterstrom)
Jas Allen, owner, 37-39 BH 8 rooms, 15x100, £32
Rob Oldreine
Geo Smith, x-out to Robert Jones railway employee
1886, 591 ('2 new' written in margin), Jas Allen owner land 30x110 £15

North and West Melbourne Conservation Study (1983)
History
A dairy produce merchant of Little La Trobe Street Melbourne, James Allen, had these houses built as an investment in 1887. Before 1897 his tenants included Arthur Glassbow, Mrs. Sharp and Henry Oakey.

Description
A two-storey stuccoed brick row house pair with cast-iron verandahs of two levels, iron fences and scrolled, arched-shape parapet entablatures with swags and the house names thereon. Ornament is relatively austere for the late construction date. Notable features include the fence and verandah.

Integrity - parapet urns/orbs gone.

Streetscape - Contributing and major part of a 19th century residential streetscape consisting of stuccoed row houses of similar form, but varying in scale

Significance
Architecturally, a relatively late, near original example of a common type which contributes to a residential streetscape: of regional importance.

Historically, another investment project, localised by its connection with a primary industry person: of local importance

Property number: 106578

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: C

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1887

Creation era?
☑ Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct

☑ Contributory to precinct
☐ Not significant or contributory

☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
39 MILLER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
C 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler & Associates 2015: Appendix 2: 671
SURVEYED PLACES

Butler, no date  Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner A dairy produce merchant of Little La Trobe Street Melbourne, James Allen, had these houses built as an investment in 1887. Before 1897 his tenants included Arthur Glassbow, Mrs. Sharp and Henry Oakey.
Integrity Good
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features A two-storey stuccoed brick row house pair with cast-iron verandahs of two levels, iron fences and scrolled, arched-shape parapet entablatures with swags and the house names thereon. Ornament is relatively austere for the late construction date. Notable features include the fence and verandah.
Integrity- parapet urns/orbs gone.
Streetscape- Contributing and major part of a 19th century residential streetscape consisting of stuccoed row houses of similar form, but varying in scale.

Newspapers:
'North Melbourne Advertiser' (Vic. : 1873 - 1894) Saturday 20 August 1887
J R Allen noted as attending the UNION MEMORIAL CHURCH. anniversary services of preached last Sunday in the morning by the Rev. T. Elck, M.A., and in the evening by the Rev. G. D. Buchanan, of East Melbourne

Lewis, M. Australian Architecture Index:
77502 Allard (sic), J R - Spencer Street West Melb Allard (sic). J R West Melbourne VIC City of Melbourne registration no 2010 [Burchett Index]. Fee 3.10.0 two 2-storey brick houses 1886 02 17

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
1887, 593-4; 1889-90, 587
1896-97, 586

City of Melbourne Valuers Books
1900, 593-4
(Waterstrom)
Jas Allen, owner, 37-39 BH 8 rooms, 15x100, £32
Rob Oldreine
Geo Smith, x-out to Robert Jones railway employee
1886, 591 (‘2 new’ written in margin), Jas Allen owner land 30x110 £15

North and West Melbourne Conservation Study ((1983))
History
A dairy produce merchant of Little La Trobe Street Melbourne, James Allen, had these houses built as an investment in 1887. Before 1897 his tenants included Arthur Glassbow, Mrs. Sharp and Henry Oakey.
Description
A two-storey stuccoed brick row house pair with cast-iron verandahs of two levels, iron fences and scrolled, arched-shape parapet entablatures with swags and the house names thereon. Ornament is relatively austere for the late construction date. Notable features include the fence and verandah.
Integrity- parapet urns/orbs gone.
Streetscape- Contributing and major part of a 19th century residential streetscape consisting of stuccoed row houses of similar form, but varying in scale.
Significance
Architecturally, a relatively late, near original example of a common type which contributes to a residential streetscape: of regional importance.
Historically, another investment project, localised by its connection with a primary industry person: of local importance

Property number: 106579
**Surveyed Places**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** D  
**Proposed Grading:** D

**Existing Streetscape Level:** 2  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

**Creation date (if available):** 1900-1918

**Creation era:**
- [ ] Victorian-era
- [ ] Edwardian-era
- [x] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

eMelbourne web site 2015

'Benevolent Asylum (Kingston Centre) demolition 1911

Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to ‘relieve the aged, infirm, disabled or destitute of all creeds and nations’ in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s ‘deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on ‘Institution Hill’, straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15,000 people had been assisted by the society. With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

MMBW

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)

40 MILLER STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Edwardian

Period 1900-15 - Edwardian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features Not Assessed

Statement of Significance Not Assessed

Recommended Alterations

Garage; fence (inappropriate - reinstate original design/sympathetic alternative)

Other Comments

Sands & McDougall Directory of Victoria

1915

Off 7 Curzon st

Abbotsford st
### Surveyed Places

- Thomas, Fredrick
- Fowler, Henry
- Short, Wm. R.
- Edwards, Richard J.

3 houses being built

**Property number:** 106612

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#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**Existing Streetscape Level:** 2
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1837-1875
- **Creation era:**
  - ✔ Victorian-era
  - ○ Edwardian-era
  - ○ Post WW2
  - ☐ Interwar

**What are the heritage values of the place (if any)?**

- ☐ Aesthetic value
- ✔ Historical value
- ☐ Scientific value
- ☐ Social value
- ☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- ✔ Contributory to precinct
- ☐ Not significant or contributory
- ☐ Significant individually
- ☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 41 MILLER STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
SURVEYED PLACES

Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations
Verandah rebuilt; fence (inappropriate - reinstate original design/sympathetic alternative) Bricks painted (inappropriate - remove by approved method)

Property number: 106580

Miller Street  42

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era?
☑ Victorian-era ☐ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

References (if any):

eMelbourne web site 2015

'Benevolent Asylum (Kingston Centre) demolition 1911
Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations’ in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s 'deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to
match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on 'Institution Hill', straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society.

With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE

MMBW
DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)
42 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations
Window; fence (inappropriate - reinstate original design/sympathetic alternative) Bricks painted (inappropriate - remove by approved method)

Sands & McDougall Directory of Victoria
1915
Off 7 Curzon st
SURVEYED PLACES

Miller Street 43

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era?
☑ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
MMBW
DP705 1895 shown

i-Heritage search results: Abstract of Building Identification Form (BIF)
43 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
SURVEYED PLACES

Miller Street       44  Valkyrie or Bjornsen’s house

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  C  Proposed Grading:  C

Existing Streetscape Level:  2  Proposed Streetscape Level:  2

What date or era does the place express (if any)?
Creation date (if available)?  1914
Creation era?  
☐ Early Victorian-era
☐ Victorian-era
☐ Interwar
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
eMelbourne web site 2015
'Benevolent Asylum (Kingston Centre) demolition 1911
Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations' in the town's early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony's 'deserving poor' in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants' home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on 'Institution Hill', straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society.

With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

MMBW
DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)
44 MILLER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include the fence; verandah.
Statement of Significance Not Assessed

Lewis, M. Australian Architecture Index:
'77510 Thackwray, Robert - 244 Bank Street , Sth. Melb Bjornson (sic), Bjorn Robert West Melbourne VIC City of Melbourne registration no 5125 [Burchett Index]. Fee 3.10.0 brick house  1914 08 8'
SURVEYED PLACES

Newspapers:
`The Argus': 13/2/1922
'FUNERAL...
BJORSEN. - The Friends of the late BJORN ROBERT BJORSEN are respectfully invited to follow his remains to the place of interment in the Melbourne General Cemetery.
The funeral is appointed to move from his late residence, Valkyrie, Miller street, West Melbourne, THIS DAY (Monday, 13th inst.), at 2.30 o'clock punctually.
ALFRED ALLISON, Funeral Director. Head office, 221 Victoria street (near William street), West Melbourne.

`The Argus': 6/3/1922
'PROBATE
JOHN MARTYN and SON, (80 Queen street. Melbourne, proctors for the applicant. NOTICE is hereby given, that after the expiration of fourteen days from the publication hereof application will be made to the Supreme Court of the State of Victoria, in its Probate jurisdiction, that PROBATE of the LAST WILL and TESTAMENT of BJORN MARTIN ROBERT BJOHNSEN. late of 44 Miller street, West Melbourne, in the said State, mariner, deceased, may be granted to Henrietta Bjornsen, of the same address, widow, the sole executrix named in and appointed by the said will. Dated this sixth day of March, one thousand nine hundred and twenty-two.'

Wikipedia

Valkyrie
From Wikipedia, the free encyclopedia
"The Ride of the Valkyrs (1909) by John Charles Dollman
In Norse mythology, a valkyrie (from Old Norse valkyrja "chooser of the slain") is one of a host of female figures who choose those who may die in battle and those who may live. Selecting among half of those who die in battle (the other half go to the goddess Freyja's afterlife field Fólkvangr), the valkyries bring their chosen to the afterlife hall of the slain, Valhalla, ruled over by the god Odin.
There, the deceased warriors become einherjar (Old Norse "single (or once) fighters"[1]). When the einherjar are not preparing for the events of Ragnarök, the valkyries bear them mead. Valkyries also appear as lovers of heroes and other mortals, where they are sometimes described as the daughters of royalty, sometimes accompanied by ravens and sometimes connected to swans or horses.

Valkyries are attested in the Poetic Edda, a book of poems compiled in the 13th century from earlier traditional sources; the Prose Edda and Heimskringla (by Snorri Sturluson), and Njáls saga, a Saga of Icelanders, all written in the 13th century. They appear throughout the poetry of skalds, in a 14th-century charm, and in various runic inscriptions."

Sands & McDougall Directory of Victoria
1925
34 Davis. Try. T.
40 Carwardine. Fredk,
42 Eiey, Mrs Margt...
mna tchr
44 Bjorneen, Mrs. 71.

1920
MILLER ST—N SIDE
Off 7 Curzon st
14 Baring, Fredk. A.
Survey Notes:

Reproduction Victorian-era character verandah detail applied, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D

Proposed Grading:  D

Existing Streetscape Level:  2

Proposed Streetscape Level:  2

What is the date or era does the place express (if any)?

Creation date (if available):  1837-1875

Creation era?

☑ Victorian-era

☐ Edwardian-era

What are the heritage values of the place (if any)?

☐ Aesthetic value

☑ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☐ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

45 MILLER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Survey Notes:

Bricks no longer painted over, as an enhancement; verandah detail and fence changed - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era?
☐ Early Victorian-era
☐ Victorian-era
☐ Interwar
☐ Post WW2
☐ Edwardian-era

What are the heritage values of the place (if any)?

☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

H03 North & West Melbourne Precinct

☐ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

eMelbourne web site 2015

'Benevolent Asylum (Kingston Centre) demolition 1911
Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to ‘relieve the aged, infirm, disabled or destitute of all creeds and nations’ in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s ‘deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on ‘Institution Hill’, straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society.

With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

MMBW

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)

46 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) Verandah detail and support; fence; balustrade (inappropriate - reinstate original design/sympathetic alternative)

Hermes

BIF 1991
### Surveyed Places

#### 1915
Off 7 Curzon st
Abbotsford st
Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. R.,
Edwards, Richard J.
3 houses being built

#### Miller Street

- **Property number:** 106609

#### Survey Notes:

- Reproduction Victorian-era character verandah detail applied, reducing integrity; corner site, adding prominence - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1837-1875
- **Creation era?**
  - [x] Victorian-era
  - [ ] Edwardian-era

#### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Not assessed for heritage values
- [x] Historical value

#### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- 8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 47 MILLER STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler & Associates 2015: Appendix 2
<table>
<thead>
<tr>
<th>Property number:</th>
<th>523500</th>
</tr>
</thead>
</table>

**Surveyed Places**

**Butler, no date**  Adopted

**Building and History Information**

Architectural Style: Early Victorian

Period: 1850-75 - Early Victorian

**Construction Date**

Source for Construction Date

**Architect**

Builder: Not Assessed

**First Owner**

Integrity: Fair

Condition: Fair

**Original Building Type**

History: Not Assessed

Description/Notable Features: Not Assessed

Statement of Significance: Not Assessed

**Recommended Alterations**

Verandah detail; fence (inappropriate - reinstate original design/sympathetic alternative)

Other Comments

**Fence rebuilt since 1985, but not matched to original, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.**

**Survey Notes:**

Creation date (if available)? 1900-1918

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

**What date or era does the place express (if any)?**

Creation era?

- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D

Existing Streetscape Level: 2

Proposed Grading: D

Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

**Contribution to precinct**

- Contributory to precinct
- Not significant or contributory

**Significant individually**

- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

eMelbourne web site 2015

'Benevolent Asylum (Kingston Centre) demolition 1911

Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations' in the town's early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony's 'deserving poor' in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria,
West Melbourne Heritage Review

SURVEYED PLACES

the government granted the land and provided funds to match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on ‘Institution Hill’, straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society. With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

MMBW

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)

48 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence.
Statement of Significance Not Assessed
Recommended Alterations
Hedge (sympathetic - reinstate original design)

Sands & McDougall Directory of Victoria
1915
Off 7 Curzon st
Abbotsford st
SURVEYED PLACES

Miller Street 51

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>1837-1875</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>✔</td>
</tr>
<tr>
<td>Early Victorian-era</td>
<td>✔</td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>✔</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historical value</td>
<td>✔</td>
</tr>
<tr>
<td>Scientific value</td>
<td></td>
</tr>
<tr>
<td>Social value</td>
<td></td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

| HO3 North & West Melbourne Precinct | 
| Contributory to precinct | ✔ 
| Not significant or contributory | 
| Significant individually | 
| Proposed for a Heritage Overlay | 

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
51 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

Property number: 106583
SURVEYED PLACES

Miller Street  53

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level:  2  Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1875-1900

Creation era?
☑ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
☐ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
53 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Miller Street  55

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era? ✓ Victorian-era  □ Early Victorian-era  □ Interwar
□ Edwardian-era  □ Post WW2

What are the heritage values of the place (if any)?
✓ Aesthetic value  □ Historical value
□ Scientific value  □ Social value
□ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
✓ Contributory to precinct  □ Not significant or contributory
□ Significant individually  □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
55 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

Graeme Butler & Associates 2015: Appendix 2: 687
**Surveyed Places**

**Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:**

Abstract of Building Identification Form (BIF) in References below.

**Existing grading:** D

**Proposed Grading:** D

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What is the historic grading (A-D, 1-3) of the place (if any)?**

| Property number: 106607 |

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1900-1918
- **Creation era:**
  - [ ] Victorian-era
  - [ ] Interwar
  - [x] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- **8.2 Housing the population**

**Recommendations (if any)**

None.

**References (if any):**

**eMelbourne web site 2015**

'Benevolent Asylum (Kingston Centre) demolition 1911

Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations' in the town's early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony's 'deserving poor' in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum.

The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants' home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on 'Institution Hill', straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result.

The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15,000 people had been assisted by the society.

With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

**MMBW**

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

56 MILLER STREET WEST MELBOURNE 3003

**Heritage Grading**

Building Grading Streetscape Level Laneway Level

D 2

**Conservation Study Details**

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Inter War

Period 1916-25 - Inter War

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Poor

Condition Fair

Original Building Type

Description/Notable Features Not Assessed

Statement of Significance Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) Fence (inappropriate - reinstate original design/sympathetic alternative)
Survey Notes:
Rare Interwar twisted strap fence replaced with reproduction Victorian-era fence, reducing integrity—otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1875-1900</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Creation era?</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>☐ Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>☐</td>
<td>Not assessed for heritage values</td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<table>
<thead>
<tr>
<th>☑ Contributory to precinct</th>
<th>☐ Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Significant individually</td>
<td>☐ Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):  
i-Heritage search results: Abstract of Building Identification Form (BIF)  
57 MILLER STREET WEST MELBOURNE 3003  
Heritage Gradings  
Building Grading Streetscape Level Laneway Level  
D 2  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct  
Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme

Graeme Butler & Associates 2015: Appendix 2: 689
### Miller Street

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>References (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>eMelbourne web site 2015</td>
</tr>
</tbody>
</table>

'Benevolent Asylum (Kingston Centre) demolition 1911

Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations' in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s ‘deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on ‘Institution Hill’, straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society. With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

MMBW

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

i-Heritage search results: Abstract of Building Identification Form (BIF)

58 MILLER STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Edwardian

Period 1900-15 - Edwardian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features Notable features include the verandah.

Statement of Significance

Not Assessed

Recommended Alterations

Verandah detail; fence (inappropriate - reinstate original design/sympathetic alternative) Bricks painted (inappropriate - remove by approved method)

Sands & McDougall Directory of Victoria

1915
SURVEYED PLACES

Off 7 Curzon st
Abbotsford st
Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. It,
Edwards, Richard J.
3 houses being built
88 Riley, Albert G.

Property number: 106606

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory

☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
59 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
**Miller Street  60-80 Britannia Tie Company Pty. Ltd. factory**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: C
- Proposed grading: C

**What date or era does the place express (if any)?**
- Creation date (if available): 1922
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3  North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 5.5 Building a manufacturing industry

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015 to reconcile City of Melbourne property description.

**References (if any):**
- Address also 98 or 96-108 Abbotsford Street
- Heritage Places Inventory July 2015
  80 Miller Street C3
- City of Melbourne online maps, GIS plan
  Shown as 60-80 Miller Street
- eMelbourne web site 2015
  Benevolent Asylum (Kingston Centre) demolition 1911
### SURVEYED PLACES

Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to ‘relieve the aged, infirm, disabled or destitute of all creeds and nations’ in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s ‘deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum.

The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on ‘Institution Hill’, straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society.

With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE

<table>
<thead>
<tr>
<th>MMBW</th>
<th>DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.</th>
</tr>
</thead>
</table>

**Lewis, M. Australian Architecture Index:**

Partnership of Cedric Ballantyne and Henry Hare which in 1921 succeeded Oaken Ballantyne & Hare. Ceased in 1926 when Ballantyne practised alone and then practised as an engineer.

Wendy Jacobs, ‘C H Ballantyne’, BArch Investigation Program, Melb Uni

<table>
<thead>
<tr>
<th>City of Melbourne Building Permit Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>1922 June 4211 88000 erection of factory Ballantyne &amp; Hare Architects &amp; Engineers, Melbourne and Sydney for Britannia Tie Company Pty. Ltd.; good quality drawings; concrete slab open floor also concrete roof slab with integral beams, women's and men's toilet blocks with luncheon room, rest room; steel framed multi-pane glazing 4211 amended front elevation 10/7/1922 1990-1992 development of site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>i-Heritage search results: Abstract of Building Identification Form (BIF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>98 TO 108 ABBOTSFORD STREET WEST MELBOURNE 3003 Heritage Gradings Building Grading Streetscape Level Laneway Level</td>
</tr>
</tbody>
</table>

C 2

**Conservation Study Details**

- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
- Architectural Style Inter War
- Period 1916-25 - Inter War
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Notable features include fence, period landscape intact - cypress, factory use
- Statement of Significance
- Not Assessed
- Recommended Alterations
- Bricks painted (inappropriate - remove by approved method) panel added to fence (inappropriate - remove) gates to loading bay (inappropriate - reinstate sympathetic alternative/original design)
- 1991 image shows upper level development

**Newspapers:**

- ‘Recorder’ (Port Pirie, SA : 1919 - 1954) Friday 16 September 1921
- ‘FIRE IN A WAREHOUSE, GREAT DAMAGE ON THREE F.LATS. MELBOURNE, Wednesday.
  A fire did’ ‘great damage- in Flinders lane to-night: It occurred in a four storeyed brick warehouse, . The parts which suffered were the top floor (occupied by the Britannia Tie Company) and .. Two lower /floors (tenanted by Emiliip Warland Propty., Ltd., manufacturers of white ?work). ,The fire started in the top flat, which was gutted! The others received a considerable amount of damage from fire and water’

- ‘The Argus’: 2/6/1938
  ‘LARGE FACTORY ! SOLD !’
  The sale was completed yesterday of a brick factory building, 60-80 Miller street, corner of Abbotsford street, West Melbourne, for a price in the vicinity of £11,000.
  The agent in the transaction was Mr. W. D. Sampson, of Collins street.
  The factory, which was formerly occupied by the Britannia Tie Company, stands on land 172ft. by 109ft. 0in., and is surrounded on four sides by gardens and lawns.
  Briginshaw Bros., ticket manufacturers, of Latrobe street, Melbourne, are the purchasers.’

**Sands & McDougall Directory of Victoria**

- 1935
  60-80 Modern Storage Pty Ltd, free stores
- 1930
  58 Gordon, Donald R.
  60-80 Britannia Pty Ltd, tie mnfrs
SURVEYED PLACES

1915
Off 7 Curzon st
Abbotsford st
Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. It.
Edwards, Richard J.
3 houses being built
88 Riley, Albert G.

Property number: 106605

Survey Notes:
Verandah roof: corrugated iron replaced with steel deck, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Create date (if available): 1875-1900
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
61 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
West Melbourne Heritage Review

SURVEYED PLACES

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
Verandah detail; fence; window (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106588

Survey Notes:
Original Welsh slate replaced with non-matching slate, reducing integrity - see adjoining; distinctive panelled verandah detail - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
63 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
### Surveyed Places

**Butler, no date**  Adopted

#### Building and History Information

- **Architectural Style**: Early Victorian
- **Period**: 1850-75 - Early Victorian
- **Construction Date**
- **Source for Construction Date**
- **Architect**
- **Builder Not Assessed**
- **First Owner**
- **Integrity Fair**
- **Condition Fair**
- **Original Building Type**
- **History Not Assessed**
- **Description/Notable Features**
- **Notable features include the verandah and slate finish.**
- **Statement of Significance Not Assessed**
- **Recommended Alterations**
- **Fence (inappropriate - reinstate original design/sympathetic alternative)**

**Property number**: 106589

---

**Miller Street 65**

**Survey Notes:**

Original Welsh slate; distinctive panelled verandah detail; corner site, adding prominence; side wall new stucco - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- **Creation date (if available)**: 1875-1900
- **Creation era**
  - Victorian-era
  - Edwardian-era

#### What are the historic themes represented by the place?

- **What historic themes represented by the place**
  - 8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- **i-Heritage search results: Abstract of Building Identification Form (BIF)**
- **65 MILLER STREET WEST MELBOURNE 3003**
- **Heritage Grading**
- **Building Grading Streetscape Level Laneway Level**
  - D 2
- **Conservation Study Details**
- **Precinct Conservation Management Plan**
- **North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status**
- **North and West Melbourne Conservation Study - Graeme**
**Surveyed Places**

**Miller Street**

<table>
<thead>
<tr>
<th>Property number</th>
<th>106590</th>
</tr>
</thead>
</table>

**Survey Notes:**

Original Welsh slate; distinctive panelled verandah detail; corner site, adding prominence; side wall new stucco - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>2</th>
</tr>
</thead>
</table>

**Proposed Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
<th>2</th>
</tr>
</thead>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1875-1900
- **Creation era:**
  - ✔ Victorian-era
  - □ Edwardian-era
- **Post WW2**
- **Interwar**

**What are the heritage values of the place (if any)?**

- ✔ Aesthetic value
- ✔ Historical value
- □ Scientific value
- □ Social value
- □ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- □ Contributory to precinct
- □ Not significant or contributory
- ✔ Significant individually
- □ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 67 MILLER STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme
**Miller Street**

| Property number: | 106591 |

**Description/Notable Features**

Notable features include the verandah and roofing slate; render to side is new.

**Survey Notes:**

Shopfront and street verandah removed but cement detailing remains; two-storey rear addition; corner site, adding prominence; generally altered, reducing the integrity, but historically significant for Henry Bindon association.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D

Proposed grading: D

**What date or era does the place express (if any)?**

Creation date (if available): 1875-1900

Creation era:

- [x] Victorian-era
- [ ] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the aesthetic values of the place (if any)?**

- [ ] Aesthetic value

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Scientific value
- [ ] Social value

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search
  - No listing.

**Heritage Places Inventory June 2015**

- D2 (69)

**MMBW**

- DP705- 1895 shown as 71 with zero front setback and street verandah

**Newspapers:**
DEATH OF MR. H. H. BINDON, J.P.

On Tuesday, shortly after 10 a.m., an old identity of North and West Melbourne passed away, in the person of Mr Henry Herbert Bindon, J.P., who expired at his residence, Miller-street, West Melbourne, at the age of 63 years.

The deceased gentleman has been ailing about 10 weeks, and was recently operated on, but afterwards it was not thought he would last very long, and his medical adviser, Dr. Archibald Black, shared in the general opinion. The whole system was internally impaired, but cancer of the stomach was the most malignant feature of his disorder.

Mr. Bindon was born at Portsmouth, England, and was the son of Major Bindon, of the British army, and a nephew of the late Judge Bindon, of the Victorian County Court Bench. He was a fellow student of Admiral Cyprian Bridge, now in command of the Australian Squadron. He was educated for the army, and the following extract from the Newfoundland Times (America) dated March 7th, 1855, refers to him as under:--"26th Foot-Henry Herbert Bindon, gentleman... son of Major Bindon, resident here."

How ever, a military career was not to Mr. Bindon's tastes, and he did not follow it, but soon relinquished it for service in the mercantile marine. As a sailor he made many voyages to and from all parts of the world, and he gained wide knowledge, which stood him in good service in after years; and the possession of which it was easy to discern when conversing with him. Arriving in this colony at the end of the fifties, he entered the service of the old Melbourne and Hobson's Bay Railway Company, and afterwards-that of the Victorian Railways, and speedily rose to the rank of first-class driver. Harry Bindon was a household word in the station buildings, in the yard, in the running sheds, and on the footplates; and he, at the time of his resignation, was regarded by his fellow enginemen as quite an institution, and their guide, philosopher, and friend."

Subsequent to his resignation, Mr. Bindon engaged in business for himself, and continued to evince those faculties of shrewdness and common sense which his long and varied career had endowed him with... About six years ago he was gazetted a justice of the peace, and has sat regularly (up to his last illness) on the North Melbourne bench, and also frequently at the City and District courts. He filled the position of assessor in connection with the City Council for about nine years, and as deputy returning officer was a prominent figure at local parliamentary elections. He was also a member of the West Melbourne Board of Advice for about 5 years. As magistrate he was very painstaking, and on holidays, while others were enjoying themselves, would make the rounds of the North and West Melbourne, City, Bourke-street west, and other lockups, discharging the drunkards and remanding other offenders. The above gentleman formerly resided in Port Melbourne but has been a citizen of West Melbourne for about fifteen years. He leaves a widow and a family of two sons and four daughters to mourn his loss, whom, we have no doubt, are the objects of widespread sympathy and condolence.

Property number: 106592

Sands & McDougall Directory of Victoria
1893
71 Bindon, H. H. house agt
Abbotsford st
Primitive Methodist character

1904
71 Bindon, William E house & land agent
ROW
## Surveys Places

| Miller Street | 88 |

### Survey Notes:

Corner site (former John Ramage house site from 1868).

### What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | - |
| Proposed Grading: | - |

### Existing Streetscape Level:

| Proposed Streetscape Level: | - |

### What date or era does the place express (if any)?

**Creation date (if available):** 1946-2015

**Creation era?**

- [ ] Early Victorian-era
- [ ] Interwar
- [✓] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [✓] Social value
- [✓] Not assessed for heritage values

### Is the place in a Heritage Overlay?

**HO3** North & West Melbourne Precinct

- [ ] Contributory to precinct
- [✓] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

5.3 Developing a large, city-based economy

### Recommendations (if any)

None.

### References (if any):

- **City of Melbourne online maps**
  - ‘Two storey brick building built around 1950.’
- **Sands & McDougall Directory of Victoria**
  - 1915
  - Off 7 Curzon st
  - *Abbotsford st*
  - Thomas, Fredrick
  - House being built
  - Fowler, Henry
  - Short, Wm. It.
  - Edwards, Richard J.
  - 3 houses being built
  - 88 Riley, Albert G.

**Property number:** 106604
### SURVEYED PLACES

| Miller Street | 90 | Stormont Terrace or Ramage's row houses, part 90-92 Miller Street |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### Heritage Grading (A-D, 1-3) of the place (if any)?

| Existing grading: | C |
| Proposed Grading: | B |

### Streetscape Level

| Existing Streetscape Level: | 3 |
| Proposed Streetscape Level: | 2 |

### What date or era does the place express (if any)?

| Creation date (if available): | 1885 |

### What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory

### What are the historic themes represented by the place?

- **8.2 Housing the population**

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**Newspapers:**
- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 10 September 1898 p 1

- 'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 11 May


- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 14 January 1910 p 1
- 'RAMAGE.—On the 13th January at her residence, 88 Miller-street, West Melbourne, Mary Cargill, wife of the late John Ramage, and daughter of the late Wm. Stormont, Arbroath, aged 79 years 11 months. A colonist of 52 years. By request, no flowers.'

**Probate**
- 'John Ramage former Messenger 88 Miller Street W Melbourne 20 Aug 1907 104/097 VPRS 28/P0, unit 1345; VPRS 28/P2, unit 813; VPRS 7591/P2, unit 412'
- Probate granted to widow Mary (dies 1910) - detailed furnishing list for house. Estate £3164 - part CA3/X North Melbourne, Miller Street 66x112’ two x two-storey houses, 90, 92 Miller Street - nine rooms each let at 18/- per wk. £1600 also 88 Miller Street- seven room residence of deceased (since replaced) £800 - 60, 62 Abbotsford Street (demolition) etc., other property investments

**MMBW**
- DP704, 707 c1895 shown

**Victorian Heritage Database**
- Evander McIver designs.
- Former Presbyterian Union Memorial Church Complex
- 49-61 Curzon Street And 2-22 Eilm Street And 579-589 Queensberry Street North Melbourne, Victorian Heritage Register
- Glenara 10 Glenara Drive Bulla, Victorian Heritage Register
- Doneraile 15 Alma Road CAMBERWELL
- Presbyterian Churches (former) 212 Sydney Road, Brunswick.

**i-Heritage search results:**
- Abstract of Building Identification Form (BIF)

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1907 p 44

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Graeme Butler & Associates 2015: Appendix 2: 701
West Melbourne Heritage Review

SURVEYED PLACES

Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure; unpainted cement render.

Statement of Significance
Not Assessed

Recommended Alterations
Lewis, M. Australian Architecture Index: ‘77501 Thurgood, James - The Parade Ascot Vale Ramage, John West Melbourne VIC Houses; alterations - City of Melbourne registration no 1297 [Burchett Index]. Fee 4.5.0 two 2-storey houses and additions to adjoining house McVer, E 1885 01 21’
(see also ‘72664 Martin, William - 93 Roslyn Street Ramage, John West Melbourne VIC House-City of Melbourne registration no 2732 [Burchett Index]. Fee 2.0.0 cottage 1868 07 31, Abbotsford near cnr. Abbotsford & Miller’)

Sands & McDougall Directory of Victoria
1930
MILLER ST—N SIDE
Abbotsford st
88 McNamara, Miss B.
90 Antonsen, John L.
92 Heffernan, Timothy
94 McLean, Mrs J. S.
96 Denham, Robt. J.
104 McPherson, Archd.

1915
MILLER ST—N SIDE
...
88 Riley, Albert G.
90 Dare, John
92 Metcalfe, Mrs H. J.
94 McLean, Wm.
104 McPherson, Archd.

1904
Abbotsford St
88 Ramage, John
Stormont ter—90-92
90 Guest, John
92 Motpall, Thomas
94 Simpson, John

1893
...
88 Ramage, John
Stormont ter—90-92
90 King, John
92 Corcoran, Mrs Catherine
94 Simpson, John
104 Robertson Mrs Janet

City of Melbourne Valuers Books
1891, 551- owner: John Ramage
Mrs Gordon, 92 BH 9 rooms, 18x120 £80
Samuel Denny x-out John Dare 90 BH 9 rooms, 18x120 £80
(John Ramage owner-occupier 88 BH 5 room 33x20 £ 40)

Property number: 523527

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Miller Street 92
Stormont Terrace or Ramage’s row houses, part 90-92
Miller Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C    Proposed Grading: B

Existing Streetscape Level: 3    Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available): 1885
Creation era?
✓ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
✓ Aesthetic value
✓ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
✓ Contributory to precinct
☐ Not significant or contributory
✓ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Newspapers:
’The Argus’ (Melbourne, Vic. : 1848 - 1957) Saturday 10 September 1898 p 1

’Leader’ (Melbourne, Vic. : 1862 - 1918) Saturday 11 May

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Graeme Butler & Associates 2015: Appendix 2: 702
SURVEYED PLACES

1907 p 44

Arbroath. Present address. Miller-street, West Melbourne.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 14 January 1910 p 1
'RAMAGE.—On the 13th January at her residence, 88 Miller-street, West Melbourne, Mary Cargill, wife of the late John Ramage, and daughter of the late Wm. Stormont, Arbroath, aged 79 years 11 months. A colonist of 52 years. By request, no flowers.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 15 September 1934 p 19 Article
'Old West Melbourne...

'TO THE EDITOR OF THE AGE.
Sir,—I have been much interested in the letters about old identities of North Melbourne, and would like to hear of some of the old West Melbourne folk. In my day the Benevolent Asylum faced Curzon-street and was surrounded by spacious grounds, bounded by Curzon, Miller." Abbotsford and Elm streets. Victoria-street ended abruptly at the front gate and then continued on the other side at Abbotsford-street. I can still hear in memory the old asylum bell ringing in the evening, and see the old folk walking round the tree-sheltered grounds. I remember seeing the superintendent, with his bag and white top hat, letting himself in at a private gate in Abbotsford-street. We lived on a block almost every house on which was occupied by an old Scotch family. There were the Ramages, Simpsons, Robertson, Findlays, Bagleys, Swanstons, Alders, Watsons, Crystals, McBeans and others. The grocery stores at the -comer of Lothian and Miller streets was kept by the O'Brien family, the butcher's shop near them by Swanby, and afterwards by Read. Other old families within half a mile included the Landers, Ingrams, Binyons, Dotts, Crokets, Youngs, Smiths, Overs, Midnetts, Seifs, Whiles, Irivnes. The streets were lit by gas lamps. I remember the electric light being installed, and also sewerage. Does anyone remember Cranky Fred the "bottle-oh," who used to go down on his knees and pray for the bad boys who stood and laughed. They would say "Pray, Fred," and down he would go. In those days West Melbourne was a quiet, select spot. Everyone seemed to know everyone else.

Yours, &c., ANCIENT. Rupanyup, 11th September'

Probate
'John Ramage former Messenger 88 Miller Street W Melbourne 20 Aug 1907 104/097 VPRS 28/P0, unit 1345; VPRS 28/P2, unit 813; VPRS 7591/P2, unit 412' Probate granted to widow Mary (dies 1910) - detailed furnishing list for house. Estate £3164 - part CA3/X North Melbourne, Miller Street 66x112 two x two-storey houses, 90, 92 Miller Street - nine rooms each at 18/- per wk. £1600 also 88 Miller Street - seven room residence of deceased (since replaced) £800 - 60, 62 Abbotsford Street (demolition) etc., other property investments

MMBW
DP704, 707... 1895 shown

Sands & McDougall Directory of Victoria
1930
MILLER ST—N SIDE
Abbotsford st
88 McNamara, Miss B.
90 Antonsen, John L.
92 Heffernan, Timothy
94 McLean, Mrs J. S.
96 Denham, Robt. J.
104 McPherson, Archd.

Lewis, M. Australian Architecture Index:
77501 Thurgood, James - The Parade Ascot Vale Ramage, John West Melbourne VIC Houses; alterations - City of Melbourne registration no 1297 [Burchett Index]. Fee 4.5.0
two 2-storey houses and additions to adjoining house McIver, E 1885 01 21
(72664 Martin, William - 93 Roslyn Street Ramage, John West Melbourne VIC House-City of Melbourne registration no 2732 [Burchett Index]. Fee 2.0.0
cottage 1868 07 31, Abbotsford near cnr. Abbotsford & Miller)

Victorian Heritage Database

Evander McIver designs.
• Former Presbyterian Union Memorial Church Complex
• 49-61 Curzon Street And 2-22 Elm Street And 579-589 Queensberry Street North Melbourne, Victorian Heritage Register
• Glenara 10 Glenara Drive Bulla, Victorian Heritage Register
• Doneraile 15 Alma Road CAMBERWELL
• Presbyterian Churches (former) 212 Sydney Road, Brunswick.

i-Heritage search results: Abstract of Building Identification Form (BIF)
90 TO 92 MILLER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneeway Level
C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure; unpainted cement render.
Statement of Significance
Not Assessed
Recommended Alterations
West Melbourne Heritage Review

SURVEYED PLACES

1915
MILLER ST—N SIDE

... 
88 Riley, Albert G.
90 Dare, John
92 Metcalfe, Mrs H. J.
94 McLean, Wm.
104 McPherson, Archd

1904
Abhotsford Si
88 Ramage, John
Stormont ter—90-92
90 Guest, John
92 Motpalf, Thomas
94 Simpson, John

1893
...
88 Ramage, John
Storemont ter-
90 King, John
92 Corcoran, Mrs Catherine
94 Simpson, John
104 Robertson Mrs Janet

City of Melbourne Valuers Books
1891, 551- owner: John Ramage
Mrs Gordon, 92 BH 9 rooms, 18x120 £80
Samuel Denny x-out John Dare 90 BH 9 rooms, 18x120 £80
(John Ramage owner-occupier 88 BH 5 room 33x20 £ 40)

Property number: 523526

---

Miller Street  |  94  |  Kathega

Survey Notes:
No side verandah, front verandah replaced since 1991, new stucco side wall, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era?
☑ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
94 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
SURVEYED PLACES

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian

Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner

Integrity Poor
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features Notable features include the side verandah.

Statement of Significance Not Assessed
Recommended Alterations
Verandah; fence (inappropriate - reinstate original design/sympathetic alternative) Bricks painted (inappropriate - remove by approved method)

Hermes
North and West Melbourne Conservation Study (1983)
BIF 1991

MMBW
DP704,707- 1895 shows house with no front verandah (or side verandah near frontage)

Sands & McDougall Directory of Victoria
1930
MILLER ST—N SIDE
Abbotsford st
88 McNamara, Miss B.
90 Antonsen, John L.
92 Heffernan, Timothy
94 McLean, Mrs J. S.
96 Denham, Robt. J.
104 McPherson, Archd.

1915
MILLER ST—N SIDE
...88 Riley, Albert G.
90 Dare, John
92 Metcalfe, Mrs H. J.
94 McLean, Wm.
104 McPherson, Archd

1904
Abbotsford Si
88 Ramage, John
Stormont ter—90-92
90 Guest, John
92 Motpalf, Thomas
94 Simpson, John

1893
...88 Ramage, John
Storemont ter-
90 King, John
92 Corcoran, Mrs Catherine
94 Simpson, John
104 Robertson Mrs Janet

Property number: 106602

Survey Notes:
Carport addition over stone pitched ROW, reducing integrity- otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>3</td>
<td>Proposed Streetscape Level:</td>
<td>3</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Early Victorian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

MMBW
DP704,707- 1895 vacant land

i-Heritage search results: Abstract of Building Identification Form (BIF)
96 MILLER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
## SURVEYED PLACES

| Conservation Study: Study and Date, Status | ... |
| North and West Melbourne Conservation Study - Graeme Butler, no date | Adopted |

### Building and History Information
- **Architectural Style:** Inter War Period 1916-25 - Inter War

### Construction Date
- **Source for Construction Date:**
- **Architect:**
- **Builder:** Not Assessed
- **First Owner:**
- **Integrity:** Fair
- **Condition:** Fair

### Description/Notable Features
- Notable features include the fence - see 1985 BIF for fence details.

### Statement of Significance
- Not Assessed

### Recommended Alterations
- Bricks painted (inappropriate - remove by approved method)
- Fence removed; balustrade (inappropriate - reinstate original design/sympathetic alternative)

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### Sands & McDougall Directory of Victoria

**1930**

<table>
<thead>
<tr>
<th>MILLER ST—N SIDE</th>
</tr>
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<tbody>
<tr>
<td>Abbotsford st</td>
</tr>
<tr>
<td>88 McNamara, Miss B.</td>
</tr>
<tr>
<td>90 Antonsen, John L.</td>
</tr>
<tr>
<td>92 Heffernan, Timothy</td>
</tr>
<tr>
<td>94 McLean, Mrs J. S.</td>
</tr>
<tr>
<td>96 Denham, Robt. J.</td>
</tr>
<tr>
<td>104 McPherson, Archd.</td>
</tr>
</tbody>
</table>

**1925**

| 92 Heffernan, Timothy |
| 94 McLean, Wm. H. |
| 96 Denham, Robt. |
| 104 McPherson, Archd. |
| 106 Fitzgerald, W. |

**1920**

| 88 McNamara, Mrs M. |
| 90 Nathan. Simeon |
| 92 Heffernan, Timothy |
| 94 McLean, Win., H. |
| 104 McPherson, Archd. |

**1915**

<table>
<thead>
<tr>
<th>MILLER ST—N SIDE</th>
</tr>
</thead>
<tbody>
<tr>
<td>...</td>
</tr>
<tr>
<td>88 Riley, Albert G.</td>
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<tr>
<td>90 Dare, John</td>
</tr>
<tr>
<td>92 Metcalf, Mrs H. J.</td>
</tr>
<tr>
<td>94 McLean, Wm.</td>
</tr>
<tr>
<td>104 McPherson, Archd</td>
</tr>
</tbody>
</table>

**1904**

<table>
<thead>
<tr>
<th>Abbotsford St</th>
</tr>
</thead>
<tbody>
<tr>
<td>88 Ramage, John</td>
</tr>
<tr>
<td>Stormont ter—90-92</td>
</tr>
<tr>
<td>90 Guest, John</td>
</tr>
<tr>
<td>92 Motpalf, Thomas</td>
</tr>
<tr>
<td>94 Simpson, John</td>
</tr>
</tbody>
</table>

**1893**
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Miller Street</th>
<th>104</th>
<th>Robert Finlay's house</th>
<th>106</th>
</tr>
</thead>
</table>

### Survey Notes:

- Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
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</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

#### Creation date (if available)?

- 1960?

#### Creation era?

- Early Victorian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- City of Melbourne online maps
  - 'Single storey brick warehouse built about 1960.'

### Property number:

- 106600

---

### Miller Street

<table>
<thead>
<tr>
<th>Miller Street</th>
<th>106</th>
<th>Robert Finlay's house</th>
</tr>
</thead>
</table>

### Survey Notes:

- Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>B</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

#### Creation date (if available)?

- 1861

#### Creation era?

- Early Victorian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- Newspapers:
  - 'Leader' 2/1/1886
  - 'Wedding
  - On the 17th December, at the residence of the bride’s parents, by the Rev. James T. Robertson, James, eldest son of James Stirling, of Marlo. Gippsland, to Jessie, second daughter of Robert Finlay, No. 8 Miller-street. West Melbourne.'

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 19 February 1903 p 1 Family Notices
- FINLAY:-The Friends of Mr. ROBERT FINLAY are respectfully invited to follow the remains of his late
dearly beloved wife to the place of interment, in the Melbourne General Cemetery. The funeral will leave his residence, No. 106 Millar-street, West Melbourne, THIS DAY (Thursday, 19th inst.), at 4 o'clock

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 31 October 1907 p 1 Family Notices

'FINLAY.-On the 30th October, at his residence, Melbourne (late of 106. Miller-street, West Melbourne, and Colonial Bank of Australasia, Melbourne). Robert Finlay dearly beloved husband of the late Elspeth Finlay, kind and loving father of John and Bessie Finlay... aged 83 years.

No flowers, by special request, Sweet rest; loneliness and weariness passed for ever.'

MMBW

DP704,707- 1895 shown as 106, no verandah front and rear garden.

Lewis, M. Australian Architecture Index:

'77476 Little, William - Barkly Street Finley, - West Melbourne VIC City of Melbourne registration no 423 [Burchett Index]. Fee 2.0.0 cottage 1861 09 7'

Australia, Birth Index

'Name: Jessie Finlay
Father's name: Robert Finlay
Mother's name: Elspeth Millar
Birth Place: Melbourne, Victoria
Registration Year: 1862
Registration Place: Victoria
Registration Number: 22081

Name: Robert Barclay Finlay
Father's name: Robert Finlay
Mother's name: Elspeth Barclay Millar
Birth Place: Melbourne, Victoria
Registration Year: 1858
Registration Place: Victoria
Registration Number: 10381

Name: Betsy Taylor Finlay
Father's name: Robert Finlay
Mother's name: Elspeth Millar
Birth Place: Melbourne, Victoria
Registration Year: 1860
Registration Place: Victoria
Registration Number: 6619

Name: Jeanie Finlay
Father's name: Robert Finlay
Mother's name: Elspeth Millar
Birth Place: Melbourne, Victoria
Registration Year: 1862
Registration Place: Victoria
Registration Number: 22081

Name: John Edwin Finlay
Father's name: Robert Finlay
Mother's name: Elspeth Millar
Birth Place: Melbourne, Victoria
Registration Year: 1867
Registration Place: Victoria
Registration Number: 16387'

Marriage Index

'Name: Robert Finlay
Spouse Name: Elspeth Millar
Marriage Place: Victoria
Registration Place: Victoria
Registration Year: 1857
Registration Number: 1993'

Australia, Death Index

'Name: Marion Gray Gledhill
Birth Year: abt. 1870
Age: 52
Death Place: Bendigo, Victoria
Father's name: Robert Finlay
Mother's name: Elspeth Millar
Registration Year: 1922
Registration Place: Victoria
Registration Number: 11931

Name: Jessie Stirling
Birth Year: abt. 1863
Age: 67
Death Place: Caulfield, Victoria
Father's name: Robert Finlay
Mother's name: Elspeth Barclay Millar
Registration Year: 1930
Registration Place: Victoria
Registration Number: 8866'

i-Heritage search results: Abstract of Building Identification Form (BIF)

106 TO 108 MILLER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Robert Finlay commissioned builder, William Little of Barkly Street to erect a 'cottage' at Miller Street in 1861. He occupied what was valued as a stone house with four rooms on land 30 x 100 feet. The description and occupancy varied little in the next forty years. During that period Finlay's occupation is unclear. A Robert Finlay was a silversmith on the South Bank of the Yarra River in the 1880s and, later, a shipwright, but this Robert Finlay appeared to live in South Melbourne. The vant...
(incomplete)
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Simply elevated, this stone house represents the Colonial Georgian style continued here from British practice, the nature of the stone lending local content. It is parapeted, symmetrical and faced with basalt masonry with dressed quoins plinth and sills. The side-walls are coursed rubble. Statement of Significance
**West Melbourne Heritage Review**

**SURVEYED PLACES**

A simply detailed stone house which is both early for its locality and representative of a part of the locality's early history i.e. Stone quarrying along the Moonee Ponds and Maribyrnong River. Given its construction date of 1861, it is part of a small group of stone parapeted detached houses built during this decade in the state, the parapeted form being more demanding to construct and more common in commercial stone buildings.

**Recommended Alterations**

The house is considered of regional or metropolitan significance i.e., heritage level B. Fence replaced; door replaced (inappropriate - reinstate original design/sympathetic alternative) Stone painted (inappropriate - remove by approved method)

**Other Comments**

External Integrity - The fence (presumed timber picket) and the door has been replaced; new tiles added to sill (?); new concrete paving at front and new roofing. Other sundry service lines and out buildings have also been added.

Streetscape - Prominently sited on an elevated corner overlooking the bay and railway yards but in a mixed streetscape of industrial and residential uses.

*(BIF 1985 shows façade painted.)*

---

**North and West Melbourne Conservation Study**

*{(1983)}*

*(completed after 1983)*

**History**

Robert Finlay commissioned builder, William Little of Barkly Street to erect a 'cottage' at Miller Street in 1861. He occupied what was valued as a stone house with four rooms on land 30 x 100 feet. The description and occupancy varied little in the next forty years. During that period Finlay's occupation is unclear. A Robert Finlay was a silversmith on the South Bank of the Yarra River in the 1880s and, later, a shipwright, but this Robert Finlay appeared to live in South Melbourne. The vantage point of the house, overlooking the bay, may be related. In electoral rolls of c1900, Finlay is described as a 'gentleman' or 'independent means'. He lived there with Elspeth (his wife?) and Bessie (his daughter?) who was a seamstress.

Ann C. O'Brien (Mrs Anne O'Brien lived off 40 Lt. Lonsdale Street in c1900) owned the house from the early 1900s, until the Victorian Iron Rolling Co. Pty.'s tenure of the early 1920s. By then the house was five rooms and the land 33 x 171 feet and, by c1940, it was 6 rooms but 33 feet x 111, later owner-occupiers were Herbert James & Edward Allan Ng Tye Din, fruiters.

**Description**

Simply elevated, this stone house represents the Colonial Georgian style continued here from British practice, the nature of the stone lending local content. It is parapeted, symmetrical and faced with basalt masonry with dressed quoins plinth and sills. The side-walls are coursed rubble.

**External Integrity**

The fence (presumed timber picket) and the door has been replaced; new tiles added to sill (?); new concrete paving at front and new roofing. Other sundry service lines and out buildings have also been added.

**Streetscape**

---

Property number: 106599
SURVEYED PLACES

Miller Street  112  O’Brien’s grocer’s shop and residence

Survey Notes:

Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: C

Existing Streetscape Level: -  Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1889
Creation era? ☑ Early Victorian-era  ☑ Interwar  ☑ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☑ Not significant or contributory
☑ Significant individually  ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population
5.4 Developing a retail centre

develop eight rooms, and out houses, old wood and iron storeroom known as 112 and 118 Miller Street, £900, list of stockists

i-Heritage, Heritage Places Inventory July 2015

No listing.

Lewis, M. Australian Architecture Index:

(only shop in date range in Miller Street)
77504 McLennan Bros - Fitzroy O’Brien, Mrs West Melbourne VIC City of Melbourne registration no 3847 [Burchett Index]. Fee 1.1.0 insulated cottage 1889 04 11 Miller - near Spencer)

77550 Bullows, W H - 102 Tucker Street Jowlett West Melbourne VIC City of Melbourne registration no 4031 [Burchett Index]. Fee 1.15.0 shop & dwelling 1889 07 30, Miller near cnr. Lothian & Miller

Newspapers:

‘The Argus’: 24/2/1905
‘O’BRIEN.—On the 22nd February, at her residence, 112 Miller-street, West Melbourne, Bridget the dearly beloved wife of Patrick O’Brien. R.I.P.
No flowers, by request.’

‘The Argus’: 4/3/1905
‘BEREAVEMENT CARDS.
MR. PATRICK O’BRIEN and Family desire to express their sincere THANKS to their many friends for their kind expressions of sympathy, cards, letters, and telegrams during their sad bereavement, and especially to Father Sheehan and Drs. Nattrass and M’Inerney for their kindness and attention. 112 Miller-St., West Melbourne.’

‘The Australasian’ (Melbourne, Vic. : 1864 - 1946)
Saturday 13 January 1912
‘DEATHS
O’BRIEN.—On the 6th January, at his residence, No. 112 Miller-street, West Melbourne, Patrick O’Brien (grocer), widower of the late Bridget O’Brien. ’

Sands & McDougall Directory of Victoria

1930
106 Tye Din, James Lothian st
112 Foran, Frncs. L., grcr
112a Knight, Mrs M.
120 Shepherd. Mrs P., btchr
122 Bennett, Mrs Ellen, gn-grocer

1904
Lothian st
112 O’Brien, Patrick., grcr

1893
Lothian st
112 O’Brien, Patrick., grcr
120 Swaby butcher

City of Melbourne Valuers Books

1891, 545- (Easton)
Mrs O’Brien- owner-occupier
wood shop, £8
112 Brick Shop 6 rooms, stabling 36x86 £110
off BH 4 rooms 21x60 £28
(Finlay)

(1886, 566 Anne? O’Brien owner-occupier BH 4 rooms

Graeme Butler & Associates 2015: Appendix 2: 710
**SURVEYED PLACES**

**Property number:** 106598

**Miller Street 114-118**

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: - Proposed Grading: -

**Existing Streetscape Level:** - Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

Creation date (if available)? 1980s?

**Creation era?**

- Victorian-era
- Edwardian-era
- Post WW2

**What are the historic themes represented by the place?**

5.3 Developing a large, city-based economy

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'Three storey brick building with gnd. level parking. Built 1970.'

**Property number:** 106596
**SURVEYED PLACES**

| Miller Street | 130 - 136 | Bethune, P. N., engineers |

**Survey Notes:**

Altered Interwar warehouse.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
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</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

**Creation date (if available)?**

1935-40?

**Is the place in a Heritage Overlay?**

No

**Recommended for a Heritage Overlay**

**Recommendations (if any)**

None.

**References (if any):**

- City of Melbourne online maps
  'Two storey brick building. Built 1920's & refurbished 2002'
- Sands & McDougall Directory of Victoria
  1942
  130-36 Latrobe Engnrs
  130-36 Bethune, P. N., engrs
  Dryburgh st
  1935
  (no)
  122 Bennett, Alfd. E.
  126 Stevens, Jas.
  128 Perry, Ambrose

---

**Dryburgh st**

| Miller Street | 135 - 143 | Miller Street Park |

**Property number:**

106595

**Survey Notes:**

Not assessed. Not a reserve in the Crown Survey.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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<tbody>
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**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
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<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

**Creation date (if available)?**

1946-2015

**Is the place in a Heritage Overlay?**

No

**Recommended for a Heritage Overlay**

**Recommendations (if any)**

None.

**References (if any):**

- MMBW
  DP706 c1895- row houses
- City of Melbourne online maps
  'Miller Street Park
  Substation 132, 135-143 Miller Street, West Melbourne'

**Property number:**

106593
SURVEYED PLACES

Milton Street  24 -28  William Hill's row houses

Survey Notes:

Corner site, adding prominence - generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level:  3  Proposed Streetscape Level:  2

What  date or era does the place express (if any)?

Creation date (if available)?  1866

Creation era?  ✔ Early Victorian-era  ✔ Victorian-era  ✔ Edwardian-era

What are the heritage values of the place (if any)?

Aesthetic value  ✔ Historical value

Scientific value  Not assessed for heritage values

Social value

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

Contributory to precinct  ✔ Not significant or contributory

Significant individually  ✔ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage
24 TO 26 MILTON STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information

Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah roof and structure.
Statement of Significance
Not Assessed
Recommended Alterations
Verandah missing (inappropriate - reinstate original design) verandah detail gone (inappropriate - reinstate original design/sympathetic alternative)

Lewis, M. Australian Architecture Index:
'71203 Hill, William Hill, William - 141 Latrobe Street West Melbourne VIC Houses  1866 08 31'

Sands & McDougall Directory of Victoria
1904
MILTON ST— E SIDE
Dudley st
Walsh st
24 McKenzie. Hugh
26 Lonsdale Mrs E
28 Stalman. Piillip
30 Herbert. Mrs Jane
32 Gray. Mrs M.
Harrison. Miss M.A., costumiere
right-of-way

1893
24 vacant
26 Kitton, Henry E
28 Matfon, Mrs Alice
30 vacant
32 Watkins, F
ROW

1880
Walsh St
Emma Ter- 1 to 3
1 Lewis, Mrs S A
2 Kermode, William collar maker
3 Wills, William
Kershaw, James wood yard
14 Sparey...

Property number:  106680

Graeme Butler & Associates 2015: Appendix 2:  713
West Melbourne Heritage Review

SURVEYED PLACES

Milton Street  30  Peacock's row houses, part 30-32
Milton Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  C  Proposed Grading:  C

Existing Streetscape Level:  3  Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1886

Creation era?

☑ Victorian-era  ☑ Interwar

Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value

☐ Scientific value  ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

'The Australasian' (Melbourne, Vic.: 1864 - 1946) Saturday 7 July 1866 p 20

also 'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 3 July 1866 p 6 Article

'New Presbyterian Church in West Melbourne. On Monday the foundation-stone of a new church for the accommodation of the Presbyterians of the western district of the city was laid by the Hon. James McCulloch, ...'(Building) Committee.-Messrs. James Peterson, William Robertson. John M'Naughton, Samuel Amess.- John Peacock, John M'Leod, John Boyd, James E. Smith, Robert Brown, Andrew Prutt, Alexander Stevenson, Thomas Shier,-, James Lawrence, John Robertsea, ...William Hutchinson...'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Monday 1 August 1870 p 4 Family Notices

'PEACOCK. —On the 31st ult., at her residence, 141 William-street, West Melbourne, Jessie, the beloved wife of Mr. John Peacock, builder.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 17 August 1880 p 8 Family Notices

'THE Friends of Mr JOHN PEACOCK, contractor, are respectfully invited to follow the remains of his late beloved son to the place of Interment, Melbourne General Cemetery. The funeral will leave 141 William street, West Melbourne, at 3 o'clock THIS DAY, 17th inst.

'The Argus':  16/8/1880

'PEACOCK.—At 141 William street, West Melbourne, William, the beloved and only son of Mr. John Peacock, contractor, aged 15 years.'

(See also 'The Argus' (Melbourne, Vic.: 1848 - 1957) Wednesday 22 January 1908 John Peacock, carpenter, 48 years of age, Curzon street, North Melbourne. Early yesterday morning Henry Yeen, who occupies the same house informed Constable Bryan, that Peacock was lying dead on the verandah. Bryan removed the body to the Morgue, where death was found to have been due to heat apoplexy - noted, son of David Peacock)

Ancestry.com web site 2015

Birth:  23 March 1830 (23 Mar 1830) - Fife, Scotland

Death:  22 Nov 1917 - Victoria

Parents:  Robert Peacock, Elizabeth Millar

Spouse:  Jessie shanklin Allan'

Australia, Birth Index, 1788-1922

'Birth: 23 March 1830 (23 Mar 1830) - Fife, Scotland

Death:  22 Nov 1917 - Victoria

Parents:  Robert Peacock, Elizabeth Millar

Spouse:  Jessie shanklin Allan'

Lewis, M. Australian Architecture Index:

House pairs Milton Street 1860-80

15 09 1863 City of Melbourne registration no 335

[Burchett Index]. Fee 2.0.0 two cottages; Owner Hipsey, F Builder Baker, H

11 OCT 1864 City of Melbourne registration no 493

[Burchett Index]. Fee 2.10.0 two houses; Owner Young, George Builder Webster, Walter

4 NOV 1867 City of Melbourne registration no 2293

[Burchett Index]. Fee 3.0.0 two 3 room brick cottages; Owner Scott,-Builder Thomson, George - West Melbourne

9 07 1869 City of Melbourne registration no 3321

[Burchett Index]. Fee 3.0.0 two cottages; Owner Sparay,-Builder Martin, William - 93 Rosslyn St

22 02 1886 City of Melbourne registration no 2293

[Burchett Index]. Fee 3.10.0 two 2-storey houses; Owner Peacock, John Builder Peacock, John - Fulton Street East St Kilda

Graeme Butler & Associates 2015: Appendix 2:  714
### Surveyed Places

**Abstract of Building Identification Form (BIF)**

- **Building:** 30 Milton Street West Melbourne 3003
- **Heritage Gradings:**
  - Building Grading: Streetscape Level Laneway Level
  - Laneway Level C 3
- **Conservation Study Details:**
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- **Building and History Information:**
  - Architectural Style: Early Victorian
  - Period: 1850-75 - Early Victorian
  - Construction Date
  - Source for Construction Date
  - Architect: Not Assessed
  - Builder: Not Assessed
  - First Owner
  - Integrity: Fair
  - Condition: Fair
  - Original Building Type
  - History: Not Assessed
  - Description/Notable Features:
    - Notable features include the fence; verandah decoration; verandah roof and structure.
  - Statement of Significance: Not Assessed

### Sands & McDougall Directory of Victoria

- **1904:**
  - Milton St — E Side
  - Dudley St
  - Walsh St
  - 24 McKenzie, Hugh
  - 26 Lonsdale, Mrs E
  - 28 Stalman, Piillip
  - 30 Herbert, Mrs Jane
  - 32 Gray, Mrs M.
  - Harrison, Miss M.A., costumiere right-of-way

- **1893:**
  - 24 vacant
  - 26 Kitton, Henry E
  - 28 Matfon, Mrs Alice
  - 30 vacant
  - 32 Watkins, F
  - ROW

- **1880:**
  - Walsh St
  - Emma Ter - 1 to 3
  - 1 Lewis, Mrs S A
  - 2 Kermode, William collar maker
  - 3 Wills, William
  - Kershaw, James wood yard
  - 14 Sparey...

### City of Melbourne Valuers Books

- **1891, 2255:**
  - Owner: John Peacock 32, 30 each BH 6 rooms, 16x80 £26
  - Walsh 32, Kreisel 30

- **1900, 2235:**
  - John Peacock owner 32, 30 each BH 6 rooms, 16x80 £26

- **1920, 1915:**
  - Peacock estate owner 32, 30 each BH 7 rooms, 17x75 £40
  - Mary Davies 32, Clarence Portland 30

**Property number:** 106678
SURVEYED PLACES

Milton Street

| Peacock's row house, part 30-32 Milton Street |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: C

Proposed Grading: C

**Existing Streetscape Level:** 3

Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

Creation date (if available)? 1886

Creation era? ✓ Victorian-era

Edwardian-era  

Interwar  

Post WW2

**What are the heritage values of the place (if any)?**

✓ Aesthetic value  

✓ Historical value

Not assessed for heritage values

Scientific value

Social value

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

✓ Contributory to precinct  

Not significant or contributory

✓ Significant individually  

Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Newspapers:

'The Australasian' (Melbourne, Vic.: 1864 - 1946) Saturday 7 July 1866 p 20

also 'The Argus' (Melbourne, Vic.: 1848 - 1857) Tuesday 3 July 1866 p 6 Article

'The New Presbyterian Church in West Melbourne. On Monday the foundation-stone of a new church for the accommodation of the Presbyterians of the western district of the city was laid by the Hon. James McCulloch, ... (Building) Committee.-Messrs. James Peterson, William Robertson. John M'Naughton, Samuel Amess, - John

Peacock, John M'Leod, John Boyd, James E. Smith, Robert Brown, Andrew Prutt, Alexander Stevenson, Thomas Shier, - James Lawrence, John Robertsea, ... William Hutchinson...'  

'The Argus' (Melbourne, Vic.: 1848 - 1957) Monday 1 August 1870 p 4 Family Notices

'PEACOCK. — On the 31st ult., at her residence, 141 William-street, West Melbourne, Jessie, the beloved wife of Mr. John Peacock, builder.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 17 August 1880 p 8 Family Notices

'THE Friends of Mr JOHN PEACOCK, contractor, are respectfully invited to follow the remains of his late beloved son to the place of Interment, Melbourne General Cemetery. The funeral will leave 141 William street, West Melbourne, at 3 o'clock THIS DAY, 17th inst.

'The Argus': 16/8/1880

'PEACOCK.—At 141 William street, West Melbourne, William, the beloved and only son of Mr. John Peacock, contractor, aged 15 years.'

(See also 'The Argus' (Melbourne, Vic.: 1848 - 1957) Wednesday 22 January 1908

John Peacock, carpenter, 48 years of age, Curzon street, North Melbourne. Early yesterday morning Henry Yeens, who occupies the same house informed Constable Bryan, that Peacock was lying dead on the verandah. Bryan removed the body to the Morgue, where death was found to have been due to heat apoplexy - noted, son of David Peacock)

Ancestry.com web site 2015

Birth: 23 March 1830 (23 Mar 1830) - Fife, Scotland  

Death: 22 Nov 1917 - Victoria  

Parents: Robert Peacock, Elizabeth Millar  

Spouse: Jessie shanklin Allan'

Australia, Birth Index, 1788-1922

'Significant individually  

Proposed for a Heritage Overlay

Lewis, M., Australian Architecture Index:

House pairs Milton Street 1860-80  

'15 09 1863 City of Melbourne registration no 335  

[Burchett Index]. Fee 2.0.0 two cottages? Owner Hipsley, F  

Builder Baker, H  

11 OCT 1864 City of Melbourne registration no 493  

[Burchett Index]. Fee 2.10.0 two houses? Owner Young, George Builder Webster, Walter  

4 NOV 1867 City of Melbourne registration no 2293  

[Burchett Index]. Fee 3.0.0 two 3 room brick cottages; Owner Scott,-Builder Thomson, George - West Melbourne  

9 07 1869 City of Melbourne registration no 3321  

[Burchett Index]. Fee 3.0.0 two cottages? Owner Sparay,-Builder Martin, William - 93 Rosslyn St  

22 02 1886 City of Melbourne registration no 2293  

[Burchett Index]. Fee 3.10.0 two 2-storey houses? Owner Peacock, John Builder Peacock, John - Fulton Street, East St Kilda'
SURVEYED PLACES

i-Heritage search results: Abstract of Building Identification Form (BIF)

32 MILTON STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features Notable features include the fence; verandah decoration; verandah roof and structure.

Statement of Significance Not Assessed

Recommended Alterations

Sands & McDougall Directory of Victoria

W side

1904

MILTON ST — E SIDE

Dudley st

Walsh st

24 McKenzie. Hugh

26 Lonsdale Mrs E

28 Stalman. Piillip

30 Herbert. Mrs Jane

32 Gray. Mrs M.

Harrison. Miss M.A., costumiere

right-of-way

1893

24 vacant

26 Kitton, Henry E

28 Matfon, Mrs Alice

30 vacant

32 Watkins, F

ROW

1880

Walsh St

Emma Ter-1 to 3

1 Lewis, Mrs S A

2 Kermode, William collar maker

3 Wills, William

Kershaw, James wood yard

14 Sparey...

City of Melbourne Valuers Books

1891, 2255 owner: John Peacock 32, 30 each BH 6 rooms, 16x80 £50

1900, 2235 John Peacock owner 32, 30 each BH 6 rooms, 16x80 £26

Walsh 32, Kreisel 30

1920, 1915 Peacock estate owner 32, 30 each BH 7 rooms, 17x75 £40

Mary Davies 32, Clarence Portland? 30

Property number: 106677
### Surveyed Places

| Milton Street  | 34 | Essie |

**Survey Notes:**

Italian Renaissance revival, distinctive details, corner site, adding prominence - generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**Existing grading:** D  
**Proposed Grading:** D

| Existing Streetscape Level: | 3 | Proposed Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

- [x] Victorian-era  
- [ ] Edwardian-era  
- [ ] Interwar  
- [ ] Post WW2

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D | Proposed Grading: | D |

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value  
- [x] Historical value  
- [ ] Scientific value  
- [ ] Social value  
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct  
- [ ] Not significant or contributory  
- [ ] Significant individually  
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)  
- 34 MILTON STREET WEST MELBOURNE 3003
- Heritage Gradings  
- Building Grading Streetscape Level Laneway Level D 3  
- Conservation Study Details  
- Precinct Conservation Management Plan  
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status  
- North and West Melbourne Conservation Study - Graeme Butler, no date  
- Adopted

**Property number:** 106676
SURVEYED PLACES

Milton Street 36  
Sparey's row houses, part 36-38 Milton Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: C</td>
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</table>

<table>
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<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)? 1869</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>✔ Victorian-era</td>
</tr>
<tr>
<td>Edwardian-era</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Aesthetic value</td>
</tr>
<tr>
<td>✔ Not assessed for heritage values</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>✔ Contributory to precinct</td>
</tr>
<tr>
<td>✔ Significant individually</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

'The Australasian' (Melbourne, Vic.: 1864 - 1946)
Saturday 27 January 1894 p 41 Family Notices

'SPAREY.-On the 19th inst., at his residence, Milton house, Chaucer street, Moonee Ponds, Matthew Sparey, the dearly beloved husband of Sarah Ann Sparey, of apoplexy, aged 71.'

'The Australasian' (Melbourne, Vic.: 1864 - 1946)
Saturday 1 June 1895 p 45 Family Notices

'SPAREY.-On the 26th ult. at her residence, Milton house, Chaucer-street, Moonee Ponds, Sarah Ann, relict of the late Matthew Sparey, aged 65 years.'

Probate

Matthew Sparey Ironworker Moonee Ponds 19 Jan 1894
56/448 VPRS 28/P0, unit 717; VPRS 28/P2, unit 396; VPRS 7591/P2, unit 229

No relevant real estate, £473 personal; Sarah Ann widow.

City of Melbourne City Maps
MMBW: shown with iron front fence.

i-Heritage search results: Abstract of Building Identification Form (BIF)

36 MILTON STREET WEST MELBOURNE 3003

Heritage Grading
Building Grading Streetscape Level Laneway Level
C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian

Construction Date
Source for Construction Date
Architecture
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features
Notable features include the fence; verandah roof and structure; elaborate/high standard design of cement rendered surfaces; sill panel.

Statement of Significance
Not Assessed
Recommended Alterations Verandah detail gone (inappropriate - reinstate original design/sympathetic alternative) door replaced; colours (sympathetic)

Lewis, M. Australian Architecture Index:

'7113 Martin, William - 93 Rosslyn Street Sparay,- (sic) West Melbourne VIC Houses-City of Melbourne registration no 3321 [Burchett Index]. Fee 3.0.0 two cottages 1869 07 9'

Sands & McDougall Directory of Victoria

1904
Right-of-way
36 Leeds, Frederick
38 Crosby, Mrs Elizabeth.
40 Williams, William
Right-of-way
44 Judd. John R.

1893
36 Grant, Daniel
38 vacant
40 Egan, Lawrence
**SURVEYED PLACES**

**ROW**

**City of Melbourne Valuers Books**  
1891, 2253-  
(Sturges)  
owner: John H Walker, BH 6 rooms, 32x80, £50  
38 John Mullins  
36 Geo Duncan  
(Peacock)

1886, 2338-  
(Sturges)  
owner Sparey BH 6 rooms, 32x80, £45  
Mrs Mull...? 16, M Sparey 14

1885, 2404,  
(Sturges)  
Mat Sparey BH 6 rooms, 32x80, £45  
Mrs Hughes 16  
MS 14  
(Hill)

1870, 1811-  
(Sturges)  
Mathew Speary BH 2 floors 6 rooms, £50  
16 Mrs Collier, 14 MS  
(W. Hill)

**Property number:** 106675

**Milton Street**  
38 **Sparey's row houses, part 36-38 Milton Street**

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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: **C**  
Proposed Grading: **C**

**What is the Heritagescape Level?**

Existing Streetscape Level: **3**  
Proposed Streetscape Level: **2**

**What date or era does the place express (if any)?**

Creation date (if available)? 1869  
Creation era?  
☑ Victorian-era  
☐ Edwardian-era  
☐ Early Victorian-era  
☐ Interwar  
☐ Post WW2

**What are the heritage values of the place (if any)?**

☑ Aesthetic value  
☐ Historical value  
☐ Social value  
☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct  
☑ Contributory to precinct  
☐ Not significant or contributory  
☑ Significant individually  
☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**

'The Australasian' (Melbourne, Vic.: 1864 - 1946)  
Saturday 27 January 1894 p 41 Family Notices  
'SPAREY.-On the 19th inst., at his residence, Milton house, Chaucer street, Moonee Ponds, Matthew Sparey, the dearly beloved husband of Sarah Ann Sparey, of apoplexy, aged 71.'

'The Australasian' (Melbourne, Vic.: 1864 - 1946)  
Saturday 1 June 1895 p 45 Family Notices  
'SPAREY.-On the 26th ult. at her residence, Milton house, 

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Graeme Butler & Associates 2015: Appendix 2:  720
West Melbourne Heritage Review

**SURVEYED PLACES**

Chaucer-street, Moonee Ponds, Sarah Ann, relict of the late Matthew Sparey, aged 65 years.'

**Probate**

'Matthew Sparey Ironworker Moonee Ponds 19 Jan 1894
56/448 VPRS 28/P0, unit 717; VPRS 28/P2, unit 396; VPRS 7591/P2, unit 229'

No relevant real estate, £473 personal; Sarah Ann widow.

**City of Melbourne City Maps**


**i-Heritage search results: Abstract of Building Identification Form (BIF)**

38 MILTON STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah roof and structure; elaborate/high standard design of cement rendered surfaces; sill panel.
Statement of Significance Not Assessed
Recommended Alterations Verandah detail gone
(inappropriate - reinstate original design/sympathetic alternative) door replaced; colours (sympathetic)

**Lewis, M. Australian Architecture Index:**

'71113 Martin, William - 93 Rosslyn Street Sparay,- (sic)
West Melbourne VIC Houses-City of Melbourne registration no 3321 [Burchett Index]. Fee 3.0.0 two cottages 1869 07 9'

**Sands & McDougall Directory of Victoria**

1904
Right-of-way
36 Leeds, Frederick
38 Crosby, Mrs Elizbth.
40 Williams, William
Right-of-way
44 Judd. John R.

1893
36 Grant, Daniel
38 vacant
40 Egan, Lawrence
ROW

Property number: 106674
**SURVEYED PLACES**

**Milton Street**  
45 - 47  
*Gilbey, W. and A., Ltd, distillery and bottling plant*

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Survey Notes:

Historical association with W. A. Gilbey Ltd distillers, corner site, adding prominence - relates to Interwar industrial group adjacent in Milton and Rosslyn Streets. Renovated.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:**  -

**Proposed Grading:**  D

**Existing Streetscape Level:**

- Proposed Streetscape Level:  2

**What date or era does the place express (if any)?**

**Creation date (if available):**  1930

**Creation era:**

- Early Victorian-era
- Interwar
- Post WW2

---

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

---

**Is the place in a Heritage Overlay?**

HO3  North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

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**What are the historic themes represented by the place?**

- 8.2 Housing the population

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**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

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**References (if any):**

**North and West Melbourne Conservation Study (1983), Heritage Places Inventory June 2015**

No listing.

**State Library of Victoria**

Picture Collection: Airspy c1938 shown with 4 levels at corner, three adjoining

**MMBW**

DP734 c1895 row houses

**City of Kingston web site, 2015**

---

‘Gin found a ready market when it was first introduced into England from Holland in the 1690s. It was far cheaper than wine or brandy and easily distilled making it a common brew for many people struggling to survive in the squalor of urban living in the eighteenth century. [1] It was later, in the nineteenth century, that Gilbey’s gin was first produced and not until the 1930s that the company responsible for its production came to Moorabbin.

Two brothers, Walter and Alfred Gilbey, and a friend, Henry Gold, first started the Gilbey company. Returning from the Crimean War in 1857 they established a small cellar in London where they sold port, sherry and brandy. With advertisements in the local papers their enterprise thrilled to the extent they were able to open a branch in Dublin. It was in 1872 that they expanded further by opening a gin distillery, and fifteen years later, their first Scotch whisky distillery. [2]

Fred Collins, manager of the advertising department of Gilbey’s, migrated to Australia in the early 1880s because of poor health, but he kept contact with his former employers. Perhaps because of this contact and Collins’ assessment of a potential market, the Gilbey brothers decided to use him to develop the Australian and New Zealand trade. By 1927 Gilbey’s imported produce was facing increased competition from locally produced gin, so the company adopted the strategy of shipping their product at a higher strength in drums to be rebottled in Australia, effecting a considerable saving in duty and enabling the price to the consumer to be brought down to meet local competition. A site for the bottling establishment was purchased in West Melbourne but in the 1930s it was decided to construct a distillery and bottling plant in Moorabbin...’

**Newspapers:**

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Saturday 12 July 1930

‘DISTILLERY OPENED.

W. and A. Gilbey Ltd.

The new distillery and bottling plant of the Australian branch of W. And A. Gilbey Ltd., at the corner of Rosslyn and Milton Street West Melbourne, was officially opened yesterday. All the gin which the company sells in Australia will now be distilled in the new premises. Representatives of industry, members of Parliament, and city councillors attended a luncheon given by the company. The opening ceremony was performed by Miss Norma Collins, daughter of the company’s principal Australian representative (Mr. Edmund Collins), in the absence of the assistant Minister for Trade and Customs (Mr Forde), was unable to attend. Mr. Forde congratulated the company by telegram Welcoming the visitors, Mr. Collins said that bottling be done in bond to ensure the purity of the product at a higher strength in drums to be rebottled in Australia, effecting a considerable saving in duty and enabling the price to the consumer to be brought down to meet local competition. A site for the bottling establishment was purchased in West Melbourne but in the 1930s it was decided to construct a distillery and bottling plant in Moorabbin...’
It ltd erected a distillery because of Australian tariff-output aimed at 1500 doz. bottles per day but currently 500 doz. of gin, 100 doz. of liqueurs.

Sands & McDougall Directory of Victoria
5 Side
1942
Rosslyn St
Off 365 William
Milton St
29-35 Gilbey, W. & A. Ltd, distillers (spirits)
37 O’Malley. Miss Kate

1925
residential

Property number: 568043

**Peel Street**

Survey Notes:
Post-Modern style visually related public housing infill.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1990</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td></td>
</tr>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>✔</td>
</tr>
<tr>
<td>Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct ✔ Not significant or contributory
- Significant individually | Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

North and West Melbourne Conservation Study (1983), Heritage Places Inventory June 2015
No listing.

City of Melbourne online maps
'2 storey brick public housing units with ground level parking built around 1990.'

'Architect Victoria'
Winter 2012: 14
Official Journal of the Australian Institute of Architects Victorian Chapter
'This was in the Hamer period of Liberal government, as was the infill phase, the next stage in Government housing, at its outset. This saw a complete refocus on the single or two-storeyed house, as...
a terrace, dropped into a row of other houses, or continuing a suburban street pattern. Here a convergence of later ideas was brought to bear: mixed urban use as prescribed by Jane Jacobs in 196317 seemed more reachable if you integrated new housing visually within older suburbs. And concerns about social stigma of conspicuously different housing projects could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The Carlton and North Fitzroy housing of Station, Kay, and Canning Streets, the incursions there by Edmond and Corrigan, Greg Burgess, Peter Crone and Norman Day, accompanied by the act of buying older houses (establishing a new social role and meaning in that process).

By 1983-4 this genre had expanded to larger groupings of 26, as with Leo development Jong’s Public Works development in North Melbourne of up to over 100 or more units; also Cox and Carmichael’s Highe... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988)'

**Surveyed Places**

**Peel Street**

**Survey Notes:**

Not assessed. Visually unrelated to context.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: D</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: 3 | Proposed Streetscape Level: - |

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)? 2009-</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>☐ Victorian-era</td>
</tr>
<tr>
<td>☒ Edwardian-era</td>
</tr>
</tbody>
</table>

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<tr>
<td>☐ Scientific value</td>
</tr>
<tr>
<td>☑ Not assessed for heritage values</td>
</tr>
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</table>

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<th>Is the place in a Heritage Overlay?</th>
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<tbody>
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<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>☐ Contributory to precinct</td>
</tr>
<tr>
<td>☐ Significant individually</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

North and West Melbourne Conservation Study (1983)

No listing.

City of Melbourne online maps

Shown as 21 Peel Street

Heritage Places Inventory June 2015

21-23 Peel Street D3

City of Melbourne online maps

'Single storey brick building built 1930s (image shows earlier single-storey building).'

Planning register online search results

'Permit Number TP-2009-540

Date Received 14/07/2009
SURVEYED PLACES

Address of Land 21-23 Peel Street WEST MELBOURNE VIC 3003 (Zone HO3)
Applicant's Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Buildings and works associated with the construction of two dwellings above the existing ground floor retail premises (3 stories).
Officer's Name Dianne King
Change to Application YES
Objections Received 4
Application Status Permit Issued
Decision Notice of Decision to Grant Permit - 24/12/2009

Permit - 5/05/2010

Property number: 107472

Moderne style Service Station designed by H.W. & F.B. Tompkins, with flat roof, bricks painted over - ground level addition; much altered, reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1935-40?
Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
6.7 Transport

Recommendations (if any)
None.

References (if any):
Lewis, M. Australian Architecture Index:
H.W. & F.B. Tompkins.
Garage and Service Station for the Cooper Estate, Peel St., West Melbourne, Vic.
Urban Conservation Projects, Survey of Architectural Drawings

North and West Melbourne Conservation Study (1983)
Not graded

City of Melbourne online maps, GIS plan
Shown as 27-31
Heritage Places Inventory July 2015
25-31 Peel Street D3

City of Melbourne online maps
A two storey brick shop and residence. Built in the late 1930's

Sands & McDougall Directory of Victoria
1942
9 Chinese
11-19 Rouch, Chas., Pty Ltd, timber mercht
27-31 Market Service Station Pty Ltd
27-31 Jamieson, Lawrence J.

1935
11-19 Rouch, Chas., Pty Ltd, timber
27 Storage only

Property number: 107473

Peel Street

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1998
Creation era?
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
North and West Melbourne Conservation Study (1983),
Heritage Places Inventory June 2015
Not graded

City of Melbourne online maps
'Three storey concrete apartment building with gnd. floor retail & parking. Built & sub-divided 1998.'

Property number: 107474
### Surveyed Places

| Peep Street | 39 - 47 |

#### Survey Notes:
Infill

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: 
- Proposed Grading: 

**Existing Streetscape Level:**  
- Proposed Streetscape Level: 

**What date or era does the place express (if any)?**

- Creation date (if available): 2008
- Creation era:  
  - Early Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**Recommendations (if any)**

None.

**References (if any):**

North and West Melbourne Conservation Study (1983), Heritage Places Inventory June 2015

No listing.

**City of Melbourne online maps**

'A four storey concrete apartment building with ground level retail and basement parking. Built and subdivided into three commercial and nine residential units in 2008.'

**Property number:** 107475

---

| Peel Street | 49 - 51 |

#### Survey Notes:
Inter-war renovation of Victorian-era row? Altered - render to façade, reducing integrity, part row, corner site, adding prominence

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading:  
- Proposed Grading:  

**Existing Streetscape Level:**  
- Proposed Streetscape Level:  

**What date or era does the place express (if any)?**

- Creation date (if available): 1919-1945
- Creation era:  
  - Early Victorian-era
  - Interwar
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**Recommendations (if any)**

None.

**References (if any):**

North and West Melbourne Conservation Study (1983)  
Heritage Places Inventory June 2015

No listing.

**City of Melbourne online maps**

'A single storey late Victorian brick building (sic).'

**MBMW**

DP1027 c1895- similar outline, row houses.

**Property number:** 107478
**Survey Notes:**

Inter-war renovation of Victorian-era row? Altered - render to façade, reducing integrity, part row, corner site, adding prominence. Intrusive upper level signs and shutters.

<table>
<thead>
<tr>
<th>Survey</th>
<th>Peel Street</th>
<th>53</th>
</tr>
</thead>
</table>

| Creation date (if available)? | 1919-1945 |
| Creation era? | [x] Victorian-era | [ ] Edwardian-era |

| Existing Streetscape Level | 3 |
| Proposed Streetscape Level | 3 |

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
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<tbody>
<tr>
<td>[x] Historical value</td>
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<th>What are the historic themes represented by the place?</th>
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<tbody>
<tr>
<td>5.4 Developing a retail centre</td>
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</table>

<table>
<thead>
<tr>
<th>Recommendations (if any)</th>
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<tbody>
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<td>North and West Melbourne Conservation Study (1983)</td>
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<th>Heritage Places Inventory June 2015</th>
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<tbody>
<tr>
<td>53 Peel Street D3</td>
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</tbody>
</table>

<table>
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<tr>
<th>City of Melbourne online maps</th>
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<tbody>
<tr>
<td>'A single storey late Victorian brick building (sic). '</td>
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<table>
<thead>
<tr>
<th>MMBW</th>
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</thead>
<tbody>
<tr>
<td>DP1027 c1895- similar outline, row houses.</td>
</tr>
</tbody>
</table>

| Property number: | 111443 |

---

**Survey Notes:**

Inter-war renovation of Victorian-era row? Altered - render to façade, reducing integrity, part row, corner site, adding prominence

<table>
<thead>
<tr>
<th>Survey</th>
<th>Peel Street</th>
<th>55</th>
</tr>
</thead>
</table>

| Creation date (if available)? | 1919-1945 |
| Creation era? | [x] Victorian-era | [ ] Edwardian-era |

| Existing Streetscape Level | 3 |
| Proposed Streetscape Level | 3 |

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
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<tbody>
<tr>
<td>[x] Historical value</td>
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<tr>
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</tbody>
</table>

| Property number: | 111444 |
**Peel Street**

| 57-59 | Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace |

**Survey Notes:**

Major upper level development dominates row, reducing integrity, ground level rebuilt in related shopfront form to the Victorian-era - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading:</td>
</tr>
<tr>
<td>Proposed Grading:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
</tr>
<tr>
<td>Proposed Streetscape Level:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
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</thead>
<tbody>
<tr>
<td>Creation date (if available)?</td>
</tr>
<tr>
<td>Creation era?</td>
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<td>Victorian-era</td>
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<td>Edwardian-era</td>
</tr>
<tr>
<td>Post WW2</td>
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<td>Historical value</td>
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<tr>
<td>Scientific value</td>
</tr>
<tr>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
</tr>
</tbody>
</table>

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<tr>
<th>Is the place in a Heritage Overlay?</th>
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<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>Contributory to precinct</td>
</tr>
<tr>
<td>Not significant or contributory</td>
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<tr>
<td>Significant individually</td>
</tr>
<tr>
<td>Proposed for a Heritage Overlay</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendations (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revise Heritage Places Inventory July 2015.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>References (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heritage Places Inventory July 2015</td>
</tr>
<tr>
<td>57-61 Peel Street D3 (differs from i-Heritage)</td>
</tr>
</tbody>
</table>

| MMBW |
| DP1026 1895 |
| shown as part of long row of houses |

| Probate, VPRO |
| Sands & McDougall Directory of Victoria |
| 1904 |
| Peel ter— |
**SURVEYED PLACES**

49 Cropley, James  
51 Frost, John  
53 Kelly, Mrs Isabella  
55 Wanstall James G.  
57 Mahony. Thomas  
59 Hills. Mrs Annie  
61 Boyd. William  
63 Gibbon. Charles J.  
65 Anger. Joncea  
69 Nilsen, Peter  
71 Howard, John A.  
73 Campbell. Peter A.  

1893  
45 Horwood, John  
Right-of-way  
Peel ter-  
49 Williams, John  
51 Vacant  
53 Taylor, Mrs Ellen  
55 Wanstall, J. G.  
57 Gaffney, Bridget  
59 O’Halleron, Miss C.  
61 Redden, Miss Margaret  
63 Robertshaw, Frank  
65 Morrison, John  
67 McNerney, Barth.  
69 Halfpike, Edward  
71 Rex, George  
73 Campbell. Peter A.  

1880  
Holland John ,  
Peel ter-1 to 9  
1 Mitchell, William  
2 Blanchard, Joseph  
3 Smith, Alexander  
Smith, Wm, watchmaker  
4 Reilly, James  
5 Gainey, Mrs B.  
6 Ahern, Mrs Eliza  
7 Gery, John  
Gery, Miss, music teacch  
8 Pearson, Jas, carpenter  
9 Liley, Mrs  
13 Brearley, Charles  
15 Airey, Mrs Mary  
17 Borthwick John  
19 Poole, James  
21 Vale, John F.  
23 McQualter, Malcolm  
25 Sievwright, James  
43 Kerr, James  
Kerr, Miss Jane E, dressmaker  
45 Enouf, Philip  
Victoria st  

**City of Melbourne Valuers Books**  
1891, 2152-3  
(McSweeney)  
owner: Mrs White BH 6 rooms, 16x49 £40  
61 Mrs Cumming  
63 Mrs Williams  
(Waters)  

1885, 2250-1  
(2x Easson, 2x McSweeney)  
owner: Mrs White BH 6 rooms, 18x57 £40  
61 John Geary; 63 James Pearson  
(Waters)  

1875, 1308-9  
(2x Easson, 2x Chadwick)  
owner: Mrs White BH 6 rooms, 18x57 £40  
61 John Geary; 63 Alex white x-out to John Potter  
(Dean to Waters)  

1870, 1276-7  
(2x Eassson/2x Chadwick)  
T Pearson owner-occupier BH 6 rooms £36  
Kennedy, Peter Woods BH 6 rooms £40  
(Dean, Brown x2)  

(1869, 1248-: 59-61 owned by Mrs Chadwick 61-63 owned by T Pearson, Dean next)  

**North and West Melbourne Conservation Study (1983)**  

History - These shops and residences were all built c1865, possibly by Thomas Pearson a contractor, who retained 61 and 63 Peel Street and sold the other two to Mrs. Chadwick, possibly the wife of Thomas Chadwick, a publican of Flemington. Pearson lived in one of his houses until he sold them in 1871, later owners being Mrs. Lawson and Mrs. White who owned them for over twenty years. Mrs. Chadwick's houses were sold in 1878, later owners being A. &M. McSweeney. Some of the tenants were of quite long-standing e.g. John Geary and Miss Mary Geary, a music teacher; probably his sister. (1870-1885); Bridget Gaffney (1881-1897). 3  
(McSweeney - refer 333-5 Queensberry Street). Of note is a permit application for one two-storey house in Peel Street, by Mrs. Chadwick in 1864; the builder was Charles Fewster. However, whether built by Fewster or Pearson, all houses have similar characteristics. 4  

Description - A row of parapeted two-storey houses with formerly two level cast-iron and timber verandahs which are now partly shop fronts. 61-3 has a gabled parapet entablature, with scrolls, which bears the name 'Peel Terrace A.D. 1868' (rate books give an addition of two rooms per house in 1869, which indicates general improvements in 1868 5), 57 has simple corniced parapets. Common brick and stucco corniced chimneys are shared by the row, as is the stucco side-wall ornament: however, 61-3 is face brick and 57-9 stucco faced. Iron patterns also differ as do the verandah posts (round section foliated capitals on 57-9, square section capitals and posts on 61-3).  

Integrity - Shop fronts have replaced all the ground levels and associated windows, doors decoration and
fences, sometime early this century; chimney cornice is part gone on 61 and the whole chimney gone on 57; cast-iron friezes (if they existed) are gone from 61-3 and the balustrading obscured (or removed) on 59-61; the face-brick of 61-3 has been painted; parapet orbs/balls are missing generally, see 63.

Streetscape - Part of a varied formerly residential streetscape of low integrity, relating to 65 (built for John Brown in 1865) and by scale, form and siting, to 55.

Significance
Architecturally, early examples of a common type but much altered, being changed in use, and part of an isolated group of mixed use structures: of local importance.
Historically, indicative of former generally residential nature of street, also an example (part), of owner-builder speculation: of local interest.

Recommendations
Consider restoration to residential use including rezoning to Special Resident 2 or similar; consider restoration of existing period elements by removal of upper level signs, restoration of cast-iron and parapet balls and repainting in typical or original colours.

Survey Notes:
Major upper level development adjoining dominates row, reducing integrity, ground level rebuilt in related shopfront form to the Victorian-era - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1866-1871</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victoria-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Heritage Places Inventory July 2015
57-61, 63 Peel Street D3 (differs from i-Heritage)

MMBW
DP1026 1895 shown as part of long row of houses

Probate, VPRO
**SURVEYED PLACES**

Samuel Chadwick Stonemason Hotham 3 Jan 1863 4/376
VPRS 28/P0, unit 44;
VPRS 28/P1, unit 8;
VPRS 7591/P1, unit 16 estate of £4/10

i-Heritage search results: Abstract of Building
Identification Form (BIF)
57 TO 61, 63 PEEL STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include French doors and verandah.
Statement of Significance Architecturally, early examples of a common type but much altered, being changed in use, and part of an isolated group of mixed use structures:
of local importance. Historically, indicative of former generally residential nature of street, also an example (part), of owner-builder speculation: of local interest.
Recommended Alterations Consider restoration to residential use including re-zoning to Special Resident 2 or similar; consider restoration of existing period elements by removal of upper level signs, restoration of cast-iron and parapet balls and repainting in typical or original colours. Shopfronts replaced (sympathetic)

Lewis, M. Australian Architecture Index:
‘19 01 1860 City of Melbourne registration no 46 [Burchett Index]. Fee 2.0.0 two houses Peel - near Old Cemetery’
Owner: Pearson & Chadwick
Builder: Pearson & Chadwick - Melbourne;
‘3 08 1860 City of Melbourne registration no 438 [Burchett Index]. Fee 1.10.0 two cottages Peel - opp. N W cnr. Old Cemetery 3 08 1864 City of Melbourne registration no 385 [Burchett Index]. Fee 1.10.0 house;
Owner: Chadwick, Mrs; Builder: Fewster, Charles C - Carlton
‘4 03 1871 City of Melbourne registration no 4322 [Burchett Index]. Fee 2.0.0 house Peel - opp. Old Cemetery’
Owner: Steel, J C; Builder: Pearson, Thos - Melbourne

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
57-9 , 61-3 Peel Street
1866, 1195-8; 1869, 1250; 1871, 1298, 1877, 1307-8; RS 1896-97, 2171, 2; 1881 , 1361; 1869, 1250-1
5 room brick house 1862-, joined in 1866 by 2 brick houses all owned by Pearson /Chadwick; Chadwick owns all by 1869; 61 Peel St improved rebuilt by 1871 owned by Webster, rest owned by Chadwick

Sands & McDougall Directory of Victoria
1904
Peel ter—
49 Copley. James
51 Frost, John

53 Kelly, Mrs Isabella
55 WANSTALL James G.
57 Mahony. Thomas
59 Hills. Mrs Annie
61 Boyd. William
63 Gibbon. Charles J.
65 Anger. Jamea
69 Nilsen, Peter
71 Howard, John A.
Right-of-way
73 Campbell. Peter A.

1893
45 Horwood John
Right-of-way
Peel ter-
49 Williams, John
51 Vacant
53 Taylor, Mrs Ellen
55 Wanstall, J. G.
57 Gaffney, Bridest
59 O’Halleron, Miss C.
61 Redden, Miss Margaret
63 Robertshaw, Frank
65 Morrison, John
67 McNerney, Barth.
69 Hallpike, Edward
71 Rex, George
73 Campbell. Peter A.

1880
Holland John ,
Peel ter-1 to 9
1 Mitchell, William
2 Blanchard, Joseph
3 Smith, Alexander
Smith, Wm, watchmakr
4 Reilly, James
5 Gainey, Mrs B.
6 Ahern, Mrs Eliza
7 Gery, John
Gery, Miss, music teachr
8 Pearson, Jas, carpenter
9 Liley, Mrs

13 Brearley, Charles
15 Airey, Mrs Mary
17 Borthwick John
19 Poole, James
21 Vale, John F.
23 McQualter, Malcolm
25 Sievewright, James
43 Kerr, James
Kerr, Miss Jane E, dressmaker
45 Enouf, Philip
Victoria st
City of Melbourne Valuers Books
1891, 2152-3
(McSweeney)
owner: Mrs White BH 6 rooms, £16 x 49 £40
61 Mrs Cumming
63 Mrs Williams
(Waters)

1885, 2250-1
(2x Eason, 2x McSweeney)
owner: Mrs White BH 6 rooms, £18 x 57 £40
61 John Geary; 63 Alex White x-out to John Potter
(Dean to Waters)

1875, 1308-9
(2x Eason, 2x Chadwick)
owner: Mrs White BH 6 rooms, £18 x 57 £40
61 John Geary; 63 Alex White x-out to John Potter
(Dean to Waters)

1870, 1276-7
(2x Easton/2x Chadwick)
T Pearson owner-occupier BH 6 rooms £36
Kennedy, Peter Woods BH 6 rooms £40
(Dean, Brown x2)

(1869, 1248-: 59-61 owned by Mrs Chadwick 61-63
owned by T Pearson, Dean next)

North and West Melbourne Conservation Study (1983)

History - These shops and residences were all built
c1865, possibly by Thomas Pearson a contractor, who
retained 61 and 63 Peel Street and sold the other two to
Mrs. Chadwick, possibly the wife of Thomas Chadwick, a
publican of Flemington. Pearson lived in one of his
houses until he sold them in 1871, later owners being
Mrs. Lawson and Mrs. White who owned them for over
twenty years. Mrs. Chadwick’s houses were sold in
1878, later owners being A. & M. McSweeney. Some of
the tenants were of quite long-standing e.g. John Geary
and Miss Mary Geary, a music teacher; probably his
sister. (1870-1885); Bridget Gaffney (1881-1897). 3
(McSweeney - refer 333-5 Queensberry Street). Of note
is a permit application for one two-storey house in Peel
Street, by Mrs. Chadwick in 1864; the builder was
Charles Fewster. However, whether built by Fewster or
Pearson, all houses have similar characteristics. 4

Description - A row of parapeted two-storey houses
with formerly two level cast-iron and timber verandahs
which are now partly shop fronts. 61-3 has a gabled
parapet entablature, with scrolls, which bears the name
‘Peel Terrace A.D. 1868’ (rate books give an addition of
two rooms per house in 1869, which indicates general
improvements in 1868 5, 57 has simple corniced
parapets. Common brick and stucco corniced chimneys
are shared by the row, as is the stucco side-wall
ornament: however, 61-3 is face brick and 57-9 stucco
faced. Iron patterns also differ as do the verandah posts
(round section foliated capitals on 57-9, square section
capitals and posts on 61-3).

Integrity - Shop fronts have replaced all the ground
levels and associated windows, doors decoration and
fences, sometime early this century; chimney cornice is
part gone on 61 and the whole chimney gone on 57;
cast-iron friezes (if they existed) are gone from 61-3 and
the balustrading obscured (or removed) on 59-61; the
face-brick of 61-3 has been painted; parapet orbs/balls
are missing generally, see 63.

Streetscape - Part of a varied formerly residential
streetscape of low integrity, relating to 65 (built for
John Brown in 1865) and by scale, form and siting, to
55.

Significance
Architecturally, early examples of a common type but
much altered, being changed in use, and part of an
isolated group of mixed use structures: of local
importance.
Historically, indicative of former generally residential
nature of street, also an example (part), of owner-
builder speculation: of local interest.

Recommendations
Consider restoration to residential use including re-
zoning to Special Resident 2 or similar; consider
restoration of existing period elements by removal of
upper level signs, restoration of cast-iron and parapet
balls and repainting in typical or original colours.
Peel Street | 65 | Dean's house

Upper level double-hung sash windows replaced with hopper sash, reducing integrity; slate roof, old gabled form and chimney, also terracotta pots. Most ground level replaced - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** C  
**Proposed Grading:** C

What date or era does the place express (if any)?

**Creation date (if available)?** 1871  
**Creation era?** Early Victorian-era  
**Victorian-era**  
**Interwar**  
**Edwardian-era**  
**Post WW2**

What are the heritage values of the place (if any)?

Aesthetic value  
Historical value  
Scientific value  
Social value  
Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct  
Contributory to precinct  
Not significant or contributory  
Significant individually  
Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015  
65-67 Peel Street C3 (no BIF, Statement of Significance?)  
Heritage Places Inventory 2008  
D2

City of Melbourne online maps  
Shown as 65 Peel Street  
MMBW DP 1027 c1895 shown as 65 with bricked rear side yard

North Melbourne Parish Plan: Part CA4/C Grantee: John Downie

i-Heritage search results: Abstract of Building Identification Form (BIF)  
65 TO 67 PEEL STREET WEST MELBOURNE 3003  
Heritage Gradings  
Building Grading Streetscape Level Laneway Level D 2  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct  
Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted  
Building and History Information  
Architectural Style Early Victorian  
Period 1850-75 - Early Victorian  
Construction Date  
Source for Construction Date  
Architect  
Builder  
First Owner  
Integrity Poor  
Condition Fair  
Original Building Type  
History Not Assessed  
Description/Notable Features  
Notable features include slate finish; historical note - Chinese occupation.  
Statement of Significance  
Not Assessed  
Recommended Alterations  
Shopfront new/replaced; window glazing altered  
(inappropriate - reinstate original design)

State Library of Victoria - DeGruchy & Leigh 1866:  
Vacant lot, next to adjoining row.

Lewis, M. Australian Architecture Index:  
‘71120 Downie, John Downie, John - 31 Provost Street Nth Melb. West Melbourne VIC City of Melbourne registration no 313 [Burchett Index]. Fee 1.0.0 workshop Peel - near Old Cemetery 1860 05 22’

Sands & McDougall Directory of Victoria  
1904  
Peel ter—  
49 Cropley. James  
51 Frost, John  
53 Kelly, Mrs Isabella  
55 Wanstall James G.  
57 Mahony. Thomas  
59 Hills. Mrs Annie  
61 Boyd. William  
63 Gibbon. Charles J.  
65 Anger. James  
69 Nilsen, Peter  
71 Howard, John A.  
Right-of-way  
73 Campbell. Peter A.

1893  
45 Horwood,John  
Right-of-way  
Peel ter—  
49 Williams, John  
51 Vacant

Graeme Butler & Associates 2015: Appendix 2:  
734
SURVEYED PLACES

53 Taylor, Mrs Ellen
55 Wanstall, J. G.
57 Gaffney, Bridget
59 O’Halloran, Miss C.
61 Redden, Miss Margaret
63 Robertshaw, Frank
65 Morrison, John
67 McInerney, Barth.
69 Hallpike, Edward
71 Rex, George
73 Campbell, Peter A.

1880
Holland John,
Peel ter-1 to 9
1 Mitchell, William
2 Blanchard, Joseph
3 Smith, Alexander
Smith, Wm, watchmakr
4 Reilly, James
5 Gainey, Mrs B.
6 Ahern, Mrs Eliza
7 Gery, John
Gery, Miss, music teachr
8 Pearson, Jas, carpenter
9 Liley, Mrs

13 Brearley, Charles
15 Airey, Mrs Mary
17 Borthwick John
19 Poole, James
21 Vale, John F.
23 McQualter, Malcolm
25 Sievewright, James
43 Kerr, James
Kerr, Miss Jane E, dressmaker
45 Enouf, Philip
Victoria st

City of Melbourne Valuers Books
1891, 2154
(White)
Mrs Ward x-out to Mrs B..? James Waters owner 65 BH
7 rooms 22x60 £52
(Brown)

1886, 2242,
(White)
Mrs ..., James Waters, BH 7 rooms 22x60 £52
(Brown)

1880, 1357
(White)
Miss Lilley, Jas Waters, BH 7 rooms 22x60 £52
(Brown)

1875, 1310
(Mrs White)
Mrs Lilley, Jos Dean x-out to Jas Watters gent, BH 7
rooms 22x60 £52
(J Brown)

City of Melbourne Rate Books
1872, 1320
(P Wood)
Joseph Dean owner-occupier, BH 7 rooms 22x66 £50
(J Brown)

1871, 1300
(P Wood)
Joseph Dean owner-occupier, BH 7 rooms 22x66 £50
(J Brown)

Property number: 107481
SURVEYED PLACES

Peel Street 69 - 71 Melbourne Towing Service

Survey Notes:
Openings changed; bricks painted or rendered over; intrusive signage; altered, reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 3 Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1930-1935

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

Aesthetic value
- Historical value

Scientific value
- Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct
- Not significant or contributory

Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

6.7 Transport

Recommendations (if any)

None.

References (if any):

Heritage Places Inventory July 2015
D3 (No listing in Heritage Places Inventory 2008)

North and West Melbourne Conservation Study (1983),
Heritage Places Inventory June 2015
Not graded.

City of Melbourne online maps
'A single storey brick warehouse built in the late 1930's.'
**West Melbourne Heritage Review**

**SURVEYED PLACES**

**Peel Street**

<table>
<thead>
<tr>
<th>73-75</th>
</tr>
</thead>
</table>

1942

69 Melb Towing Service
71 Federal Petroleum Co, mtr oil imprtrrs
73 Myles, Mrs Olive
75 Dennison, Seddon P.

**Property number:** 107483

**Survey Notes:**

Façade bricks painted over, reducing integrity (side unpainted), reducing integrity, multi-pane metal framed glazing.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: -</th>
<th>Proposed Grading: D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level: -</td>
<td>Proposed Streetscape Level: 3</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1946-2015
- Creation era?
  - [ ] Victorian-era
  - [ ] Early Victorian-era
  - [ ] Post WW2
  - [ ] Interwar

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

North and West Melbourne Conservation Study (1983),
Heritage Places Inventory June 2015

Not graded

City of Melbourne online maps

'2 storey brick building built 1930's (sic). '

Sands & McDougall Directory of Victoria

1930

- 69 Gall, Francis
- 71 Wilson, Daniel
- 73 Nelson, Jas.
- 75 Fox, Daniel
- 79 Cutmore, /Mt.
### Survey Notes:

Model infill project. Not part of the West Melbourne significant era and not recognised by any comparative study.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

**Creation date (if available)?** 1985-90?

- □ Victorian-era
- □ Interwar
- □ Edwardian-era
- □ Post WW2

### What are the heritage values of the place (if any)?

- □ Aesthetic value
- □ Historical value
- □ Scientific value
- □ Social value

- ☑ Not assessed for heritage values

### Is the place in a Heritage Overlay?

- □ Contributory to precinct
- ☑ Not significant or contributory

- □ Significant individually
- □ Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- North and West Melbourne Conservation Study (1983), Heritage Places Inventory June 2015

- Not graded

- Ray Cowling, personal communication to Graeme Butler

  2015:  

  ‘...this house was a demonstration house ... at the time of the City of Melbourne Postcode 3000 campaign to bring people into the city; architect Peter Crick.

  Cites: email from Peter Crick of Tract Consultants Pty Ltd to City of Melbourne 6 Nov 2013 re City North C198 re this house, as its architect and designer, of Perrott Lyon Mathieson:

---

Surveyed places:

| Peel Street | 79 | Nest House, later Ausnest House |

- Originally called the NEST house (abbreviation for New Expanding Shelter Technology)
- Designed to accommodate the expanding or extended family within one building 3 levels on a small inner city footprint at the time.
- There was also construction innovation with the engineered three level timber frame clad with a new material at the time Hebel light weight concrete block.
- The U shaped plan with party wall configuration was designed for repetition, forming quadrangle structures creating higher density low rise development.’
- Cites extract from the AUSNEST booklet which states that ‘Principal David Tribe and architect Stephen Birrell of Leading Edge Design in conjunction with Perrott Lyon Mathieson designed the home...’ also that public/private joint venture proponents were City of Melbourne, Housing Industry Association, and Jennings Housing. Also involved were Copeland Ford Whittle (interiors) and Peter Crick.
- First development of type. Project launched by City of Melbourne in 1987

- Manta web site 2015

- Companies in West Melbourne

- Australia Uncorked

- 79 Peel Street

- West Melbourne, VIC Australia

- Property number: 107484

---
<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Peel Street</th>
<th>81</th>
<th>Shop and residence row</th>
<th>85-87</th>
</tr>
</thead>
</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading:  
- Proposed Grading: -

**Existing Streetscape Level:** -  
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

- Creation date (if available)? 1946-2015
- Creation era?  
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any)**

None.

**References (if any):**

- North and West Melbourne Conservation Study (1983), Heritage Places Inventory June 2015
- Not graded

**MMBW**

- DP 1027 c1895 similar plan shown

**Sands & McDougall Directory of Victoria**

- 1942
  - 75 Dennison, Seddon P.
  - 79 Stokes, Mrs E. H.
  - 81 Stanfield, Algernon
  - 85 Hanley, C., confr

**Property number:** 107485
SURVEYED PLACES

Sands & McDougall Directory of Victoria
1904
79 Herald, John, jnn
81 D’Alton. J.. Electoral reg & estate agent
Right-of-way
85 Angus. John bootmaker & repairer
87 Johns. Albert F.
ROW
Victoria st

1893
76 Ellis, Benjamin
Right-of-way
79 Herald, John
81 Sivewright, James
Right-of-way
85 Walking, Walter
87 Solomon, Mrs T.
Right-of-way
Victoria st

Property number: 107486

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Phoenix Lane  4 -6  Phoenix Clothing Company, rear

Survey Notes:
Refer to Victorian Heritage Register (H0801) Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -  Proposed Grading: A

What date or era does the place express (if any)?
Creation date (if available)? 1860s?
Creation era?  
☑ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO475 Former Phoenix Clothing Company, 347-349 King Street & 4-8 Phoenix Lane, West Melbourne (Victorian Heritage Register)

☐ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any):
Revise Heritage Places Inventory July 2015 to concur with Victorian Heritage Register HO801 designation.

References (if any):
Victorian Heritage Register
Victorian Heritage Register H0801

Heritage Places Inventory July 2015, i-Heritage
No listing- part 347 To 349 King Street West Melbourne 3003.

Victorian Heritage Register
VHR H0801

Last updated on - December 15, 1999

---
West Melbourne Heritage Review

SURVEYED PLACES

What is significant?
The Former Phoenix Clothing Company building is a three storey stone and brick shop, residence and store complex. It contains fabric from several different periods of building and alteration. The earliest section dates from the early gold rush era, while three storey additions were made in 1859 and the ground floor of the rear store/factory section probably dates from the 1860s. An 1869 photograph of the building showed a loggia, but this has been filled with windows.

How is it significant?
The Former Phoenix Clothing Company building is of historical and architectural significance to the State of Victoria.

Why is it significant?
The Former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers' wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Former Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne’s early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Former Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.

The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush period. - See more at: http://vhd.heritagecouncil.vic.gov.au/places/765

Property number: 107576
### Surveyed Places

**Phoenix Lane 8 **

#### Survey Notes:
Refer to Victorian Heritage Register (H0801) Statement of Significance (Appendix 3).

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>A</td>
</tr>
</tbody>
</table>

#### What is the streetscape level (if any)?

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>1</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- Creation date (if available)? 1859?

- Creation era?
  - [x] Early Victorian-era
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO475 Former Phoenix Clothing Company, 347-349 King Street & 4-8 Phoenix Lane, West Melbourne

- [ ] Contributory to precinct
- [x] Significant individually
- [ ] Not significant or contributory
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

5.5 Building a manufacturing industry

#### Recommendations (if any)

Revise Heritage Places Inventory July 2015 to concur with Victorian Heritage Register H0801 designation.

#### References (if any):

**Victorian Heritage Register**

VHR H0801

Last updated on - December 15, 1999

**What is significant?**

The Former Phoenix Clothing Company building is a three-storey stone and brick shop, residence and store complex. It contains fabric from several different periods of building and alteration. The earliest section dates from the early gold rush era, while three-storey additions were made in 1859 and the ground-floor of the rear store/factory section probably dates from the 1860s. An 1869 photograph of the building showed a loggia, but this has been filled with windows.

**How is it significant?**

The Former Phoenix Clothing Company building is of historical and architectural significance to the State of Victoria.

**Why is it significant?**

The Former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers’ wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact...
representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

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The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush period. - See more at: http://vhd.heritagecouncil.vic.gov.au/places/765 #statement-significance

**Survey Notes:**

Red brick gabled stable-like form with concrete lintels, loading door upper level and gantry beam over, bullnose reveals, refitted as residence. Rear of Hennessy Bros bakery in 287-291 Victoria Street, refer to 1999 City of Melbourne Heritage Review Statement of Significance. Upper level changes, reducing integrity.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**

Creation date (if available)? 1920s?

Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value ✔
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 6.3 Providing essential services
- 5.4 Developing a retail centre

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Heritage Places Inventory July 2015

No listing. See 287 TO 291 Victoria Street West Melbourne 3003.

Personal communication

Oral source from survey:
Margaret Neilsen, 93298483
(nephew is Neil Hawthorne 0411291084)
Has owned 13, 15, and 19 Howard Street.
West Melbourne Heritage Review

SURVEYED PLACES

Says old bakery- has some original features: units 1, 2.

MMBW
DP 732 c1895: shows workshop small cottage off lane

i-Heritage search results: Abstract of Building Identification Form (BIF)
See 287 TO 291 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
City of Melbourne Heritage Review 1999 - Alom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Inter-War; c.1927 (possibly 1881?)
Period 1926-39 - Inter War
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Hennessy Bros. commenced trading from this site in c.1927, although it is possible that the group of shops was constructed much earlier. In 1875, rate books list Richard English owning two brick houses, with three rooms each, and a brick store of eight rooms. In 1881, these buildings are first described as two brick shops, each with three rooms, and a brick house with two rooms and a store, presumably at the rear. Hennessy Bros. ran a bakery from site until the 1950s, with other business in t

Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
The Hennessy Bros. building is a single-storey inter-War shop constructed of rendered brick. The rendered parapet with a central pediment is the principal element of the building, containing the words ‘HENNESSY BROS BAKERS’ in large, raised rendered lettering. The shopfront beneath the canopy has been altered.
Statement of Significance
The Hennessy Bros. building at 287-291 Victoria Street, West Melbourne, is of local aesthetic and historical interest. The building is demonstrative of inter-War commercial development in the area. Except for the shopfronts the building is relatively intact; the elegant parapet signage is of particular note.
Recommended Alterations
Other Comments Upgraded from E to D. The building is a good and relatively intact example of its style and type.

Survey Notes:
Corner site, adding prominence, Edwardian-era house, bricks painted over and verandah altered, reducing integrity, distinctive early iron fence.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -
Proposed Grading: D

Existing Streetscape Level: -
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available): 1905-1910
Creation era?
- Victorian-era
- Interwar
- Edwardian-era

What are the heritage values of the place (if any)?

Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
MMBW
DP 706- 1895
shows vacant (82-86, 102-114 Railway Pl shown)

Hermes, Heritage Places Inventory June 2015, i-Heritage
No listing.

North and West Melbourne Conservation Study (1983)
No listing.

Sands & McDougall Directory of Victoria
1930
RAILWAY PL—E SIDE
## Surveyed Places

### Off 300 Rosslyn St
- Stanley St
- Roden St
- Hawke St
- 70 Birrell, Mrs Emma

### 1915
- 55 Bilson, James
  - Hawke St
- 70 Wood, Ernest
  - 74 McKay, William
  - 76 Burgum, Harry

### 1910
- 58 McCann, Victor
  - Hawke St
- 74 McKay, William
  - 76 Burgum, Harry
  - 78 Peters, Arthur
  - 80 Jondahl, Erik

### 1904
- Hawke St
- Right-of-way
- 74 McKay, William
- 76 Burgum, Harry

---

<table>
<thead>
<tr>
<th>Property number</th>
<th>108142</th>
</tr>
</thead>
</table>

### Railway Place

<table>
<thead>
<tr>
<th>72</th>
<th>74</th>
<th>Row house</th>
</tr>
</thead>
</table>

### Survey Notes:
Corner site, adding prominence, Edwardian-era house, iron fence, uncommon villa form for West Melbourne, verandah tiles, part verandah iron.

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** D
- **Proposed Grading:** D

### What streetscape level (1-3, 1-best) does the place express?
- **Existing Streetscape Level:** 2
- **Proposed Streetscape Level:** 2

### What date or era does the place express (if any)?
- **Creation era:** 1895-1904
- **Post WW2**
- **Interwar**
- **Early Victorian-era**
- **Edwardian-era**

### What are the heritage values of the place (if any)?
- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?
- **North & West Melbourne Precinct**
- **HO3**
- **Contribution to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- **North and West Melbourne Conservation Study (1983)**
  - No listing
- **Hermes**
  - ‘Ungraded building included within a Heritage Precinct’
- **i-Heritage**
  - No listing.
- **Heritage Places Inventory June 2015**
  - 74 Railway Place D2
- **MMBW**
  - DP 706-1895 shows vacant (82-86, 102-114 Railway Place)
SURVEYED PLACES

Sands & McDougall Directory of Victoria
1904
Hawke st
Right-of-way
74 McKay, William
76 Burgum, Harry

1910
58 McCann, Victor
Hawke st
74 McKay, William
76 Burgum, Harry
78 Peters, Arthur
80 Jondahl, Erik

1915
55 Bilson, James
Hawke st
70 Wood, Ernest
74 McKay, William
76 Burgum, Harry

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1900-1918
Creation era?  
☐ Victorian-era ☐ Interwar
☑ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct

☐ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
76 RAILWAY PLACE WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
SURVEYED PLACES

Architectural Style: Italianate
Period: 1876-99 - Victorian
Construction Date:
Source for Construction Date:
Architect:
Builder: Not Assessed
First Owner:
Integrity: Fair
Condition: Fair
Original Building Type:
History: Not Assessed
Description/Notable Features:
Notable features include the fence; verandah decoration.
Statement of Significance:
Not Assessed
Recommended Alterations:
Bricks painted (inappropriate - remove by approved method) fence detail gone (inappropriate - reinstate original design)

Heritage Places Inventory July 2015
D2

MMBW
DP 706-1895 shows vacant (82-86, 102-114 Railway Place shown)

Sands & McDougall Directory of Victoria
1904
Hawke st
Right-of-way
74 McKay, William
76 Burgum, Harry
78 Leversha. George
82 Suter, William
84 Clec, James
86 Legge, Henry
88 Webb, Alfred
96 Duffy. Andrew
102 Thompson, Samuel

1910
58 McCann, Victor
Hawke st
74 McKay, William
76 Burgum, Harry
78 Peters, Arthur
80 Jondahl, Erik

1915
55 Bilson, James
Hawke st
70 Wood, Ernest
74 McKay, William
76 Burgin., Harry
78 Peters. Arthur
80 Kettels. David
80a Kennedy, Thomas

Property number: 108140

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1900-1918
Creation era?
- [ ] Victorian-era
- [ ] Edwardian-era
- [x] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

What are the heritage values of the place (if any)?
- [x] Historical value
- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
78 RAILWAY PLACE WEST MELBOURNE 3003
Heritage Grading
Building Grading: Streetscape Level: Laneway Level: D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
SURVEYED PLACES

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
Window; fence; verandah floor replaced; new door;
verandah detail gone (inappropriate - reinstate original
design/sympathetic alternative) Bricks painted
(inappropriate - remove by approved method)
Other Comments See 76/80 Railway Place for restoration.

MMBW
DP 706-1895 shows vacant (82-86, 102-114 Railway Place shown)

Sands & McDougall Directory of Victoria
1904
Hawke st
Right-of-way
74 McKay, William
76 Burgum, Harry
78 Leversha, George
82 Suter, William
84 Clec, James
86 Legge, Henry
R8 Webb, Alfred
96 Duffy, Andrew
102 Thompson, Samuel

1910
58 McCann, Victor
Hawke st
74 McKay, William
76 Burgum, Harry
78 Peters, Arthur
80 Jondahl, Erik

1915
55 Bilson, James
Hawke st
70 Wood, Ernest
74 McKay, William
76 Burgin, Harry
78 Peters, Arthur
80 Kettels, David
80a Kennedy, Thomas

Property number: 108139

Railway Place 80

Survey Notes:
Generally unchanged since North and West Melbourne
Conservation Study - refer to i-Heritage search results:
Abstract of Building Identification Form (BIF) in References
below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1900-1918
Creation era?
☑ Victorian-era
☑ Edwardian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)

None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
80 RAILWAY PLACE WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
**SURVEYED PLACES**

**Architectural Style**: Italianate
**Period**: 1876-99 - Victorian

**Construction Date**
Source for Construction Date Not Assessed
**Architect**
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
**Description/Notable Features**: Notable features include verandah decoration; unpainted decorative brickwork.
**Statement of Significance**: Not Assessed
**Recommended Alterations**: Fence detail gone (inappropriate - reinstate original design) part terracotta detail painted (inappropriate - remove by approved method)

**MMBW**

DP 706-1895 shows vacant (82-86, 102-114 Railway Place shown)

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**Sands & McDougall Directory of Victoria**

1904
**Hawke st**

74 McKay, William
76 Burgum, Harry
78 Leversha, George
82 Suter, William
84 Clec, James
86 Legge, Henry
R8 Webb, Alfred
96 Duffy, Andrew
102 Thompson, Samuel

1910

58 McCann, Victor
**Hawke st**

74 McKay, William
76 Burgum, Harry
78 Peters, Arthur
80 Jondahl, Erik

1915

55 Bilson, James
**Hawke st**

70 Wood, Ernest
74 McKay, William
76 Burgin, Harry
78 Peters, Arthur
80 Kettels, David
80a Kennedy, Thomas

**Property number**: 108137

---

**Survey Notes**: Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1900-1918
- Creation era:
  - [ ] Victorian-era
  - [x] Edwardian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [x] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

- 80 A RAILWAY PLACE WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
SURVEYED PLACES

Architectural Style Italianate
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Poor
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations Bricks/stone painted
(inappropriate - remove by approved method) fence detail
gone (inappropriate - reinstate original design) iron
verandah gone-see 80 (inappropriate - reinstate original
design/sympathetic alternative)

MMBW

DP 706- 1895 shows vacant (82-86, 102-114 Railway Place shown)

Sands & McDougall Directory of Victoria
1904
Hawke st
Right-of-way
74 McKay, William
76 Burgum, Harry
78 Leversha, George
82 Suter, William
84 Clec, James
86 Legge, Henry
88 Webb, Alfred
96 Duffy, Andrew
102 Thompson, Samuel

1910
58 McCann, Victor
Hawke st
74 McKay, William
76 Burgum, Harry
78 Peters, Arthur
80 Jondahl, Erik
80a O'Donnell, Henry J.
82 O'Donnell, James
84 Trevorrow, Richd. S.
86 Legge, Henry

..

1915
55 Bilson, James
Hawke st
70 Wood, Ernest
74 McKay, William
76 Burgin, Harry
78 Peters, Arthur
80 Kettels, David
80a Kennedy, Thomas

Property number: 108138
### Surveyed Places

**Architecture Style**: Italianate  
**Period**: 1876-99  
**Victorian**  
**Construction Date**:  
**Source for Construction Date**:  
**Architect**: Not Assessed  
**Builder**: Not Assessed  
**First Owner**:  
**Integrity**: Fair  
**Condition**: Fair  
**Original Building Type**:  
**History Not Assessed**:  
**Description/Notable Features**:  
**Notable features include verandah decoration; unpainted decorative brickwork-side party wall only; elaborate/high standard design of cement rendered surfaces.**  
**Statement of Significance**: Not Assessed  
**Recommended Alterations**:  
**Bricks painted (inappropriate - remove by approved method) new fence; new verandah floor; (inappropriate - reinstate original design/sympathetic alternative)**  
**Survey Notes**: Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**  
**Existing grading**: D  
**Proposed Grading**: D  

**What date or era does the place express (if any)?**  
**Creation date (if available)**: 1875-1900  
**Creation era**:  
- [x] Victorian-era  
- [ ] Edwardian-era  
- [ ] Interwar  
- [ ] Post WW2  

**What are the heritage values of the place (if any)?**  
- [ ] Aesthetic value  
- [x] Historical value  
- [ ] Scientific value  
- [ ] Social value  
- [ ] Not assessed for heritage values  

**Is the place in a Heritage Overlay?**  
**HO3 North & West Melbourne Precinct**  
- [x] Contributory to precinct  
- [ ] Not significant or contributory  
- [ ] Significant individually  
- [ ] Proposed for a Heritage Overlay  

**What are the historic themes represented by the place?**  
- 8.2 Housing the population  

**Recommendations (if any)**:  
None.

**References (if any):**  
i-Heritage search results: Abstract of Building Identification Form (BIF)  
84 RAILWAY PLACE WEST MELBOURNE 3003  
Heritage Gradings  
Building Grading Streetscape Level Laneway Level  
D 2  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct  
Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme Butler, no date  
Adopted  
Building and History Information
### Surveyed Places

**Architectural Style:** Italianate  
**Period:** 1876-99 - Victorian  
**Construction Date**  
**Source for Construction Date**  
**Architect**  
**Builder Not Assessed**  
**First Owner**  
**Integrity Fair**  
**Condition Fair**  
**Original Building Type**  
**History Not Assessed**  
**Description/Notable Features**  
*Notable features include unpainted decorative brickwork; elaborate/high standard design of cement rendered surfaces-unusual parapet form.*  
**Statement of Significance Not Assessed**  
**Recommended Alterations**  
*Bricks part painted (inappropriate - remove by approved method) new fence; iron gone (inappropriate - reinstate original design/sympathetic alternative)*  
**Other Comments**  
*Verandah appears replacement of earlier type of house c1880? Verandah c.1905.*

**MMBW**  
DP 706- 1895 shows (82-86, 102-114 Railway Place shown)

<table>
<thead>
<tr>
<th>Property number:</th>
<th>108135</th>
</tr>
</thead>
</table>

### Survey Notes:

Bullnose verandah, coloured brick, part row, verandah detail gone, reducing integrity- otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### Existing grading:

| Streetscape Level | 2 |

### Proposed grading:

| Streetscape Level | 2 |

### What is the heritage grading (A-D, 1-3) of the place (if any)?

| Grade | D |

### What date or era does the place express (if any)?

**Creation date (if available)?** 1875-1900  
**Creation era?**  
☑ Victorian-era  
☐ Edwardian-era  
☐ Post WW2  
**What are the heritage values of the place (if any)?**  
☑ Historical value  
☐ Aesthetic value  
☐ Scientific value  
☐ Social value  
☐ Not assessed for heritage values  
**Is the place in a Heritage Overlay?**  
☑ Contributory to precinct  
☐ Not significant or contributory  
☐ Significant individually  
☐ Proposed for a Heritage Overlay  
**What are the historic themes represented by the place?**  
8.2 Housing the population  
**Recommendations (if any)**  
None.

### References (if any):

**MMBW**  
DP 706- 1895 shows (82-86, 102-114 Railway Place shown)

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

<table>
<thead>
<tr>
<th>86 RAILWAY PLACE WEST MELBOURNE 3003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heritage Grading: Building Grading Streetscape Level Laneway Level</td>
</tr>
<tr>
<td>D 2</td>
</tr>
</tbody>
</table>

Conservation Study Details  
Precinct Conservation Management Plan
**SURVEYED PLACES**

North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Italianate
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include unpainted cement render; unpainted decorative brickwork; elaborate/high standard design of cement rendered surfaces-unusual parapet form; early chimney form.
Statement of Significance
Not Assessed
Recommended Alterations
New fence (sympathetic - reinstate original design)
verandah iron gone (inappropriate - reinstate original design/sympathetic alternative)
Other Comments See 84 comment.

**Property number:** 108134

---

**Railway Place**

88 - 104

**Survey Notes:**

Infill, conversion of post-war factory.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D

**Proposed Grading:** -

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

Creation date (if available)? 1999?

**Creation era?**

- Early Victorian-era
- Interwar
- Edwardian-era
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Heritage Places Inventory July 2015
88 D2

MMBW

DP 706- 1895 shows 88-100 as vacant (82-86, 102-114 row houses Railway Place shown)

City of Melbourne online maps

Shown as 88-104

3 storey brick apartment complex includes gnd. level parking. Warehouse conversion & sub-division 1999.

Sands & McDougall Directory of Victoria

1942
84 Saliba, Felice
86 Peters, Arth. A.
Property number: 108133

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Proposed Grading: -

**Existing grading:**
-  Proposed Grading:

**Existing Streetscape Level:**
-  Proposed Streetscape Level:

**What date or era does the place express (if any)?**
- Creation date (if available)? 1993-
- Creation era?
  - ☑ Victorian-era
  - ☑ Edwardian-era
  - ☑ Early Victorian-era
  - ☑ Interwar
  - ☑ Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- ☑ Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- ☑ Contributory to precinct
- ☑ Not significant or contributory
- ☑ Significant individually
- ☑ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
MMBW
DP 706-1895 shows 88-100 as vacant (82-86, 102-114 Railway Place shown)

City of Melbourne online maps

Property number: 108132
West Melbourne Heritage Review

SURVEYED PLACES

| Roden Street | 1 | West Melbourne State School No. 1689 later West Melbourne Central School |

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B
Proposed Grading: B

What date or era does the place express (if any)?
Creation date (if available): 1875
Creation era: Yes Early Victorian-era
Victorian-era
Edwardian-era

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO464 Primary School No. 1689, Eades Place, West Melbourne
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.3 Educating the people

Recommendations (if any)
Interiors should be assessed as a significant former public building. Reconcile property address with Heritage Places Inventory July 2015.

References (if any): 
City of Melbourne GIS
Project property plan: shows as 9 Roden St; Eades Place is heritage overlay address

City of Melbourne online maps
‘2 storey brick residential building built 1999.’

Heritage Places Inventory June 2015
Eades Place B1

i-Heritage
No listing

Hermes
(see King and Roden Streets, Eades Place)
‘National Trust of Australia (Vic) Last updated on -
October 5, 2005
Designed in 1873 by architects, Terry and Oakden and
built in 1875-6 for the recently formed Victorian Education
Department, the West Melbourne State School is of State
significance as an externally near original prize winner
from the state-wide 1873 competition held to establish
prototypes for the future schools built for the
Department. Although this school design was known to be
used only once, and resulted from a decision to award the
judges (as well as the contestants) prizes, the publicity
which accompanied the competition must have been
influential, either directly or indirectly, in shaping the
massive amount of school construction carried out by the
Department until new stylistic directions followed in the
early 1900s.
The school is also of local importance as a long-term
public building in West Melbourne and the extensive
documentation of its function through building plans,
building files and student rolls allow further historic
interpretation of the site and enhance its historical
significance.
 Classified: 06/06/1994’
See colour image

Victorian Heritage Register
Deregistered 1993
‘Historic Government Schools in Victoria (February 1993),
prepared for the HBC by the Heritage Management
Branch (Building Division) of the Victorian Department of
Planning and Development, determined not to add the
above mentioned buildings to the Historic Buildings
Register ...The buildings are recognised to be of local
importance’

Typological Study: ‘Survey of Historic School’ cites Burchell
95, 103, 110, 140; Blake V3, 73;
1923-4 additions
1933 MacRobertsons Girls HS occupy while new building
erected.

Victorian Heritage Database
National Trust of Australia (Vic) listing only

North and West Melbourne Conservation Study (1983):
V1: 255
Graded B

Newspapers:
‘Melbourne Times’ 25 November 1992
‘Closure announced by Kennett State Government, given
only 26 pupils.
The Eades Place childcare centre, run by the Flagstaff
TAFE College. occupies most of the ground floor.
Education Ministry bureaucrats are also stationed in the
King Street building’…‘The children’s centre, which caters
for up to 45 children every day, mainly children of TAFE
college students, has shared the building with West
Melbourne Primary since 1989.’

Sands & McDougall Directory of Victoria
1893
KING St E side
Chetwynd st
North and West Melbourne Conservation Study (1983): V1: 255 Eades Place

History - During 1875, the present school building was erected at a cost of 6,749 pounds, with Percy Walker, who had been head master of St. Mary's Anglican School in Howard Street, in charge. By 1876, there were 2,313 children on the roll, although the average attendance was around 955, with a staff of twenty-six. By the end of the century, the attendance had decreased to 750. Repair work had to be carried out in 1910, after a period of decline since the day in 1838, when it was... 'ranked with the cleanest in the city.'1 This school was one of 13 schools of 3 differing categories offering prizes in a 1873 competition amongst private architects arranged by the new education ministry. (SS 1402, Errol Street was another). Architects, Terry and Oakden won this commission, although in retrospect, the design did not become a pattern for future schools as others did. 2

Description - A face brick and stucco school of two-levels arranged in a slated gabled roof E-plan, with a central entrance wing and bellcote over. Buttresses and both Gothic and Tudor-arched openings created an almost ecclesiastical flavour. Quatrefoil piercing and window hood moulds are further Medieval (English) elements, as is the oculus under the bellcote, although of more Italian origin. Other similar schools included S.S. 1396 at Brighton 1874; S.S. 1270 at Buninyong (trussed gables), 1873 and SS 1436 at Mount Pleasant.

Integrity - Other detached wings have been added within the grounds; the presumed timber picket fence has been replaced.

Streetscape - Bounding the west side of the Eades Place precinct.

Significance - Architecturally, distinguished by the lack of replication of the design meted out to others from the- 1873 competition but taken as part of the whole, it was influential on all following designs within the Education Department, until the 1920s, by underscoring the Medieval precedent for school design. It is also a contemporary part of the Eades Place precinct: of high regional importance. Historically, West Melbourne's only State School and the second State School in the study area: of local importance.

Recommendations - Restore picket fence to original or typical details (Refer Burchell, p,97 photograph); repaint trim in original or typical colours.


What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? unknown
Creation era? -
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
unknown

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Single storey brick industrial building.'

City of Melbourne Planning register online search results
'Permit Number TP-2014-22
Date Received 17/01/2014
Address of Land 14-20 Roden Street WEST MELBOURNE VIC 3003 (Zone HO3 )
Applicant's Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Demolition of existing building and development of a residential building consisting of 8 townhouses over 3 to 4 levels with rooftop terraces for each townhouse
SURVEYED PLACES

Officer’s Name: Mark Friedrichsen
Change to Application: YES
Objections Received: 5
Application Status: Permit Issued
Decision Notice of Decision to Grant Permit: 12/07/2014

Property number: 110949

Survey Notes:
A.D.1881 parapet; corner site, adding prominence; side wall bricks painted over, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available): 1881
Creation era:
☑ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
B.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
48 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Roden Street  50

Survey Notes:
A.D.1881 parapet; bricks painted over, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  D
Existing Streetscape Level:  2  Proposed Streetscape Level:  2

What date or era does the place express (if any)?
Creation date (if available)?  1881
Creation era?
☑ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
50 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
**Surveyed Places**

**Roden Street**

**Survey Notes:**

Generally changed but resembles the siting and form of Victorian-era house.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed Grading: -

**What date or era does the place express (if any)?**

- Creation date (if available)? 1946-2015
- Creation era?
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Not significant or contributory

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct

  - [ ] Contributory to precinct
  - [x] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- **MMBW**
  - DP730 shown in similar position

  **Heritage Places Inventory July 2015**
  - No listing.

- **Sands & McDougall Directory of Victoria**
  - 1904
  - 22 O'Shen. Mrs Margt.
  - **King st**
  - **Right of Way**
  - 48 Campbell, George
  - 50 Mirl. John
  - 52 Davls, David
  - 54 O'Keefe, Michael

  **1930**
  - **King st**
  - 48 Pill, Leslie J.
  - 50 Cribbes, Thos. W.
  - 52 Storey, Wm. J.
  - 54 Baring, Mrs Annie
  - 56 Lewis, Edward S.
  - 58 Somerville, Henry
  - 80 Hughes, Edward E...

**Property number:** 108402
Property number: 110916

Survey Notes:
Part row; distinctive panelled verandah detail, added iron fence instead of original timber picket, reducing integrity-otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: D
- Proposed Grading: D

What date or era does the place express (if any)?
- Creation date (if available)? 1875-1900
- Creation era? Victorian-era, Edwardian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Scientific value
- Social value
- Not assessed for heritage values
- Historical value

Is the place in a Heritage Overlay?
- HO3  North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
- 8.2 Housing the population

Recommendations (if any)
None.

References (if any):
- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 54 RODEN STREET WEST MELBOURNE 3003
- North and West Melbourne Heritage Precinct
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme...
<table>
<thead>
<tr>
<th>Property number:</th>
<th>108400</th>
</tr>
</thead>
</table>

**Surveyed Places**

Butler, no date  Adopted

**Architectural Style** Victorian

**Period** 1876-99 - Victorian

**Construction Date**

Source for Construction Date

**Architect**

**Builder**

**First Owner**

**Integrity Fair**

**Condition Fair**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features**

Notable features include the fence; and verandah.

**Statement of Significance**

Not Assessed

City of Melbourne online maps

MMBW 1895: no iron fence shown.

**Survey Notes:**

Part row; distinctive panelled verandah detail - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

Creation date (if available)? 1875-1900

**Creation era?**

- [ ] Victorian-era
- [ ] Edwardian-era
- [ ] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

56 RODEN STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Roden Street  58

Survey Notes:
Part row; distinctive panelled verandah detail, fence related - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D
Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era? Victorian-era Early Victorian-era
Edwardian-era Interwar
Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
58 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
### Roden Street 60

**Survey Notes:**

Part row; distinctive panelled verandah detail; new iron fence (original timber), reducing integrity; otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below..

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>Creation era</th>
</tr>
</thead>
<tbody>
<tr>
<td>1875-1900</td>
<td>Victorian-era</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 60 RODEN STREET WEST MELBOURNE 3003
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler & Associates 2015: Appendix 2

---

**Property number:** 108398

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values
**SURVEYED PLACES**

**Roden Street** 62

**Survey Notes:**

Part row; distinctive panelled verandah detail - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1875-1900
- **Creation era?**
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

- None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 62 RODEN STREET WEST MELBOURNE 3003
- Heritage Grading
  - Building Grading Streetscape Level Laneway Level
  - D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
### Surveyed Places

#### Building and History Information

- **Architectural Style:**
- **Period:**
- **Construction Date:**
- **Source for Construction Date:**
- **Architect:**
- **Builder:**
- **First Owner:**
- **Integrity Fair:**
- **Condition Fair:**
- **Original Building Type:**
- **History Not Assessed:**
- **Description/Notable Features:**
- **Statement of Significance:** Not Assessed
- **Recommended Alterations:** Fences (inappropriate - reinstate original design/sympathetic alternative)

#### Roden Street 64

- **Property number:** 108395

#### Survey Notes:

- **Survey Notes:** Part row; distinctive panelled verandah detail - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1875-1900
- **Creation era?**
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?

- **Aesthetic value:**
- **Historical value:** [x]
- **Scientific value:**
- **Social value:**
- **Not assessed for heritage values**

#### Is the place in a Heritage Overlay?

- **North & West Melbourne Precinct**
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- **8.2 Housing the population**

#### Recommendations (if any)

- **None.**

#### References (if any):

- [i-Heritage search results: Abstract of Building Identification Form (BIF)]
- [64 RODEN STREET WEST MELBOURNE 3003]
- [Heritage Grading]
- [Building Grading Streetscape Level Laneway Level D 2]
- [Conservation Study Details]
- [Precinct Conservation Management Plan]
- [North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status]
- [North and West Melbourne Conservation Study - Graeme Butler, no date Adopted]
### Roden Street

**Number:** 66

<table>
<thead>
<tr>
<th>Property number:</th>
<th>108394</th>
</tr>
</thead>
</table>

#### Survey Notes:

Part row, much altered, reduced integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:

Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
</table>

| Existing Streetscape Level: | 2 | Proposed Streetscape Level: | 2 |

#### What date or era does the place express (if any)?

- **Creation era?**
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

- **Creation date (if available)?**
  - 1875-1900

#### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- 8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- **66 RODEN STREET WEST MELBOURNE 3003**
  - Heritage Gradings
  - Building Grading Streetscape Level Laneway Level D 2
  - Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
  - Building and History Information
  - Architectural Style
**SURVEYED PLACES**

| Period | Construction Date | Source for Construction Date | Architect | Builder | First Owner | Integrity Poor | Condition Fair | Original Building Type | History Not Assessed | Description/Notable Features | Statement of Significance | Not Assessed | Recommended Alterations | Roof reclad; fences; window; chimney; verandah | (inappropriate - reinstate original design/sympathetic alternative) |

**Property number:** 108393

---

**Roden Street 68 Peter Madden’s house**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 1

---

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1870, 1890 additions</td>
<td>☑ Victorian-era</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>☑ Aesthetic value</th>
<th>☑ Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Scientific value</td>
<td>☐ Social value</td>
</tr>
<tr>
<td>☐ Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

---

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Contributory to precinct</td>
</tr>
<tr>
<td>☐ Not significant or contributory</td>
</tr>
<tr>
<td>☑ Significant individually</td>
</tr>
<tr>
<td>☐ Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

---

**What are the historic themes represented by the place?**

8.2 Housing the population

---

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

---

**References (if any):**

Probate

`Peter Madden Existing S.S. Teacher 11 Oct 1912 130/078 VPRS 28/P3, unit 378; VPRS 7591/P2, unit 496`

Madden c/o address in London, estate to Alice Mary Madden spinster of Albert Park; real estate £640 and personal £40 - Roden Street 20x137/8' see Vol 2131 Fol. 426080 brick house and out buildings £640 - will made out as retired head teacher of SS253 - Alice Mary Madden nominated otherwise son Phillip John Madden.

---

i-Heritage search results: Abstract of Building
...and Wm. Webb, afterwards John Healy and Mr. Larkin. Under the Education Act, Mr. Madden passed into the State department, and was stationed at Footscray for about 28 years, 14 of which he has been in charge of schools in the Hotham district, whereas Mr. Gilchrist has been teaching in the Government schools for the position it has been pointed out that his appointment was made in pursuance of a promise given by the Education Department about five years ago."

(see lengthy article)

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 21 August 1893

'DEATHS
MADDEN.—On the 19th inst., at her residence, No. 68 Roden street, West Melbourne, Mary, the beloved wife of Peter Madden, teacher, of liver disease, aged 47 years.'

'The Coburg Leader' (Vic. : 1890 - 1913) Saturday 21 July 1894

'Last week's Government Gazette publishes the annual classified roll of State schools and State school teachers. We note that Mr. Albert Mattingley is the first in the order of seniority of all teachers, holding certificates 2nd Class Honors, singing and drawing, and having unbroken service from the 1st June, 1857. Mr. Peter Madden, long of our town, but now at Footscray, is 17th, and holds a Certificate of Competency and Science with service since August 21, 1866. Mr. George H. Carter, of West Melbourne, stands at No. 36 with a Certificate of Competency and Drill, and dates from 1st October, 1866. It goes without risk of denials that the null between the two first-named gentlemen most of the youth of North and West Melbourne since the 50's were handled by them, and mentally shod for the world's rough usage.'

'Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 6 December 1913

'Old-Time Church Memories.
St. Mary's Star of the Sea, North Melbourne.
By Dr. N. M. O'DONNELL., (last article)

'Early in 1869 Mr. Peter Madden took charge of St. Mary's Boys' School, and held that post till State aid was withdrawn, about 1876. His assistants were Luke Nugent and Wm. Webb, afterwards John Healy and Mr. Larkin. Under the Education Act, Mr. Madden passed into the State department, and was stationed at Footscray for many years, he died last year, on his way from the old country to Melbourne, and was buried in the Atlantic. R.I.P.'

Sands & McDougall Directory of Victoria
1904 north side
West Melbourne Heritage Review

SURVEYED PLACES

64 Cole, Alfred
66 Barker, William
68 Madden, Phillip John
70 Noone, Mrs Julia
72 Brown, Thomas

1893
64 Blake, John
66 Fowler, Andrew
68 Madden, Peter
70 Noone, John
72 Brown, Thomas

1880
4 Blinco, John T.
6 Crawford Thomas,
8 McDonald Matthew,
10 Madden, Peter
12 Waldhanter Henry,
14 Thomas Thomas,
16 Cheese Richard...

City of Melbourne Valuers Books

1900, 2818
(Noone 70 BH 6 rooms 20x120 £50)
Peter Madden owner-occupier 68-BH 7 rooms 20x120 £40 x-out to 44 (general revalue?)

1894, 2895 PM owner-occupier BH 7 rooms £50 to 46

1891, 2866
(Noone 70 BH 6 rooms 20x120 £50)
Peter Madden owner-occupier 68-BH 7 rooms 20x120 £54

1890 1890 5 rooms £40

1886, 2937
(Noone 70 BH 6 rooms 20x120 £50)
J Campbell/Peter Madden owner -BH 5 rooms 20x120 £40 (Avery)

1885, 2943
(Noone BH 6 rooms 20x120 £50)
M Tulloch x-out Thos Preece?/Peter Madden owner -BH 5 rooms 20x120 £40 (Avery)

1880, 2558
(Sharp BH 6 rooms 20x120 £45)
Peter Madden owner-occupier -BH 4 rooms 20x120 £30 (Avery)

Property number: 108392

Roden Street 70 Sharp's house, later Noone's house

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1877, 1900s
Creation era?
☑ Victorian-era
☑ Edwardian-era

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☑ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
70 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
West Melbourne Heritage Review

SURVEYED PLACES

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the verandah.
Statement of Significance Not Assessed
Recommended Alterations Fence (sympathetic) Bricks painted (inappropriate - remove by approved method)

MMBW
DP730 1895- shown, no iron fences for this row of houses
52-76

i-Heritage
c2004 image shows timber picket fence

Lewis, M. Australian Architecture Index:
‘72925 Sharp, Andrew - 11 Roden Street Sharp, Andrew
West Melbourne Vic City of Melbourne registration no 7257 [Burchett Index]. Fee 1.15.0 house 1877 07 4’

Newspapers:
‘The Age’ (Melbourne, Vic. : 1854 - 1954) Friday 6 November 1885
‘Mr. Justice Molesworth made an order absolute yesterday for the compulsory sequestration of the estate of Mr. Andrew .Sharp, of Fitzroy, contractor.

‘The Argus’: 26/6/1893
’NOONE. - On the 24th inst, at his late residence, 70 Roden-street, West Melbourne, John Noone (late Government photo.- lithographer, Lands department), aged 73 years. Requiescat in peace.
NOONE. - On the 24th inst, at his residence, No 70 Roden-street, West Melbourne, John, the dearly beloved husband of Julia Ann Noone, aged 73 years. R.I.P.

Design & Art Australia online, website 2015
‘Database and e-research tool for art and design researchers
Noone biography
John Noone
Artist (Printmaker), Artist (Photographer)
A photographer and lithographer. He was the official photographer of the Melbourne Public Library and Museum and exhibited his work within Australia as well as in London. He is most well known for his photographs of early Melbourne..... professional photographer, lithographer and printer, claimed to have ‘the oldest established [photographic] studio’ at Melbourne in 1858. On 8 September his sensational advertisement was published in the Melbourne Argus : ’1. Noone, 9 Collins St. W. With a view to giving the utmost publicity to his Photographic Establishment, has made arrangements with the Proprietor of the Township of Talbot for distribution of 700 ALLOTMENTS therein to all persons who shall have portraits taken at his establishment during the ensuing two months. Portrait + allotment of land for 1 guinea’. Although indicative of the publicity then needed to counter the increasingly competitive photographic studios in Melbourne, this was not perhaps quite as generous as it seemed. The allotment system (still current in parts of Britain) allowed applicants to cultivate a tiny plot of land and, at most, erect a garden shed on it; if not utilised appropriately the plot would be reallocated, and Talbot was hardly the metropolis. Nevertheless, whatever the conditions, Noone’s offer proved so popular that all available allotments were claimed within a few weeks.

From 1858 to 1862 Noone continued to advertise as an artist and photographer of Collins Street. Most appositely, he was subsequently employed as a photographer in the Victorian Crown Lands Office (1866-88), showing photolithographed maps and plans he had executed for the department in the 1866 Melbourne Intercolonial Exhibition. He was also the official photographer for the Melbourne Public Library and Museum. At the 1869 Melbourne Public Library Exhibition, held at the Library, he exhibited 42 photographs from its Dresden Gallery collection which he had taken in the course of his employment, together with five photolithographs ‘after Albert [sic] Durer’. The Public Library and Gallery trustees exhibited a further 12 of his Durer photolithographs, published as The Albert Durer Album (Melbourne 1869), and sent two of them to the 1873 London International Exhibition. Noone himself showed 12 photographs of Melbourne.

Photolithography was a Melbourne speciality, having been invented there in August 1859 by John Walter Osborne. On 27 September 1870 the Sydney Morning Herald noted that ‘beautiful specimens’ had been included in the Victorian court at the Sydney Intercolonial Exhibition, ‘exhibited by Mr John Noone, who now carries on Osborne’s process’. His 42 photolithographs of wood-engravings (the Dresden Gallery collection again) and two unnamed specimens (presumably the Durers) were together awarded a bronze medal. Other photolithographs he produced at the Crown Lands Office included James Meek’s Chronological Tree of the History of Victoria.

Noone is also known for his photographs of early Melbourne (La Trobe Library), including a series of views of the city and its major buildings taken in December 1869 from the tower of Dr Fitzgerald’s residence in Lonsdale Street West for presentation to the officers of HM Flying Squadron, ‘by order of the Hon. James McKean, Commissioner of Crown Lands & Survey, and President of the Board of Land and Works’. In the photography section of the 1870 Sydney Intercolonial Exhibition he showed seven views of Melbourne which were commended by the jury. Others appeared in later exhibitions in London and Sydney as well as Melbourne.

Writers: Staff Writer Date written:1992 Last updated: 2011

Sands & McDougall Directory of Victoria
1904 north side
64 Cole, Alfred
66 Barker, William
68 Madden, Phillip John
70 Noone, Mrs Julia
72 Brown, Thomas
SURVEYED PLACES

1893
64 Blake, John
66 Fowler, Andrew
68 Madden, Peter
70 Noone, John
72 Brown, Thomas

1880
4 Blinco, John T.
6 Crawford, Thomas
8 McDonald Matthew,
10 Madden, Peter
12 Waldhanter, Henry,
14 Thomas, Thomas,
16 Cheese, Richard...

City of Melbourne Valuers Books
1900, 2817
Julia Noone owner-occupier 70 BH 8 rooms 20x120 £34
x-out 36
(Peter Madden owner-occupier 68-BH 7 rooms 20x120
£40)

1891, 2865
James Noone owner-occupier 70 BH 6 rooms 20x120
£50
(Peter Madden owner-occupier 68-BH 7 rooms 20x120
£54)

1886, 2936
John Noone owner-occupier 127 BH 6 rooms 20x120 £50
(Camell/Peter Madden owner 107-BH 5 rooms 20x120
£40/Avery)

1885, 2942
John Noone owner-occupier BH 6 rooms 20x120 £50
(M Tulloch x-out Thos Preece?/Peter Madden owner -BH
5 rooms 20x120 £40/Avery)

1880, 2557
Andrew Sharp/Mrs Sharp BH 6 rooms 20x120 £45
(Peter Madden owner-occupier -BH 4 rooms 20x120
£30/Avery)

Property number: 108391

Survey Notes:
Altered openings with new roofing, reducing integrity -
otherwise generally unchanged since North and West
Melbourne Conservation Study - refer to i-Heritage search
results: Abstract of Building Identification Form (BIF) in
References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1837-1875
Creation era?
☐ Victorian-era
☐ Interwar
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building
Identification Form (BIF)
72 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
West Melbourne Heritage Review

SURVEYED PLACES

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Not Assessed
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the brick finish.
Statement of Significance Not Assessed
Recommended Alterations
Roof reclad; fence (inappropriate - reinstate original
design/sympathetic alternative)

MMBW

DP730 1895- shown, no verandah (iron fences for this row
of houses 52-76)

Property number: 108390

Roden Street 74

Survey Notes:
Distinctive verandah details, part row - otherwise generally
unchanged since North and West Melbourne Conservation
Study - refer to i-Heritage search results: Abstract of
Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 1

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era? Victoian-era Interwar
Edwardian-era Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
74 RODEN STREET WEST MELBOURNE 3003
Heritage Gradients
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
### Roden Street 76

**Survey Notes:**

Distinctive verandah details, part row - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
</table>
| 1875-1900                     | | Victorian-era

**What are the heritage values of the place (if any)?**

- Historical value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

- Revise Heritage Places Inventory July 2015.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 76 RODEN STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
### Roden Street 78
**Athlunkard or Malone’s house**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer Statement of Significance (Appendix 3) and to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: B</td>
</tr>
<tr>
<td>Existing Streetscape Level: 2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)? 1878, c1894</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>- Victorian-era</td>
</tr>
<tr>
<td>- Edwardian-era</td>
</tr>
<tr>
<td>- Early Victorian-era</td>
</tr>
<tr>
<td>- Post WW2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Aesthetic value</td>
</tr>
<tr>
<td>- Historical value</td>
</tr>
<tr>
<td>- Scientific value</td>
</tr>
<tr>
<td>- Social value</td>
</tr>
<tr>
<td>- Not assessed for heritage values</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>- Contributory to precinct</td>
</tr>
<tr>
<td>- Not significant or contributory</td>
</tr>
<tr>
<td>- Significant individually</td>
</tr>
<tr>
<td>- Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Housing the population 8.2</td>
</tr>
<tr>
<td>- Eating and drinking 13.6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendations (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>References (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Newspapers:</td>
</tr>
<tr>
<td>- ‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Monday 2 May 1881</td>
</tr>
<tr>
<td>The annual general meeting of the Melbourne Hurling Club was held on Friday evening at Donegan s rooms, Franklin street, West Melbourne Mr Thomas M’Inerney occupied the chair. The following office bearers were unanimously elected for the ensuing year -President Mr John Whelan vice president, Mr Michael O Meara, treasurer, Mr Stephen Stapleton , hon secretary Mr James E Donegan, captain, Mr Patrick</td>
</tr>
</tbody>
</table>
SURVEYED PLACES

Purcell vice captain Mr Thos M’Inerney, and Messrs Patrick Purcell (Hotham) Thos O’Dea, Denis Kennedy Matthew Sheedy John Barry, William Malone and John E Donegan members of committee.’

Probate, VPRO

‘William Malone Gent Malvern 23 Jan 1925 202/351 VPRS 28/P3, unit 1548; VPRS 7591/P2, unit 714’

Extensive property holding includes the significant former Malone’s hotel, Canterbury Road (W Woofe design) also Roden Street, CA4/55, 19x133’ two-storey brick house eight rooms £800 value etc. Real estate value £19513, personal £6976.

Boroondara Local History Wiki site, 2015

‘Malone’s Family Hotel
Built/licensed: 1889
Location: 208 Canterbury Road, Canterbury.
Delicensed: 1920 after Local Option Poll.
...
City of Boroondara Heritage Overlay Numbers: HO145, HO29
Victorian Heritage Register: H0869
National Trust Register: B4908
MMBW Maps: Detail plan 1974, 1905; Detail plan 1976, 1907.

See also: Canterbury Mansions
...Built in 1889 by William Malone, investing 7000 pounds into a hotel that was superior in its appearance and fittings. His family continued to own the hotel into the 1920s, sometimes leasing it to others. In 1920, Malone’s hotel was delicensed after the local option poll. Malone’s became a “private hotel” providing “superior accommodation” and passed out of the family’s hands in the mid-1920s.

Licensees:
1889 -William Malone
1905 - Frederick Goldhawk
1906 - Alfred E. Hodgens
1909 - Mary Malone
1913 - William Malone’

Victorian Heritage Database

‘...It was designed by the architect William Wolf in the popular Italianate ‘boom’ style.’ - See more at: http://vhd.heritagecouncil.vic.gov.au/places/197
#sthash.sqqLWcew.dpuf

City of Melbourne City Maps

North Melbourne Parish Plan CA4/55 Grantee ‘John Alison & A H Knight’ also most blocks in section

i-Heritage search results: Abstract of Building Identification Form (BIF)

Athlunkardi
78 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level B 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Period

Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah bricks render finish
Statement of Significance Not Assessed

North and West Melbourne Conservation Study (1983)
BIF 1991 -no Statement of Significance

Lewis, M. Australian Architecture Index:
‘72928 Malone, William - 55 Adderley Street Malone,
William - 55 Adderley Street West Melbourne VIC -City of Melbourne registration no 7481 [Burchett Index]. Fee 1.15.0 three room cottage 1878 01 25’

Wikipedia

‘Athlunkardi Street, Limerick
From Wikipedia, the free encyclopedia
Athlunkardi Street (Irish: Sráid Áth Longphuirt) is a street on King's Island, in Limerick City, Ireland. The street ends at the Abbey River, at the O’Dwyer Bridge. On its other end, after its intersection with Mary and Nicholas streets across the way from St. Mary's Cathedral, Athlunkardi Street continues on to Matthew Bridge under the name Bridge Street.

Via the O’Dwyer Bridge and Athlunkardi Avenue in Corbally, Athlunkardi Street in Limerick leads toward the Athlunkardi Bridge in Corbally, across the River Shannon from the townland of Athlunkardi, County Clare, the Irish name of which, Áth Longphuirt, meaning “ford of the longphort,” refers to a 9th-century Viking longphort (defended ship encampment) once located at that ford over the Shannon.[1]’

also
‘Athlunkardi
Athlunkardi (Irish Áth Longfoirt) is a place northeast of Limerick in County Clare, near the Shannon in Ireland, near which an early Viking settlement was. Athlunkardi forms together with the bank settlement Shannon Banks.’

MMBW

DP730 1895- shows with iron fence, also 80

Sands & McDougall Directory of Victoria

1904
76 Turner, Miss Mary
78 Livingston, George
80 Rowden, Thomas
82 Coope, Alfred
86 White, John

1893
72 Brown, Thomas
74 Thomas, Mrs Eleanor
76 Morris , Miss Jane
78 Davy, Arthur A.
80 Bowden, Thomas
SURVEYED PLACES

82 Coope, Alfred
86 White, John
88 Vacant
90 Gathercole, Robert M.

1880
...12 Waldhanter Henry,
14 Thomas Thomas,
16 Cheese Richard,
20 Malone William,
Bowden Thomas,
22 Coope, Alfred
Spencer st

(William Malone at 20 Roden St, this site)

City of Melbourne Valuers Books
1920, 2607 Willm Malone 7 room BH 19x168 £40 x-out to £45
Ellen Livingstone

1900, 2813
Matthew Ryan x-out William Malone owner, 78, BH 7 rooms, 19x116 £34 x-out 38
(Thomas)

1894, 2890
Malone owner, 78, BH 7 rooms, £42

1891, 2861
Dav Dioxon/W Malone, 78, BH 3 rooms, 19x130 £26

1885, 2938
Geo Russell/W Malone, 18A?, BH 3 rooms, 19x130 £26

1880, 2553
Joseph/W Malone, 20, BH 3 rooms, 19x130 £26

Property number: 108387

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer Statement of Significance (Appendix 3) and to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: C

Existing Streetscape Level: 2  Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1879

Creation era?
✓ Victorian-era  □ Interwar
□ Edwardian-era  □ Post WW2

What are the heritage values of the place (if any)?

✓ Aesthetic value  ✓ Historical value
□ Scientific value  □ Social value
□ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

✓ Contributory to precinct  □ Not significant or contributory
✓ Significant individually  □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
`72902 Hughes & Jones; Bowden, J West Melbourne VIC House 1879 0 0, City of Melbourne registration no 7904 [Burchett Index]. Fee 2.10.0 six-rm, 2-storey house Roden - nth side between Spencer & King' (matches location)
`72915 Jones, John - West Melbourne Bowden, T West Melbourne VIC Houses 1873 12 10 City of Melbourne registration no 5698 [Burchett Index]. Fee 2.0.0 two cottages Roden St'
`72930 Jones, John Bowden, Thomas West Melbourne VIC Houses 1876 10 6 City of Melbourne registration no 6847 [Burchett Index]. Fee 2.0.0 two cottages Roden -
West Melbourne Heritage Review

SURVEYED PLACES

west of Adderley’

VGG 1890
Victorian Railways List of Employees on 31st December, 1889:
Bowden, Thomas- Traffic Branch, Yardsman

Newspapers:
'Table Talk' (Melbourne, Vic. : 1885 - 1939) Friday 4 December 1896 p 7 Article
'MB, Thomas Bowden, of Roden-street, West Melbourne, is being sued in the Supreme Court of Victoria (by Martin Tobin) for "improperly and maliciously attaching the wages of the plaintiff in the Railway Department."' Damages are laid at £500'.

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 11 February 1897 p 4 Article
'The legal profession was yesterday robbed of a client in an action before Mr Justice Williams in the Banco Court, in which the plaintiff, Martin Tobin, an employee in the Railway department, conducted his own case, and sought to recover £1,000 damages for slanders alleged to have been uttered by the defendant, Thomas Bowden, plaintiff's landlord, and an ex-railway employee. Plaintiff states that in 1891 the defendant spoke to a man named White the words that plaintiff was a rogue, and swindled him out of his property, and that he (the defendant) would get plaintiff sacked from the Railway department. Plaintiff also alleged that in 1892 defendant uttered to one John M'Guiness the words that plaintiff was a swindler, and has robbed him of his property. Defendant denied both these allegations. Plaintiff, in cross-examination, said that he had brought a similar action in the County Court in 1892, but was nonsuited, with costs. His Honour held that the plaintiff had failed to prove either of the allegations, and gave a verdict for the defendant, with costs. Mr. Woinarski, instructed by Messrs. Mills, Son and Oakley, appeared for the defendant.'

'An old-time litigant appeared in the Practice Court yesterday, in the person of Martin Tobin, of A'Beckett-Street. This gentleman's litigious ventures some dozen years ago were so persistent that a direction was made by the Chief Justice prohibiting the issue of any writs at his instance, without the sanction of a judge. Recently Tobin's ancient grievance suffered resurrection by his issue of a writ against Thomas Bowden, of West Melbourne, a former landlord, who is alleged to have been the cause of Tobin's misfortunes. The claim, in this action was for £2,000 damages for malicious prosecution, in attaching his wages in 'the hands of the Railway department...'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 19 September 1908 p 5 Family Notice
'BOWDEN, — On the 13th September, at Piper's Crk.; James, third son of late Abraham & Mary Bowden. West Buckland, Devonshire, Eng. & brother of Thomas Bowden, Roden-street, West Melbourne, aged 81 years. A colonist of 65 years...'

i-Heritage search results: Abstract of Building Identification Form (BIF)
80 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings

Building Grading Streetscape Level Laneway Level
D 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence and the verandah.
Statement of Significance Not Assessed

MMBW
DP730 1895- shows with iron fence

Sands & McDougall Directory of Victoria
1904
76 Turner, Miss Mary
78 Livingston, George
80 Bowden, Thomas (Bowden)
82 Coope, Alfred
86 White, John

1893
72 Brown, Thomas
74 Thomas, Mrs Eleanor
76 Morris, Miss Jane
78 Davy, Arthur A.
80 Bowden, Thomas
82 Coope, Alfred
86 White, John
88 Vacant
90 Gathercole, Robert M.

1880
...12 Waldhanter Henry,
14 Thomas Thomas,
16 Cheese Richard,
20 Malone William,
22 Coope, Alfred
Spencer st

City of Melbourne Valuers Books
1891
(Coope x2)
2860 Thomas Bowden owner-occupier 80 Roden st, BH
7 rooms 19x130 £45
(Malone)

1886, 2931
(Coope x2)
Thomas Bowden owner-occupier 20 Roden st, BH 7
SURVEYED PLACES

1880, 2552
(Coope)

Property number: 108386

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer Statement of Significance (Appendix 3) and to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C  Proposed Grading: C

Existing Streetscape Level: 2  Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1877

Creation era?

☑ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

☐ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Probate, VPRO

'Alfred Coope Rly Pensioner 82 Roden Street W Melb 27 Jul 1905 95/509 VPRS 28/P0, unit 1238; VPRS 28/P2, unit 731; VPRS 7591/P2, unit 379'

Executor- Alfred Edward Coope, 82 Roden Street, engineer Edwin Coope, 82 Roden Street clerk- real estate (82 Roden Street £600 , land in Ascot Vale) £682; personal £118

Victorian Government Gazette (VGG)

31/3/1890

Victorian Railways Employees- List of Employees on 31st December, 1889: Alfred Coope Inspector of rolling stock,
locomotive branch, etc.

Lewis, M. Australian Architecture Index: `30 08 1877 City of Melbourne registration no 7333 (Burchett Index). Fee 1.15.0 five room house, Roden - nth side'
Owner: Cooper (sic), Alfred
Builder: Jones, John

i-Heritage search results: Abstract of Building Identification Form (BIF)
82 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure.
Statement of Significance Not Assessed
Recommended Alterations
Fence; colours (sympathetic - reinstate original design)
Other Comments Door obscured.

North and West Melbourne Conservation Study (1983) BIF 1985

Australian Electoral Rolls
1905
Alfred Coope, 82 Roden Street independent means
Alfred Edward Coope, 82 Roden Street fitter
Edwin Coope, 82 Roden Street clerk
Emily Coope, 82 Roden Street h.d.

Williamstown cemetery
'Name: Alfred Coope
Death Date: 1905
Burial Date: 27 Jul 1905
Cemetery: Williamstown'
Major headstone for Coope and wife Ann (nee Schofield d1879)

Australian Marriage Index, 1788-1950
Ann Schofield & Alfred Coope 1855 Victoria

Australia, Death Index, 1787-1985
'Name: Ald. Coope
Birth Year: abt. 1832
Age: 73
Death Place: West Melbourne, Victoria
Father’s name: Coope Thos

Mother’s name: Mary Holt
Registration Year: 1905
Registration Place: Victoria
Registration Number: 10089'

MMBW
DP730 1895- shown -no iron fence

Sands & McDougall Directory of Victoria
1904
76 Turner, Miss Mary
78 Livingston, George
80 Rowden, Thomas (Bowden)
82 Coope, Alfred
86 White, John

1893
72 Brown, Thomas
74 Thomas, Mrs Eleanor
76 Morris , Miss Jane
78 Davy, Arthur A.
80 Bowden, Thomas
82 Coope, Alfred
86 White, John
88 Vacant
90 Gathercole, Robert M.

1880
...12 Waldhanter Henry,
14 Thomas Thomas,
16 Cheese Richard,
20 Malone William,
Bowden Thomas,
22 Coope, Alfred
Spencer st

City of Melbourne Valuers Books
1880, 2551 Alfred Coope owner-occupier BH 6 rooms
18x130 £45 (Bowden)
1891, 2551 Alfred Coope owner-occupier BH 6 rooms
18x130 £45 (Bowden)
(William Coope owns land adjoining 20x116 in 1891, later owned by Alfred Edward Coope

Property number: 108385
SURVEYED PLACES

Roden Street  84

Survey Notes:
Façade infill in place of Edwardian-era house.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  -
Existing Streetscape Level:  2  Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)?  1946-2015
Creation era?
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?
Aesthetic value  
Scientific value  
- Historical value  
- Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Remove this building from the Heritage Places Inventory
July 2015

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
84 RODEN STREET WEST MELBOURNE 3003 (demolished)
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian

MBBW
DP730 1895- shown

North and West Melbourne Conservation Study (1983)
BIF 1985 shows Edwardian-era house, since replaced with faux Victorian-era infill

i-heritage
Image (2004?) shows new replacement building, still graded D2

Planning register online
No planning application listed

Heritage Places Inventory June 2015
Shown as D2

Property number:  108384

Graeme Butler & Associates 2015: Appendix 2:  780
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Roden Street</th>
<th>86</th>
<th>John White’s house</th>
</tr>
</thead>
</table>

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** D
- **Proposed Grading:** B

### What date or era does the place express (if any)?

- **Creation date (if available):** 1885, c1897
- **Creation era:**
  - Victorian-era
  - Interwar
- **Edwardian-era**

### What are the heritage values of the place (if any)?

- **Aesthetic value:**
- **Historical value:**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
- **Contributory to precinct:**
- **Not significant or contributory:**
- **Significant individually:**
- **Proposed for a Heritage Overlay:**

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

- **Lewis, M. Australian Architecture Index:**
  - 10 09 1885 City of Melbourne registration no 1733 [Burchett Index]. Fee 2.10.0 four room brick house between Spencer & King.
  - Architect: Shalless, W (assumed Henry Shalless)
  - Owner: White, John
  - Builder: Grinkau, Henry - Eltham Street, Newmarket

- **Sands & McDougall Directory of Victoria**
  - 1904
    - 86 White, John
  - 1893
    - 86 White, John
    - 88 Vacant
  - 1880
    - 20 Malone William, Bowden Thomas, 22 Coope, Alfred

- **Newspapers:**

---

**Probate, VPRO**

John White Engine Driver W Melbourne 10 Apr 1907

104/132 VPRS 28/P0, unit 1346; VPRS 28/P2, unit 813; VPRS 7591/P2, unit 412

Executor: Hannah Mary White widow - furniture in house purchased for her at their marriage - 30/3/1876, real estate £1377, no personal- land and 8 brick houses in Moonee Ponds, land Flemington, Ascot Vale. Friend of Alfred Cooper family, Victoria railways

i-Heritage search results: Abstract of Building Identification Form (BIF)

86 RODEN STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features Notable features include the fence and verandah.

Statement of Significance Not Assessed

Recommended Alterations Parapet urns; balustrade obscured; verandah detail (inappropriate - reinstate original design/sympathetic alternative)

i-heritage

c2004 image shows house with no balustrade

---

**The Age** (Melbourne, Vic. : 1854 - 1954) Thursday 11 April 1907 p 1 Family Notices

WHITE. — On the 10th April, at 86 Roden-street, West Melbourne. J. White, the dearly beloved husband of Hannah Mary White, father of Clarence Estella, Cyril, Vera, Lorna, Olga, Thelma and Sydney White, in his 53rd year, At rest’
**City of Melbourne Valuers Books**
1900, 2889
John White owner-occupier BH 10 rooms, 18x116 £ 40
1897, 2860
JW owner-occupier BH 10 (corrected) rooms £40
1891, 2857
John White owner-occupier BH 4 rooms, 18x116 £36

**Property number:** 108383

---

**Surveyed Places**

**Roden Street 88**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** D
- **Proposed Grading:** D

**What date or era does the place express (if any)?**
- **Creation date (if available)?** 1875-1900
- **Creation era?**
  - [√] Victorian-era
  - [ ] Edwardian-era
- [ ] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**
- **Aesthetic value**
- **Scientific value**
- [√] Historical value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- [√] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
i-Heritage search results: Abstract of Building Identification Form (BIF)
88 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
West Melbourne Heritage Review

SURVEYED PLACES

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence and the verandah.
Statement of Significance Not Assessed

Sands & McDougall Directory of Victoria
1904
82 Coope, Alfred
86 White, John
88 McDermaid, Miss C.
90 Gathercole. R. M.
92 Bowman, D., sign writer and decorator
Bowman. Miss A., teacher of music

1893
86 White, John
88 Vacant
90 Gathercole, Robert M.

1880
20 Malone William,
Bowden Thomas,
22 Coope, Alfred
Spencer st

Property number: 108382

Roden Street

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? 2012?
Creation era?

Early Victorian-era
Interwar
Edwardian-era
Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No

Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
The prior use of this property was two storey warehouse (destroyed by fire in 2007), and the proposed use is residential.
The number of occupants before development was nil in past 5 years.
The number of lots after development is 92.
The number of bedrooms after development is 137.
The number of people after development is 150 plus.'

Planning register online search results
Permit Number TP-2011-382
Date Received 30/05/2011
Address of Land 87-101 Roden Street WEST MELBOURNE
VIC 3003 (Zone DDO29 )
Applicant's Name and Address Restricted - Can be viewed
<table>
<thead>
<tr>
<th>Roden Street</th>
<th>90</th>
<th>Monteith</th>
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</thead>
<tbody>
<tr>
<td>Survey Notes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below. Distinctive design.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>What is the heritage grading (A-D, 1-3) of the place (if any)?</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Existing grading:</td>
<td>D</td>
<td>Proposed Grading:</td>
</tr>
<tr>
<td>Existing Streetscape Level:</td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
</tr>
<tr>
<td>What date or era does the place express (if any)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Creation date (if available)?</td>
<td>1883-</td>
<td></td>
</tr>
<tr>
<td>Creation era?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ Victorian-era</td>
<td>☐ Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>☐ Edwardian-era</td>
<td>☐ Interwar</td>
<td></td>
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<tr>
<td>☐ Post WW2</td>
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<tr>
<td>What are the heritage values of the place (if any)?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>☑ Aesthetic value</td>
<td>☑ Historical value</td>
<td></td>
</tr>
<tr>
<td>☐ Scientific value</td>
<td>☐ Social value</td>
<td></td>
</tr>
<tr>
<td>☐ Not assessed for heritage values</td>
<td></td>
<td></td>
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<tr>
<td>Is the place in a Heritage Overlay?</td>
<td></td>
<td></td>
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<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
<td></td>
<td></td>
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<tr>
<td>☑ Contributory to precinct</td>
<td>☐ Not significant or contributory</td>
<td></td>
</tr>
<tr>
<td>☐ Significant individually</td>
<td>☐ Proposed for a Heritage Overlay</td>
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<tr>
<td>What are the historic themes represented by the place?</td>
<td></td>
<td></td>
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<tr>
<td>8.2 Housing the population</td>
<td></td>
<td></td>
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<tr>
<td>Recommendations (if any):</td>
<td></td>
<td></td>
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<tr>
<td>Revise Heritage Places Inventory July 2015.</td>
<td></td>
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<tr>
<td>References (if any):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lewis, M. Australian Architecture Index:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>'8 OCT 1883 City of Melbourne registration no 525 [Burchett Index]. Fee 1.15.0 two-storey 6 room house Roden - between King &amp; Spencer’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Architect: Shalless, W H</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner: Gathercole, R M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Builder Webb, W. &amp; Son - cnr. Curzon &amp; Haines Streets, Hotham</td>
<td></td>
<td></td>
</tr>
<tr>
<td>i-Heritage search results: Abstract of Building Identification Form (BIF)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>90 RODEN STREET WEST MELBOURNE 3003 Heritage Gradings</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**SURVEYED PLACES**

Building Grading Streetscape Level Laneway Level
D 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date

Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence and the verandah.
Statement of Significance
Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method)

**Sands & McDougall Directory of Victoria**
1904
82 Coope, Alfred
86 White, John
88 McDermaid, Miss C.
90 Gathercole, R. M.
92 Bowman, D., sign writer and decorator
Bowman. Miss A., teacher of music

1893
86 White, John
88 Vacant
90 Gathercole, Robert M.

1880
20 Malone William,
Bowden Thomas,
22 Coope, Alfred
Spencer St

**Property number:** 108381

---

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1884

Creation era?
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Lewis, M. Australian Architecture Index:
Roden Street 1884

'72887 Bowness, Ernest - McKeans Street Nth Fitzroy Roberts,- West Melbourne VIC House Billing & Son 1883 08 10 City of Melbourne registration no 431 [Burchett Index]. Fee 1.15.0 five room brick cottage.'

'28450 West Melbourne VIC Houses Billing, N & Son 1883 7 2 Billing & Son. Tenders wanted for brick cottage, Roden St., West Melbourne. Argus 2.7.1883, p 2'

'72889 McBride, J. - 10 Stanley Street West Melbourne McBride, J West Melbourne VIC House 1884 09 2- see 96 Roden St; '72888 Webb, W. & Son - cnr. Curzon & Haines Sts Hoitham Gathercole, R M West Melbourne VIC House
**SURVEYED PLACES**

Shalless, W H 1883 10 8’- see 90 Roden St

i-Heritage search results: Abstract of Building Identification Form (BIF)
92 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Parapet
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence and the verandah.
Statement of Significance Not Assessed
Recommended Alterations
Parapet urns (inappropriate - reinstate original design/sympathetic alternative)

Sands & McDougall Directory of Victoria
1904
86 White, John
88 McDermaid, Miss C.
90 Gathercole. R. M.
92 Bowman. D., sign writer and decorator
Bowman. Miss A., teacher of music
94 Thompson. John
96 Jefferies, Rowld. T
Spencer st

1893
86 White, John
88 Vacant
90 Gathercole, Robert M.
92 Larkin, Patrick
94 Williams, Isaac
96 McBride, Joseph
Spencer st

1880
20 Malone William,
Bowden Thomas,
22 Coope, Alfred
Spencer st

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** D  
**Proposed Grading:** D

**Existing Streetscape Level:** 2  
**Proposed Streetscape Level:** 1

**What date or era does the place express (if any)?**

**Creation date (if available):** 1884

**Creation era?**
- [ ] Early Victorian-era
- [x] Victorian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [ ] Historical value
- [x] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

City of Melbourne online maps
Has name as Thor Alice.

MMBW
DP730 c1895- shown with large rear garden.

North and West Melbourne Conservation Study (1983)
BIF 1991 shows as is

Lewis, M. Australian Architecture Index:
Roden Street 1884
72887 Bowness, Ernest - McKeen Street Nth Fitzroy
Roberts, - West Melbourne VIC House Billing & Son 1883

**Property number:** 108380
SURVEYED PLACES

08 10 City of Melbourne registration no 431 [Burchett Index]. Fee 1.15.0 five room brick cottage
28450 West Melbourne VIC Houses Billing, N & Son 1883
7 2 Billing & Son. Tenders wanted for brick cottage, Roden St., West Melbourne. Argus 2.7.1883, p 2'
(’72889 McBride, J. - 10 Stanley Street West Melbourne
McBride, J West Melbourne VIC House 1884 09 2’- see 96;
’72888 Webb, W. & Son - cnr. Curzon & Haines Sts
Hotham Gathercole, R M West Melbourne VIC House
Shalless, W. H 1883 10 8’- see 90)

i-Heritage search results: Abstract of Building Identification Form (BIF)
94 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date Parapet
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence and the verandah.
Statement of Significance Not Assessed
Recommended Alterations
Parapet urns (inappropriate - reinstate original design/sympathetic alternative)

Sands & McDougall Directory of Victoria
1904
86 White, John
88 McDermaid, Miss C.
90 Gathercole. R. M.
92 Bowman. D., sign writer and decorator
Bowman. Miss A., teacher of music
94 Thompson. John
96 Jefferies, Rowld. T
Spencer st

1893
86 White, John
88 Vacant
90 Gathercole, Robert M.
92 Larkin, Patrick
94 Williams, Isaac
96 McBride, Joseph
Spencer st

1880
20 Malone William,
Bowden Thomas,
22 Coope, Alfred
Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:
Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1884

Creation era?
- Early Victorian-era
- Edwardian-era

What are the heritage values of the place (if any)?

- Not assessed for heritage values

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
’2 09 1884 City of Melbourne registration no 1060
[Burchett Index]. Fee 3.3.0 two-storey brick house
Roden - near Spencer’
Owner: McBride, J
Builder: McBride, J - 10 Stanley Street, West Melbourne

i-Heritage
96 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
West Melbourne Heritage Review

### Surveyed Places

| Roden Street | 132 | Tait’s house, formerly part Emerald Cottages, 132-142 Roden Street |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | D | Proposed Grading: | C |

#### Existing Streetscape Level: 3

| Proposed Streetscape Level: | 2 |

#### What date or era does the place express (if any)?

- **Creation date (if available)?** 1877
- **Creation era?**
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Interwar
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

#### References (if any):

- City of Melbourne online maps
  - Shown as 132
- **Hermes**
  - ‘132 Ungraded building included within a Heritage Precinct’ (sic).
- **Heritage Places Inventory June 2015**
  - 130-132 D3
- **i-Heritage**
  - No listing
- **North and West Melbourne Conservation Study (1983)**
  - 132-130 1876 D, fence, unusual ground level
- **Lewis, M. Australian Architecture Index:**
  - Tait in Roden Street:
    - ‘72909 Tait, Robert - 54 Roden St Tait, Robert West Melbourne VIC City of Melbourne registration no 8794 [Burchett Index]. Fee 3.10.0 two cottages- Roden - west of Spencer 1881 05 16’
    - Taits in West Melbourne (142-144 Roden)
    - see also ‘72237 Tyrrell, Edwin - Footscray Tait, Robert West Melbourne VIC City of Melbourne registration no 350 [Burchett Index]. Fee 1.10.0 house 1859 05 9 Stanley - near Adderley’
- **MMBW**
  - DP731, 1895 shown with large rear garden to lane, no iron fence but verandah arch
- **Newspapers:**
  - ‘The Argus’: 14/1/1867
    - ‘Deaths’
    - TAIT.-On the 12th inst., at Stanley-street, West Melbourne, Robert James, only son of Mr. Robert Tait, aged five years.
  - ‘The Argus’: 23/11/1872
    - ‘TAIT.-On the 22nd inst., at the residence of his mother, 14 Abbotsford-street, West Melbourne, of consumption, in the 22nd year of his age, Robert, youngest son of the late Mr Robert Tait, of Deerness, Orkney, Scotland.’
  - ‘The Argus’: 23/11/1872
    - ‘AUSTRALIAN NATIVES’ ASSOCIATION.-The members of the above association are requested to attend the funeral -of the late ROBERT TAIT to the place of Interment, Melbourne General Cemetery. The funeral to move from his late residence, 14 Abbotsford-street, West Melbourne, on Sunday, the 24th inst., at half-past 2 pm. W. A ROBINS. Secretary.’
  - ‘The Argus’: 12/7/1897
    - ‘TAIT.--On the 10th July, at his residence, No. 132 Roden-street, West Melbourne, Robert, the dearly beloved husband of Isabella Tait, aged 72 years.’
  - ‘The Argus’: 20/4/1903
    - ‘Death’
    - TAIT.—On the 19th April at her residence, No. 132 Roden-street, West Melbourne. Isabella, relict of Robert Tait, aged 77 years.’
- **Probate, VPRO**
  - Robert Tait former Shipwright W Melbourne 10 Jul 1897
    - 65/632 VPRS 28/P0, unit 838; VPRS 28/P2, unit 468; VPRS 7591/P2, unit 267
    - Estate of £2077 - includes five brick cottages, one six room two-storey house with kitchen, outhouses, on land
    - 99'x100' - value £1600
- **Sands & McDougall Directory of Victoria**
  - 1893
    - 96 McBride, Joseph
West Melbourne Heritage Review

**SURVEYED PLACES**

Spencer st
Emerald cots-
124 Sullivan, William
128 Vacant
132 Tait, Robert

**City of Melbourne Rate Books**
North and West Melbourne Conservation Study 1983
1877, 238 1 value rise from £22 to 50 noted as 2 flats, 6 rooms for the 1st time ;
1896-97, 2861

**City of Melbourne Valuers Books**
1875, 2340-
(Layams)
Robert Tait owns ’60, 58, 56, 54’ Roden St: 3x BH 3 rooms, £22
(Falvy)

1880, 2540-
(Stokes)
Robert Tait owns ’land, 60, 58, 56, 54’ Roden St: 3x BH 3 rooms, £22 (lives in ’54’)
1 x BH 6 rooms 24x110 £50 lives in ’54’
(Falvy)

1885, 2919-
(Stokes)
Robert Tait owns ’64, 62, 60, 58, 56, 54’ Roden St: 2x BH 4 rooms 18x110 £32
3x BH 3 rooms, £22
1 x BH 6 rooms 24x110 £50 lives in ’54’
(Oldaker)

1891, 2843-
(Stokes)
Robert Tait owns 144-132 (once ’64, 62, 60, 58, 56, 54’) Roden St: 142-144 2x BH 4 rooms 18x110 £32
136-140 3x BH 3 rooms, £22
132 1 x BH 6 rooms 24x100 £50 Tait lives in ’54’
(Bennett)

**North and West Melbourne Conservation Study (1983)**

History - Robert Tait had owned a smaller building on this site before this house was built in 1877 as part of a row. He continued to own and reside there until after 1895.
Description - A two-storey, parapeted, stuccoed brick house with a two-level cast-iron verandah, front fence and scrolled arch-shape parapet entablature. The house is double-fronted, possessing an asymmetrically placed column under the long-span bressumer, presumably one of two originally there. Ornament includes paired brackets at the verandah side walls and the iron is of an early pattern.
Integrity - Generally original except for parapet urns/orbs.
Streetscape - Isolated building.
Significance - Architecturally, an early and large example of a common type, with some unusual details (compare 175 Hotham Street, East Melbourne for combined columns and iron) of local importance. Historically, owned and occupied for a long period by its developer - now the last one of the row: of local interest.

Recommendations -
- Repaint in original or typical colours;
- replace parapet urns/orbs;
- consider zoning provisions to preserve original use and form;
- consider replacement of missing column.

Property number: 108377
### Surveyed Places

| Roden Street | 132 A | City of Melbourne Electricity Supply substation |

#### Survey Notes:
Rear of 132 Roden in Mighty Apollo Lane, design uses Victorian-era stable form. Well-preserved City of Melbourne Electricity Supply substation.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** 
- **Proposed Grading:** D

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1920-1940
- **Creation era:**
  - Interwar

#### What are the heritage values of the place (if any)?

- **Historical value**
- **Not assessed for heritage values**

#### Is the place in a Heritage Overlay?

- **Contributory to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

#### What are the historic themes represented by the place?

- 6.3 Providing essential services

#### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

#### References (if any):

- Google Maps
  - shown as 134 Roden Street
- City of Melbourne online maps
  - 'Substation.
  - Site Area: 88 m2
  - Gross Building Area (GBA): 170 m2'

#### Property number:

108376
### Surveyed Places

<table>
<thead>
<tr>
<th>Roden Street</th>
<th>135-137</th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: -
- Proposed Grading: -

What date or era does the place express (if any)?
- Creation date (if available)? 2014-
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
- 8.2 Housing the population

**Recommendations (if any):**
None.

**References (if any):**
- City of Melbourne online maps
  - 'Single storey brick building built early 1950's.' (formerly)
  - 'This property contains 40 residential properties.'

**Planning register online search results**
- ' Permit Number TP-2012-657/A
- Date Received 16/05/2013
- Address of Land 135-137 Roden Street WEST MELBOURNE VIC 3003 (Zone MUZ )
- Applicant's Name and Address Restricted - Can be viewed at Council
- Proposed Use or Development Construction of a 5 storey building containing dwellings with a partial waiver of the car parking requirement
- Officer’s Name Mark Friedrichsen
- Change to Application YES
### Surveyed Places: Roden Street

#### Survey Notes:
Not assessed.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?
| Existing grading: - | Proposed Grading: - |

#### What date or era does the place express (if any)?
- **Creation date (if available):** 1946-2015
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

#### What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value

#### Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

#### 8.2 Housing the population

#### Recommendations (if any)
None.

#### References (if any):
City of Melbourne online maps
- 'Two storey brick building.
- Primary landuse: Warehouse/Store.'

Property number: 108375

---

### Surveyed Places: Roden Street

#### Survey Notes:
Development that replaced most of Roden Terrace.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?
| Existing grading: - | Proposed Grading: - |

#### What date or era does the place express (if any)?
- **Creation date (if available):** 1946-2015
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

#### What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value

#### Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

#### 5.5 Building a manufacturing industry

#### Recommendations (if any)
None.

#### References (if any):
City of Melbourne online maps
- 'Single storey brick building.
- Primary landuse: Office.'
- MMBW 1895 and 1945 aerial: shows row houses.

Sands & McDougall Directory of Victoria
- 1930
- 140 Clarke, Mrs Margt.
- 142 Dwyer, Miss Annie
- 144 Bryce, Thomas
- 146 Thomas, Jno.
- 148 Hogan, Mrs Ellen
- 1942
- 138 Edwards, Wm.
- 140 Barry, Frncs. D.
SURVEYED PLACES

142 Anderson, A. J.
144 Walsh, Jas.
146 Armstrong, Albt. C.

Property number: 108374

Roden Street 145 Tivoli Apartments

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -
Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available): 2013
Creation era?
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'A five storey concrete apartment building. Built and subdivided into 65 units in 2013.'

Property number: 108345
West Melbourne Heritage Review

SURVEYED PLACES

Roden Street    148    Roden Terrace, part, 148 and 152 Roden Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  C

Proposed Grading:  C

Existing Streetscape Level:  3

Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)?  1878

Creation era?
☑ Early Victorian-era
☑ Victorian-era
☐ Interwar
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value

☐ Not assessed for heritage values

What is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct

☑ Contributory to precinct 
☐ Not significant or contributory

☑ Significant individually 
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Lewis, M. Australian Architecture Index:
‘4 04 1877 City of Melbourne registration no 7147 [Burchett Index]. Fee 1.15.0 two-storey - 5 room house Roden - n th side - between Spencer & Adderley’
Owner: Stokes, Mrs D; Builder: Jones, John - 52 Hawke Street West Melb.
See also
‘1 05 1877 City of Melbourne registration no 7179 [Burchett Index]. Fee 1.0.0 six room 2-storey house Roden - between Spencer & Adderley’
Owner: Hulme, William

Builder: Jones, John - 52 Hawke Street

Newspapers:
‘Advocate’ (Melbourne, Vic.: 1868 - 1954) Saturday 17 September 1870
‘IRISH-AUSTRIALIAN CATHOLIC BENEFIT SOCIETY.
HOTHAM LODGE, NO. 6.
The following gentlemen were admitted as full benefit members, viz. — Messrs. William Naason, James Murphy, Jas. Kennedy, and John Stokes’

‘The Argus’: 26/1/1875
‘SARGEANT- STOKES.- On the 12th inst. by the Rev. Mr. Green, B. W. Sargeant, of Melbourne, to Annie, the second daughter of John Stokes, of West Melbourne.’

Probate, VPRO
‘William Hulme Smith W Melb 30 Jul 1904 aged 81
-92/600 VPRS 28/P0, unit 1198; VPRS 7591/P2, unit 368’
£620 estate to Sarah Ann Hulme, spinster of Roden Street - part CA4/56 North Melbourne 33x108’, with two-storey brick house six rooms, wooden bathroom detached Vol 943, fol. 188536 value £550

Electoral Rolls
1909, 1912 Hulm, Sarah Ann at 152 Roden h.d., Joseph Hulme teacher, Marian h.d.

Ancestry.com web site, 2015
‘Slabon/Hulme/Wright/ Dean/Rujitsky Family Tree
Birth 31 Mar 1822- Stockport, England, United Kingdom
CHESHIRE listed as whitesmith in 1841 80 Hempshaw Lane
Baptism 1823 18 May Stockport, Cheshire, England
Marriage to Mary Ann Leah 1846 27 Apr St Thomas, Heaton-Norris, Lancashire, England
Residence 1851 Stockport, Cheshire, England
Relation to Head of House: Head
Departure 1857 9 Jul Liverpool
Ship Donald McKay to Port Phillip Bay, 84 days
Residence 1903 152 Roden Street, West Melbourne Railway, Melbourne, Victoria, Australia
Death 1904 30 Jul W melb, executor Sarah Ann Hulme job ‘blacksmith’)

MMBW
DP 731 148 & 146 shown with iron fences, group 142-148 (demolition), 152 has timber fence, large garden; 148-146 has masonry dividing wall rear yard.

i-Heritage search
148 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect

Graeme Butler & Associates 2015: Appendix 2: 795
Both built by 1878, these offices were formerly row houses, part of Roden Terrace. Andrew Hulme, a tailor of Elizabeth Street, later Little Collins Street, owned and lived in 152 Roden Street from its construction. 148 Roden Street was built for John Stokes who lived there until after 1890 when he leased it to Robert Strothers. Builder, John James (qv), constructed both houses; 152 being for fellow builder, Alex Cooper (qv), who must have resold to Hulme.

**Integrity** Good  
**Condition** Fair  
**Original Building Type**  
**History Not Assessed**  
**Description/Notable Features**  
Two separate, two-storey stuccoed brick houses with two-level cast-iron verandahs, iron pickets and transverse-gable slated roofs. Notable features include the fence; verandah decoration; verandah roof and structure.

**Statement of Significance**  
Architecturally, two unusually sited (on either side of a lane) houses, of a distinguishably early, gabled form which are near original and are part of a streetscape: of regional importance. Historically, built and designed by the prolific local builder, John Jones (Refer 74-8 Hawke Street) for owner-occupiers, an unusual circumstance among the proliferation of speculative building: of local importance.

**Recommended Alterations**  
Rebuild fence of 152 to match 148; repaint in original or typical colours; consider re-zoning (as part of 148-56) as Special Residential 2 or similar, to preserve their residential use and form.

**Property number:** 108373
West Melbourne Heritage Review

SURVEYED PLACES

Roden Street  152  Roden Terrace, part, 148 and 152 Roden Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  C  Proposed Grading:  C

Existing Streetscape Level:  3  Proposed Streetscape Level:  2

What date or era does the place express (if any)?
Creation date (if available)?  1878
Creation era?
☑ Victorian-era  ☐ Intervar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Lewis, M. Australian Architecture Index:
'4 04 1877 City of Melbourne registration no 7147 [Burchett Index]. Fee 1.15.0 two-storey - 5 room house Roden - nth side - between Spencer & Adderley'
Owner: Stokes, Mrs D; Builder: Jones, John - 52 Hawke Street West Melb.
See also
'1 05 1877 City of Melbourne registration no 7179 [Burchett Index]. Fee 1.0.0 six room 2-storey house Roden - between Spencer & Adderley'
Owner: Hulme, William

Builder: Jones, John - 52 Hawke Street

Newspapers:
'Advocate' (Melbourne, Vic.: 1868 - 1954) Saturday 17 September 1870
'IRISH-ATJSTRALIAN CATHOLIC BENEFIT SOCIETY. HOTHAM LODGE, NO. 6. The following gentlemen were admitted as full benefit members, viz. — Messrs. William Naason, James Murphy, Jas. Kennedy, and John Stokes'
'The Argus': 26/1/1875
'SARGEANT- STOKES.- On the 12th inst. by the Rev. Mr. Green, B. W. Sargeant, of Melbourne, to Annie, the second daughter of John Stokes, of West Melbourne.'

Probate, VPRO
'William Hulme Smith W Melb 30 Jul 1904 aged 81 -92/600 VPRS 28/P0, unit 1198; VPRS 28/P2, unit 701; VPRS 7591/P2, unit 368' £620 estate to Sarah Ann Hulme, spinster of Roden Street - part CA4/56 North Melbourne 33x108', with two-storey brick house six rooms, wooden bathroom detached Vol 943, fol. 188536 value £550

Electoral Rolls
1909, 1912 Hulm, Sarah Ann at 152 Roden h.d., Joseph Hulme teacher, Marian h.d.

Ancestry.com web site, 2015
'Slabon/Hulme/Wright/Dean/Rujitsky Family Tree
Birth 31 Mar 1822- Stockport, England, United Kingdom
CHESHIRE listed as whitesmith in 1841 80 Hempshaw Lane Baptism 1823 18 May Stockport, Cheshire, England
Marriage to Mary Ann Leah 1846 27 Apr
St Thomas, Heaton-Norris, Lancashire, England
Residence 1851 Stockport, Cheshire, England
Relation to Head of House: Head
Departure 1857 9 Jul Liverpool
Ship Donald McKay to Port Phillip Bay, 84 days
Residence 1903 152 Roden Street, West Melbourne Railway, Melbourne, Victoria, Australia
Death 1904 30 Jul
W melb, executor Sarah Ann Hulme job 'blacksmith')

MMBW
DP 731 148 & 146 shown with iron fences, group 142-148 (demolition), 152 has timber fence, large garden; 148-146 has masonry dividing wall rear yard.

i-Heritage search
150 TO 152 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Architect
Graeme Butler & Associates 2015: Appendix 2:
West Melbourne Heritage Review

SURVEYED PLACES

Builder
First Owner Both built by 1878, these offices were formerly row houses, part of Roden Terrace. Andrew Hulme, a tailor of Elizabeth Street, later Little Collins Street, owned and lived in 152 Roden Street from its construction. 148 Roden Street was built for John Stokes who lived there until after 1890 when he leased it to Robert Strothers. Builder, John James (qv), constructed both houses; 152 being for fellow builder, Alex Cooper (qv), who must have resold to Hulme.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features
Two separate, two-storey stuccoed brick houses with two-level cast-iron verandahs, iron pickets and transverse-gable slated roofs. Notable features include the fence; verandah decoration; verandah roof and structure.

Statement of Significance
Architecturally, two unusually sited (on either side of a lane) houses, of a distinguishably early, gabled form which are near original and are part of a streetscape: of regional importance. Historically, built and designed by the prolific local builder, John Jones (Refer 74-8 Hawke Street) for owner-occupiers, an unusual circumstance among the proliferation of speculative building: of local importance.

Recommended Alterations
Rebuild fence of 152 to match 148; repaint in original or typical colours; consider re-zoning (as part of 148-56) as Special Residential 2 or similar, to preserve their residential use and form.

Integrity - Iron fence gone from 152.

Streetscape - Commencement of an isolated, but homogenous residential group 148-56 Roden Street.

Sands & McDougall Directory of Victoria
1893
144 Burns, Peter
146 Bates, Conrad
148 Stothers, Robert
152 Hulme, William
154 Haddon, Robert

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
148,152 Roden Street
1878; 2505,6; 1890-91, 2370 ; 1896- 97 , 2854

City of Melbourne Valuers Books
1900, 2794-
Hulme owner-occupier 152 BH 6 rooms 33x100
Stothers/McFarlane 148 BH 5 rooms 17x100
(Bates/McFarlane)

1891, 2840-
(Haddon)
Mrs x-out to William Hulme owner-occupier 152 BH 6 rooms 33x100
Stothers/Stokes 148 BH 5 rooms 16.5x100
Bates/Stokes 146 BH 5 rooms 16.5x100
(Tait)

1885, 2916-
(Haddon)
William Hulme owner-occupier 72 Roden BH 6 rooms

33x100
John Stokes owner-occupier 68 BH 5 rooms 16.5x100
Connor Bates/Stokes 66 BH 5 rooms 16.5x100
(Tait)

1880, 2538-
(Haddon)
William Hulme owner-occupier 72 Roden BH 6 rooms 33x110
John Stokes owner-occupier 68 BH 5 rooms 16.5x100
33x110
(Tait 60 land 33x110)

1875, 2340- Tait land

North and West Melbourne Conservation Study (1983)
148, 152 Roden St

History
Both built by 1878, these offices were formerly row houses, part of Roden Terrace. Andrew Hulme, a tailor of Elizabeth Street, later Little Collins Street, owned and lived in 152 Roden Street from its construction. 148 Roden Street was built for John Stokes who lived there until after 1890 when he leased it to Robert Strothers. Builder, John James (qv), constructed both houses; 152 being for fellow builder, Alex Cooper (qv), who must have resold to Hulme.

Description
Two separate, two-storey stuccoed brick houses with two-level cast-iron verandahs, iron pickets and transverse-gable slated roofs. Notable features include the fence; verandah decoration; verandah roof and structure.

Significance
Architecturally, two unusually sited (on either side of a lane) houses, of a distinguishably early, gabled form which are near original and are part of a streetscape: of regional importance. Historically, built and designed by the prolific local builder, John Jones (Refer 74-8 Hawke Street) for owner-occupiers, an unusual circumstance among the proliferation of speculative building: of local importance.

Recommendations
Rebuild fence of 152 to match 148; repaint in original or typical colours; consider re-zoning (as part of 148-56) as Special Residential 2 or similar, to preserve their residential use and form.

Property number: 108372
SURVEYED PLACES

Roden Street 154 Haddon’s houses, part 154-156 Roden Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>B</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>Creation era</th>
</tr>
</thead>
<tbody>
<tr>
<td>1879-1880</td>
<td>Victorian-era</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Scientific value</th>
<th>Social value</th>
<th>Not assessed for heritage values</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Contributory to precinct</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

- ‘The Argus’ (Melbourne, Vic.: 1848-1957) Wednesday 10 December 1902
- ‘HADDON...On the 8th December, at his residence, 154 Roden-street, West Melbourne, Robert Haddon, aged 74 years. (Interred privately.)’

Lewis, M. Australian Architecture Index:

- 22 08 1879 City of Melbourne registration no 8087 [Burchett Index]. Fee 1.15.0 cottage Roden - between Adderley & Spencer

‘Architect: Shalless
Owner Hadden, Robert
Builder Webster, Walter’

See also

- ‘77314 Webster, Walter - Southgate Street Carlton
Haddon, - West Melbourne VIC City of Melbourne registration no 7815 [Burchett Index]. Fee 1.15.0 two-storey house Hawke - between Spencer & Adderley 1878 11 2’

- ‘12 01 1880 City of Melbourne registration no 8226 [Burchett Index]. Fee 1.15.0 four room brick cottage Owner Murray,-
Builder Webster, Walter - South-Gate Street Hotham’

Probate

- ‘Robert Haddon Engineer W Melb 8 Dec 1902 86/160
VPRS 28/P0, unit 1105; VPRS 28/P2, unit 639; VPRS 7591/P2, unit 344’
- Real estate £1902, personal £1450- widow Mary- CA4/56 North Melbourne 33x100’ two brick dwelling houses, six rooms each - one let for 17/6 per week - the other occupied by Mary; has gold and copper mine company shares

Australia, Marriage Index, 1788-1950

- Robert Haddon in the Australia, Marriage Index, 1788-1950
- Name: Robert Haddon
- Spouse Name: Mary Bingham
- Marriage Place: Victoria
- Registration Place: Victoria
- Registration Year: 1855
- Registration Number: 2777’

Australia, Death Index, 1787-1985

- Robt. Haddon in the Australia, Death Index, 1787-1985
- Name: Robt. Haddon
- Birth Year: abt. 1828
- Age: 74
- Death Place: West Melbourne, Victoria
- Father’s name: Haddon Jno
- Mother’s name: Jane Brackenbury
- Registration Year: 1902
- Registration Place: Victoria
- Registration Number: 15040’

i-Heritage search results: Abstract of Building Identification Form (BIF)

- 154 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
- Building Grading Streetscape Level Laneway Level
B 3

Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
- Architectural Style Victorian
- Period 1876-99 - Victorian
- Construction Date
- Source for Construction Date NWMCS
- Architect
- Builder
West Melbourne Heritage Review

SURVEYED PLACES

First Owner
These two houses were built over a period of two years (1879-80) for Robert Hadden, who lived in 154 Roden Street for fifteen to twenty years. 156 Roden was leased to Thomas Taylor, Stephen Dunkley and Thomas Brearley, a carpenter, who moved there c1890. Architect Henry Shalless and builder, Walter Webster of Carlton carried out the work, having combined also for Hadden, on two row houses in Hawke Street during 1878-9.

Integrity Good
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A pair of richly decorated, stuccoed brick and parapeted row houses, with two-level cast-iron verandahs and iron picket fences, built between large stuccoed corniced piers, each appointed with a pineapple. The entablatures are arched and 'supported' with duplex colonettes, between piers adorned with orbs. Pronounced architraves and colonettes are also used on the ground level. Notable features include the fence; verandah decoration; verandah roof and structure; elaborate/high standard design of cement rendered surface.

Statement of Significance
Architecturally, a richly decorated early, and near original, example of a common type which is typical of architect, Shalless', work and reinforced by an adjoining streetscape: of high regional significance. Historically, a partly speculative development by a resident owner, using the prolific local architect, Shalless, and a common builder for other projects in the area: of local importance.

Recommended Alterations
Repaint in original or typical colours; consider zoning provisions to preserve original use and form.

Other Comments
Integrity - Generally original.
Streetscape - Part of an isolated but homogenous 19th century residential group (148-156).

Sands & McDougall Directory of Victoria
1893
148 Stothers. Robert
152 Hulme, William
154 Haddon, Robert
156 Brearley, Thomas
158 Ryan, Mrs Mary
160 O'Meara Mrs Kate ,
166 Meere, Michael
168, Homewood, Edward

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
1879, 2530 (one house); 1881-82, 2555-6 (two houses);
1885-86, 291 4; 1890- 91, 2867

City of Melbourne Valuers Books
1880, 2536- Robt Haddon owner 76, 74 Bh 6 rooms each
16.5x110 £45
Fred Taylor, Rob Haddon in 74

North and West Melbourne Conservation Study (1983)
History
These two houses were built over a period of two years (1879-80) for Robert Hadden, who lived in 154 Roden Street for fifteen to twenty years. 156 Roden was leased to Thomas Taylor, Stephen Dunkley and Thomas Brearley, a carpenter, who moved there c1890. Architect Henry Shalless and builder, Walter Webster of Carlton carried out the work, having combined also for Hadden, on two row houses in Hawke Street during 1878-9.

Description
A pair of richly decorated, stuccoed brick and parapeted row houses, with two-level cast-iron verandahs and iron picket fences, built between large stuccoed corniced piers, each appointed with a pineapple. The entablatures are arched and 'supported' with duplex colonettes, between piers adorned with orbs. Pronounced architraves and colonettes are also used on the ground level. Notable features include the fence; verandah decoration; verandah roof and structure; elaborate/high standard design of cement rendered surface.

Integrity - Generally original.
Streetscape - Part of an isolated but homogenous 19th century residential group (148-156).

Significance
Architecturally, a richly decorated early, and near original, example of a common type which is typical of architect, Shalless', work and reinforced by an adjoining streetscape: of high regional significance. Historically, a partly speculative development by a resident owner, using the prolific local architect, Shalless, and a common builder for other projects in the area: of local importance.

Recommendations
Repaint in original or typical colours; consider zoning provisions to preserve original use and form.

Property number: 108371

Graeme Butler & Associates 2015: Appendix 2: 800
## Surveyed Places

| Roden Street | 155 | Haddon’s houses, part 154-156 Roden Street |

### Survey Notes:

- Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** -  
**Proposed Grading:** -

### Existing Streetscape Level:

- Proposed Streetscape Level:

### What date or era does the place express (if any)?

**Creation date (if available):** 1989, 2012

**Creation era:**

- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

5.3 Developing a large, city-based economy

### Recommendations (if any)

None.

### References (if any):

- **City of Melbourne online maps**

### Property number:

108346

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### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** B  
**Proposed Grading:** B

### Existing Streetscape Level:

- Proposed Streetscape Level:

### What date or era does the place express (if any)?

**Creation date (if available):** 1879-1880

**Creation era:**

- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

- **Newspapers:**
- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 10 December 1902  
- 'HADDON.--On the 8th December, at his residence, 154 Roden-street, West Melbourne, Robert Haddon, aged 74 years. (Interred privately.)'

- **Lewis, M. Australian Architecture Index:**
- 22 08 1879 City of Melbourne registration no 8087
  [Burchett Index]. Fee 1.15.0 cottage Roden - between Adderley & Spencer'
`Architect: Shalless
Owner Hadden, Robert
Builder Webster, Walter’

See also

`77314 Webster, Walter - Southgate Street Carlton
Haddon, - West Melbourne VIC City of Melbourne
registration no 7815 [Burchett Index]. Fee 1.15.0 two-
storey house Hawke - between Spencer & Adderley 1878
11 2’

`12 01 1880 City of Melbourne registration no 8226
[Burchett Index]. Fee 1.15.0 four room brick cottage
Owner Murray, -
Builder Webster, Walter - South-Gate Street Hotham’

Probate
`Robert Haddon Engineer W Melb 8 Dec 1902 86/160
VPRS 28/P0, unit 1105; VPRS 28/P2, unit 639; VPRS
7591/P2, unit 344’
Real estate £1902, personal £1450- widow Mary- CA4/56
North Melbourne 33x100’ two brick dwelling houses, six
rooms each - one let for 17/6 per week - the other
occupied by Mary; has gold and copper mine company
shares

Australia, Marriage Index, 1788-1950
Robert Haddon in the Australia, Marriage Index, 1788-1950
‘Name: Robert Haddon
Spouse Name: Mary Bingham
Marriage Place: Victoria
Registration Place: Victoria
Registration Year: 1855
Registration Number: 2777’

Australia, Death Index, 1787-1985
Robt. Haddon in the Australia, Death Index, 1787-1985
‘Name: Robt. Haddon
Birth Year: abt. 1828
Age: 74
Death Place: West Melbourne, Victoria
Father’s name: Haddon Jno
Mother’s name: Jane Brackenbury
Registration Year: 1902
Registration Place: Victoria
Registration Number: 15040’

i-Heritage search results: Abstract of Building
Identification Form (BIF)
156 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
These two houses were built over a period of two years
(1879-80) for Robert Hadden, who lived in 154 Roden
Street for fifteen to twenty years. 156 Roden was leased to
Thomas Taylor, Stephen Dunkley and Thomas Brearley,
a carpenter, who moved there c1890. Architect Henry
Shalless and builder, Walter Webster of Carlton carried
out the work, having combined also for Hadden, on two
row houses in Hawke Street during 1878-9.

Integrity Good
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A pair of richly decorated, stuccoed brick and parapeted
row houses, with two-level cast-iron verandahs and iron
picket fences, built between large stuccoed corniced piers,
each appointed with a pineapple. The entablatures are
arched and ‘supported’ with duplex colonettes, between
piers adorned with orbs. Pronounced architraves and
colonettes are also used on the ground level. Notable
features include the fence; verandah decoration;
verandah roof and structure; elaborate/high standard
design of cement rendered surface.

Statement of Significance Architecturally, a richly
decorated early, and near original, example of a common
type which is typical of architect, Shalless’, work and
reinforced by an adjoining streetscape: of high regional
significance. Historically, a partly speculative development
by a resident owner, using the prolific local architect,
Shalless, and a common builder for other projects in the
area: of local importance.

Recommended Alterations
Repaint in original or typical colours; consider zoning
provisions to preserve original use and form.

Other Comments
Integrity - Generally original.

Streetscape - Part of an isolated but homogenous 19th
century residential group (148-156).

Sands & McDougall Directory of Victoria
1893
148 Stothers. Robert
152 Hulme, William
154 Haddon, Robert
156 Brearley, Thomas
158 Ryan, Mrs Mary
160 O’Meara Mrs Kate,
166 Meere, Michael
168, Homewood, Edward

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
1879, 2530 (one house); 1881-82, 2555-6 2 houses;
1885-86, 291 4; 1890- 91, 2867

City of Melbourne Valuers Books
1890, 2536- Robt Haddon owner 76, 74 Bk 6 rooms each
16.5x110 £45
Fred Taylor, Rob Haddon in 74

North and West Melbourne Conservation Study (1983)
History
These two houses were built over a period of two years
(1879-80) for Robert Hadden, who lived in 154 Roden
Street for fifteen to twenty years. 156 Roden was leased to
Thomas Taylor, Stephen Dunkley and Thomas
Brearley, a carpenter, who moved there c1890.
West Melbourne Heritage Review

SURVEYED PLACES

Architect Henry Shalless and builder, Walter Webster of Carlton carried out the work, having combined also for Hadden, on two row houses in Hawke Street during 1878-9.

Description
A pair of richly decorated, stuccoed brick and parapeted row houses, with two-level cast-iron verandahs and iron picket fences, built between large stuccoed corniced piers, each appointed with a pineapple. The entablatures are arched and 'supported' with duplex colonnettes, between piers adorned with orbs. Pronounced architraves and colonnettes are also used on the ground level. Notable features include the fence; verandah decoration; verandah roof and structure; elaborate/high standard design of cement rendered surface.

Integrity - Generally original.
Streetscape - Part of an isolated but homogenous 19th century residential group (148-156).

Significance
Architecturally, a richly decorated early, and near original, example of a common type which is typical of architect, Shalless', work and reinforced by an adjoining streetscape: of high regional significance.
Historically, a partly speculative development by a resident owner, using the prolific local architect, Shalless, and a common builder for other projects in the area: of local importance.

Recommendations
Repaint in original or typical colours; consider zoning provisions to preserve original use and form.

Property number: 108370
**SURVEYED PLACES**

| Roden Street | 159 | Thomas Hulse's house, part 159 - 163 Roden Street, West Melbourne |

**Survey Notes:***

Refer to Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: D
- Proposed Grading: D

- Existing Streetscape Level: 3
- Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

- Creation date (if available): 1867
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WWII

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Victorian Titles Office
  - part CA14/54
  - Owners application 42909
  - 1868 Thomas Hulse to Matthew Kerr
  - 1869 John Dickie
  - 1896 James Dickie
  - 1918 William Dickie, Exhibition Street plumber
  - 1918 William Dickie plumber of 140 Exhibition St, with ROW on north
  - Mortgage 1918
  - William Dickie dead Nov 1919, probate to Mary Hannah

Dickie of Brougham Street 1920
1939 Mary Hannah Dickie dies probate William Dickie of Brougham Street
1939 William Dickie & Jeannie Cromie 500 Dryburgh Street
1940 Margaret Fitzgerald Oaklands Junction etc.

**Heritage Places Inventory June 2015**

159, 163 Roden listed as D3

**North and West Melbourne Conservation Study (1983):**

- V1A: 46
  - 161 3A 1 S c1880 E R H1/2
  - 159 2A 1 BP c1880 E R H2

**Australian Bureau of Statistics**

Retail Price Index developed by the Australian Bureau of Statistics for estate value.

**I-Heritage search results: Abstract of Building Identification Form (BIF)**

No listing.

**BIF 1991**

159-D3, Victorian-era, fair-poor integrity, fair condition; bricks painted over, roof reclad; 163 early Victorian-era D3, fair-poor integrity, fair condition - verandah replaced.

**Frank Mitchell, Mittagong, NSW**

Personal communication from family history research on Hulse.

'Hulse was living in Spencer Street when he married in 1860. Thomas and his brother Allan are very prominent as 'Pioneer Engine drivers' on the Melbourne - Bendigo railway at the very beginning of the lines opening, initially when it was built only as far as Sunbury. He retired as Senior Loco Foreman at the huge 'new' (in 1895) Loco Sheds at North Melbourne, those sheds were unfortunately all demolished in 1963. I have a lot of data about these brothers and all there families. Thomas never had any family, that I am aware off, although married. After retirement in 1895, he was retained as a Railway engineering consultant until 1900 at least, then he must have moved to South Yarra, where he died in 1915 - aged 81. I have a number of stories about him, and have visited the grave of his parents in Cheshire just 12 months ago, I wrote up some material about the Hulse Railway families for the Local History Group in Cheshire where he hailed from. What can you tell me, about the house, or otherwise? I only have one photo that he is identified in, but I expect there are others of him 'on his engine' the only problem is we are unsure exactly which 'Loco was his!' Engines in those days were allocated to particular crews - we know what type, but not which one!'
West Melbourne Heritage Review

SURVEYED PLACES

Residence
1851
Age: 17
Poynton, Cheshire, England
Age: 16; Son - 'Horse Driver' - Coal Mine.

Emigration
1858
21 Sep
Age: 24
Liverpool, Lancashire, England
"Mermaid" Master James White of 'White Star Line' 1233 gr tons. Thomas listed as 24 year old 'engine driver'

Immigration
1858
16 Dec
Age: 24
Port Phillip, Melbourne, Victoria
"Mermaid" ex Liverpool, Lancashire.

Northern Railway to Bendigo / Sandhurst
1859
4 Jan
Age: 25
Melbourne - Sunbury
Victorian Govt. Railway appointment.

Marriage
1860
18 Jun
Age: 26
St James, Spencer St; Victoria
C of E Marriage in R.C. Church - age 26 Elizabeth - widow to - Mr. Gibbons since 1854 V BDM M 1224# / 1860

Residence
1860
Age: 26
Lonsdale St, Melbourne, Victoria.
Occupation 'Engineer' from marriage M 1224# / 1860

VR Northern Railway Opening
1862
Oct
Age: 28
Bendigo / Sandhurst, Victoria
Reputedly drove 'First train thru from Melb to Bendigo'
Quote Mathew Murray to V.H.S. 1917

Owner / Occupier Dwelling
1866
to 1868
Age: 32
163 Roden St; North Melbourne
At this period the 'Engine Sheds' for the Northern Railway were at the bottom of Lonsdale St, on the site of the much later Carriage Sheds and sidings. The North Melbourne loco depot was not built until 1890's Detail dwelling...

Investment in Gold Mine Shares
1871
Age: 37
Bendigo / Sandhurst, Victoria
Extensive share holdings as a major holder in 4 underground reef mines; and a smaller interest in at least one other made in 1872.

Railway Fatality
1874
12 May
Age: 40
Saltwater River (Maribyrnong) Railway Bridge
T. Hulse driving 'Up' Bendigo Express, when it ran down an itinerant on the tracks.

Commission of Inquiry
1889
Jun
Age: 55
Melbourne, Victoria, Australia
Witness called before commission to give evidence.

Farewell Function from Railways
1893
20 Nov
Age: 59
Melbourne, Victoria, Australia
Staff function and Presentation of an 'Illuminated Address' as reported.

Retirement
1895
30 Jun
Age: 61
Melbourne, Victoria, Australia
from VR 19th C. Employment Lists - Thornton

Engineering consultant
1900
Age: 66
North Melbourne, Victoria, Australia
Government Inquiry into suitability of locomotive 'Spark Arresters' - Comparison of types available.

Residence
1903
Age: 69
South Yarra, Melbourne, Victoria, Australia

Widowed
1907
Age: 73
South Yarra, Melbourne, Victoria, Australia

Hermes, i-Heritage
THE RECENT ACCIDENT AT SPENCER-STREET STATION.
An inquest was commenced at the Melbourne Hospital by Dr. Youl yesterday, on the body of Alfred Harmes, aged 29 years, the fireman or stoker who died there on the 20th inst. from the effects of injuries he sustained on New Year's Day morning through an engine he was on running over an embankment at the Spencer-street railway station ...Harriet Harmes residing in Moloney-square, off Roden-street, West Melbourne, said that the deceased, who was her husband, was employed as a fireman on the Victorian Railways. He had left four children...Thomas Hulse night locomotive foreman said -On the morning of the 1st inst., about a quarter past 2 o'clock I saw Driver Ryan walking up the engine shed I was from 40ft to 60ft from him, and there was plenty of light judging from his appearance, he was perfectly sober, and as far as I know him he is a sober, steady man...'

'A party wall was the bone of contention in the case of Dickie v. O'Callaghan, heard at the Equity Court, before Mr. Justice Webb, yesterday. John Dickie on the 3rd October last sold a house and land having a frontage of 40 feet to Rosslyn-street, West Melbourne, to David Offices' Callaghan. The defendant would not complete the contract, alleging that there were three particulars of deficiency in the land. Two of these deficiencies, consisting of 1 feet 3 inches on the one side and 3 inches on the other, were admitted by the plaintiff, who was willing to give compensation. ...

Sands & McDougall Directory of Victoria
5 Side Spencer-Adderley
1861
55 Mrs Clancy
...
1862
55 Clancy, Mrs
61 Widdows
63 Stephens, Samuel...
1863
55 Clancy, Mrs
61 Hugh Widdows
63 Stephens, Samuel...
1864
55 Clancy, Mrs
61 T Hulse
SURVEYED PLACES

1865
55 Clancy, Mrs
61 T Hulse
63 Stephens, Samuel...

1866
James Young
61 T Hulse
R Hadden
63 Stephens, Samuel...

1867
James Young
T Hulse
61 R Hadden
63 Stephens, Samuel...

1868
James Young
T Hulse
61 John Buss
63 William Conway
Mrs Mason
W.A. Grover.

1869
James Young
James McGuire
61 Joseph Linguard
63 John McFarlane
Mrs Mason...

City of Melbourne Valuers Books
1891, 2791-
(JH Walker, Mrs Young)
owners:
John Dickie 159, BH 5 rooms, 33x100, £32
Charles Bath 163, BH 4 rooms, 33x100, £30
(Rob Moore)
1886, 2862
(JH Walker, Mrs Young)
John Dickie 59, BH 5 rooms, 33x100, £32
Charles Bath 61, BH 4 rooms, 33x100, £30
(Rob Moore)
1880, 2493-
(Jas Young owner-occupier)
John Dickie owner-occupier, BH 5 rooms, 33x100, £32
Robert Hadden owner-occupier x-out to Charles Bath
61, BH 4 rooms, 33x100, £26
(McFarlane)
1875, 2308
(Jas Young)
John Dickie owner-occupier BH 5 rooms £32
2309 Robert Hadden owner-occupier stone house 4 rooms £26
(McFarlane)
1872, 2226-
(Jas Young BH 5R £32)
John Dickie owner-occupier BH 5 rooms £32
Robert Hadden owner-occupier (163) stone house 4 rooms £26

City of Melbourne Rate Books VPRS 5708/P9
1866, 1814-
(55 William Clancy)
... 61 Robt Hadden owner-occupier 30x100 BH 3 rooms £24
(63 Saml Hepburn, Stephens owner 30x100 BH 4 rooms £26)
1865, 1813
(55 William Clancy)
... 61 Robt Hadden owner-occupier 30x100 BH 3 rooms £24
(63 Stephens owner 30x100 BH 4 rooms £26
65, 6 Carnby each 18x100 BH 3 rooms + kitchen £30)
1863, 1664-
(William Clancy)
Thomas Halse (sic) owner-occupier 61 Roden B cottage 3 rooms £18
(Sam Stephens owner-occupier)
1861, 1632-
No

Property number: 108347
Surveyed Places

Roden Street 163 Thomas Hulse house, later Haddon's house, part 159 -163 Roden Street, West Melbourne

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1864-5
Creation era? Early Victorian-era

Victorian-era
Interwar
Edwardian-era
Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☐ Scientific value
☐ Historical value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO843 159 -163 Roden Street, West Melbourne

☒ Contributory to precinct
☐ Not significant or contributory

☒ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population
6.7 Transport

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):
(see 154 Roden St)
Victorian Titles Office
CT-7215/809

 Owners
1880 Charles Bath of the Railway Reserve, LaTrobe Street
West, fireman- north part CA15 Melbourne parish - with ROW on south side between other half
1880 Victorian Permanent Property Investment and Building Society
1885 Victorian Permanent Property Investment and Building Society

Building Society to Charles Bath
1885 Victorian Permanent Property Investment and Building Society
1887 Charles Bath fireman
1887 Mortgage to Robert Stewart Browne
1892 Robert Moore of Roden Street engine driver
1892 Mortgage to James Stephen H Royce
1929 October Moore dies probate to Caroline M Augusta Stewart of Kew widow and James Edwards Albury 1931
1934 Caroline M Augusta Stewart of Kew widow and James Edwards Albury of all of CA15 (with central ROW)
1935 Margaret Fitzgerald Oaklands Junction of all of CA15 (with central ROW)
1949 Margaret Fitzgerald Oaklands Junction north half of CA15 with party wall easement
1949 John Robert Fitzgerald of 163 Roden Street civil servant
1964 Joseph (labourer) & Antonia Zahra
1989 Pau; & Annika Moloney of 193 Adderley St....

Heritage Places Inventory June 2015
159, 163 Roden listed as D3

i-Heritage search results: Abstract of Building Identification Form (BIF)
No listing.

Australia, Marriage Index, 1788-1950
Name: Robert Haddon
Spouse Name: Mary Bingham
Marriage Place: Victoria
Registration Place: Victoria
Registration Year: 1855
Registration Number: 2777

Australia, Death Index, 1787-1985
Name: Robt. Haddon
Birth Year: abt. 1828
Age: 74
Death Place: West Melbourne, Victoria
Father's name: Haddon Jno
Mother's name: Jane Brackenbury
Registration Year: 1902
Registration Place: Victoria
Registration Number: 15040

North and West Melbourne Conservation Study (1983):
V1A: 46
161 3A 1 S c1880 E R H1/2
159 2A 1 BP c1880 E R H2

Hermes, i-Heritage
No listing for 159, 163

MMBW
DP 728- shows

Lewis, M. Australian Architecture Index:
72914 Webster, Walter Hadden, Robert West Melbourne
VIC House Shalless 1879 08 22
No listing for Dickie, Hadden

City of Melbourne online map
CT-7215/809

Graeme Butler & Associates 2015: Appendix 2: 808
SURVEYED PLACES

Grantee: CA15/54, J Murrell

VPRO
Old Law application 9323 not found
Roll Plan 12-1856- block not shown as surveyed.

Probate, VPRO
Robert Haddon Engineer W Melb 8 Dec 1902 86/160 VPRS 28/P0, unit 1105;
VPRS 28/P2, unit 639; VPRS 7591/P2, unit 344 -
real estate ₤1902, personal ₤1450 - widow Mary- CA4/56
North Melbourne 33x100’ 2 brick dwelling houses, 6 rooms each - one let for 17/6 per week - the other
occupied by Mary; has gold and copper mine company shares

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 4
May 1865
Election Notices.
BOURKE WARD ELECTION.-Mr. ALEXANDER SHORT,
Spencer-street, West Melbourne.
Sir,-We, the undersigned, electors of Bourke Ward, having
noticed for some years past the interest which you have taken in municipal matters,
respectfully request that you will allow yourself to be
nominated to fill the seat in the City Council now vacant
owing to William Grant, Esq., having ceased to be a
member of the corporation by reason of absence from the
meetings thereof.
...Robert Haddon'

'The Argus': 7/6/1871
'Gold Mining Company (Registered)," Lauriston, under the
provisions of the "Mining Companies’
Limited Liability Act, 1864," and I do solemnly and
sincerely declare that the following statement is, to the
best of my belief and knowledge, true in every particular,
namely:—
1. The name and style of the company is the "Eureka Gold
Mining Company.....Robert Haddon, Melbourne ...'

'The Argus': 10/12/1902
'HADDON.—On the 8th December, at his residence, 154
Roden-street, West Melbourne, Robert Haddon, aged 74
years. (Interred privately.) '

Frank Mitchell, Mittagong, NSW
Personal communication from family history research on
Hulse.
'Hulse was living in Spencer Street when he married in
1860. Thomas and his brother Allan are very prominent as
'Pioneer Engine drivers' on the Melbourne - Bendigo
railway at the very beginning of the lines opening, initially
when it was built only as far as Sunbury. He retired as
Senior Loco Foreman at the huge 'new' (in 1895) Loco
Sheds at North Melbourne, those sheds were
unfortunately all demolished in 1963. I have a lot of data
about these brothers and all there families. Thomas never
had any family, that I am aware off, although married.
After retirement in 1895, he was retained as a Railway
engineering consultant until 1900 at least, then he must
have moved to South Yarra, where he died in 1915 - aged
81. I have a number of stories about him, and have visited
the grave of his parents in Cheshire just 12 months ago, I
wrote up some material about the Hulse Railway families
for the Local History Group in Cheshire where he hailed
from. What can you tell me, about the house, or
otherwise? I only have one photo that he is identified in,
but I expect there are others of him 'on his engine' the
only problem is we are unsure exactly which 'Loco was
his!' Engines in those days were allocated to particular
crews - we know what type, but not which one!'
West Melbourne Heritage Review

SURVEYED PLACES

Quote Mathew Murray to V.H.S. 1917

Owner / Occupier Dwelling
1866 to 1868
Age: 32
163 Roden St; North Melbourne
At this period the 'Engine Sheds' for the Northern Railway
were at the bottom of Lonsdale St, on the site of the much
later Carriage Sheds and sidings. The North Melbourne
loco depot was not built until 1890's Detail dwelling...

Investment in Gold Mine Shares
1871
Age: 37
Bendigo / Sandhurst, Victoria
Extensive share holdings as a major holder in 4
underground reef mines; and a smaller interest in at least
one other made in 1872.

Railway Fatality
1874
12 May
Age: 40
Saltwater River (Maribyrnong) Railway Bridge
T. Hulse driving 'Up' Bendigo Express, when it ran down an
itinerant on the tracks.

Victorian Railways - Northern District
1884
Age: 50
Bendigo, Victoria, Australia
'Night Running Foreman'

Commission of Inquiry
1889
Jun
Age: 55
Melbourne, Victoria, Australia
Witness called before commission to give evidence.

Farewell Function from Railways
1893
20 Nov
Age: 59
Melbourne, Victoria, Australia
Staff function and Presentation of an 'Illuminated Address'
as reported.

Victorian Railways
1894
2 Jan
Age: 60
Bendigo, Victoria, Australia
Retires Govt. Pension - Senior Staff

Retirement
1895
30 Jun
Age: 61
Melbourne, Victoria, Australia
from VR 19th C. Employment Lists - Thornton

Engineering consultant
1900
Age: 66
North Melbourne, Victoria, Australia
Government Inquiry into suitability of locomotive 'Spark

Arresters' - Comparison of types available.

Residence
1903
Age: 69
South Yarra, Melbourne, Victoria, Australia

Widowed
1907
Age: 73
South Yarra, Melbourne, Victoria, Australia

Residence
1914
Age: 80
27 Park Grove, Middle Park, Victoria.
Retired civil Servant. ...

Sands & McDougall Directory of Victoria
S Side Spencer-Adderley
1861
55 Mrs Clancy
...

1862
55 Clancy, Mrs
61 Widdows
63 Stephens, Samuel...

1863
55 Clancy, Mrs
61 Hugh Widows
63 Stephens, Samuel...

1864
55 Clancy, Mrs
61 T Hulse
63 Stephens, Samuel...

1865
55 Clancy, Mrs
61 T Hulse
63 Stephens, Samuel...

1866
James Young
61 T Hulse
R Haddon
63 Stephens, Samuel...

1867
James Young
T Hulse
61 R Haddon
63 Stephens, Samuel...

1868
James Young
T Hulse
61 John Buss
63 William Conway
Mrs Mason
W.A. Grover.

1869
James Young
James McGuire

Graeme Butler & Associates 2015: Appendix 2: 810
**SURVEYED PLACES**

**61 Joseph Linguard**  
63 John McFarlane  
Mrs Mason...

**City of Melbourne Valuers Books**  
1891, 2791-  
(JH Walker, Mrs Young)  
owners:  
John Dickie 159, BH 5 rooms, 33x100, £ 32  
Charles Bath 163, BH 4 rooms, 33x100, £ 30  
(Rob Moore)  
1886, 2662  
(JH Walker, Mrs Young)  
John Dickie 59, BH 5 rooms, 33x100, £ 32  
Charles Bath 61, BH 4 rooms, 33x100, £ 30  
(Rob Moore)

1880, 2493-  
(Jas Young owner-occupier )  
John Dickie owner-occupier, BH 5 rooms, 33x100, £ 32  
Robert Hadden owner-occupier x-out to Charles Bath 61, BH 4 rooms, 33x100, £26  
(McFarlane)

1875, 2308  
(Jas Young)  
John Dickie owner-occupier BH 5 rooms £32  
2309 Robert Hadden owner-occupier stone house 4 rooms £26  
(McFarlane stone house 4 rooms)

1872, 2226-  
(Jas Young BH 5R £32 )  
John Dickie owner-occupier BH 5 rooms £32  
Robert Hadden owner-occupier (163) stone house 4 rooms £26  
(McFarlane owner-occupier Stone house, 4 rooms cellar £28/Carnby )

1870, 2103-  
(Jas Young)  
Mrs Walker/John Dickie owner 59 BH 5 rooms £32  
Robert Hadden owner-occupier 61 (163) stone house 4 rooms £26  
(McFarlan)

1869, 2088-  
(Young)  
M Kerr owner-occupier x-out to McGure, Dickie owner 59 Roden brick house 5 rooms £32  
Smith, R Hadden 61 Roden stone house 4 rooms £26  
(Sam Stephens owner-occupier x-out to John McFarlane 63 Roden, BH 4 rooms shed cellar £ 28/ Alfred Mason, Carnby 65 BH 4 rooms £32)

1868, 1955-  
(Jas Young 57 BH 5 rooms £32 )  
M Kerr owner-occupier 59 Roden brick house 5 rooms £32  
T Hulse, R Hadden 61 Roden stone house 4 rooms £26  
(Sam Stephens owner-occupier 63 Roden, BH 4 rooms / Carnby x 2 65, 67 BH 3 rooms £32)

1867, 1855-  
(Young 57)  
Thos Hulse owner-occupier x-out to M Kerr occupier 59

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**City of Melbourne Rate Books**  
VPRS 5708/P9  
1866, 1814-  
(55 William Clancy)  
...  
61 Robt Hadden owner-occupier 30x100 BH 3 rooms £24  
(63 Saml Hepburn, Stephens owner 30x100 BH 4 rooms £26)

1865, 1813  
(55 William Clancy)  
...  
61 Robt Hadden owner-occupier 30x100 BH 3 rooms £24  
(63 Stephens owner 30x100 BH 4 rooms £26  
65, 6 Carnby each 18x100 BH 3 rooms + kitchen £30)

1863, 1664-  
(William Clancy)  
Thomas Halse (sic) owner-occupier 61 Roden B cottage 3 rooms £18  
(Sam Stephens owner-occupier )

1861, 1632-  
No

Property number:  108348
Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** D
- **Proposed Grading:** C

- **Existing Streetscape Level:** 3
- **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

- **Creation date (if available):** 1889, 1937-8
- **Creation era:** Early Victorian-era
- **Victorian-era**
- **Edwardian-era**
- **Interwar**
- **Post WW2**

What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

Is the place in a Heritage Overlay?

- **H03** North & West Melbourne Precinct
- **Contributory to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

See also adjoining 135 TO 141 HAWKE STREET WEST MELBOURNE 3003
City of Melbourne Heritage Review (1999) for Hawke & Roden Street buildings

The building at 135-141 Hawke Street was constructed c.1889. It first appears in the Sands & McDougall directory in 1890, when it was occupied by Drysdale, Briscoe and Co., 'store'. The company later referred to as Briscoe and Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.

**Description**

The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is the sole decoration. The are six non-original windows over two levels on the Hawke Street elevation.

**Significance**

The former Drysdale, Briscoe and Co. building at 135-141 Hawke Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

**Grading Review**

Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

**Victorian Heritage Database**

Purchas and Teague- significant places:
Former Melbourne Wool Exchange 120 - 138 King Street, MELBOURNE, MELBOURNE CITY
The former Melbourne Wool Exchange was erected in 1913-14 by Monier Reinforced Concrete Constructions. The architects were Purchas and Teague.
Church Of St John The Evangelist Finch Street, MALVERN EAST, STONNINGTON CITY
The Church of St John the Evangelist, East Malvern is of Local architectural significance as the design of Purchas and Teague

**MMBW**

DP706 1895
shown as Briscoe & company
143- Hawke St, 172- Roden St, -216 Adderley St, one large building with 3 pitched crossings to Adderley and one each to Roden, Hawke

**Lewis, M. Australian Architecture Index:**

'29 06 1889 City of Melbourne registration no 3968
[Burchett Index]. Fee 6.0.0
warehouse Oakden, Addison & Kemp.
Owner Briscoe & Co.
Builder Dunton, John - 46 Latrobe west.'
SURVEYED PLACES

1822-3, the new firm of Twentyman & Askew being responsible for this building. The builder was Harry Lockington. Twentyman had already proved himself as the ironmonger's architect, executing the design for McLean Bros. and Rigg's Bourke Street West store (qv).

Newspapers:
`The Argus': 14/7/1883

BRISCOE AND CO.'s NEW WAREHOUSE.
Within recent years several important additions have been made to the architecture of Melbourne, but there have been few such conspicuous examples of improvement as the new establishment erected for Messrs Briscoe and Co., wholesale ironmongers, in Little Collins-street west. This firm has for years held a foremost position in the trade in Australia, and their retail business centre in Collins-street east, which has just been closed, was one of the finest shops in the city. A change of policy, however, has taken place. The retail connexion has been to a considerable extent relinquished and the firm's operations are to be devoted almost entirely to wholesale trading. To enable them the better to develop this scheme they removed a few weeks ago to the new quarters, which have been built with a thorough regard to their requirements. The freehold is owned by Mr. George Robertson, who has also erected the building, and the value of the entire property is not less than £26,000. Messrs. Briscoe and Co. Arranged that the work should be in their hands, and according to their instructions the plans were prepared by Messrs. Twentyman and Askew, of Bourke-street west...

`The Argus': 4/11/1937

'BANK BUYS CITY PROPERTY
The property known as Briscoe's Buildings, at 391-395 Little Collins street, near I Queen street, has been purchased by the Bank of New South Wales from Briscoe and Company Limited, hardware merchants. The sale price has not been disclosed.

The land has a frontage of 56ft. To Little Collins street, by a depth of 155ft., and adjoins the rear boundary of the bank's chief office in Melbourne at 368 Collins street. The purchase will give the bank a complete block with frontages to both Collins and Little Collins streets and will provide for extension of accommodation for the banks business and for tenants The bank has not yet considered plans for a building on the site The brick building on the site was erected by Briscoe and Company Limited in 1904 and comprises four and a half stories and basement With McNeil lane on the east side and Briscoe lane on the west the site has excellent natural light The managing director of Briscoe and Co Ltd (Mr J P McNeil) said yesterday that possession of the property would be given to the bank in April next Work was beginning immediately on the erection of a modern warehouse building on portion of the company's iron and steel yards at Roden Adderley and Hawke streets West Melbourne The new building will be 140ft by 200ft and will contain more floor space than the building sold The removal of the warehouse from the city had been contemplated for some time Mr McNeil added The architects for the new building are Messrs Purchas and Teague of Little Collins street.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

172 TO 184 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings

Building Grading Streetscape Level Laneway Level
D3

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Inter War
Period 1926-39 - Inter War
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Not Assessed
Condition Not Assessed
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include glass and brick details.
Statement of Significance
Not Assessed

135 TO 141 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D3

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian; c1889
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
The building at 135-141 Hawke Street was constructed c.1889. It first appears in the Sands & McDougall directory in 1890, when it was occupied by Drysdale, Briscoe and Co., 'store'. The company later referred to as Briscoe and Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is the sole decoration. The are six non-original windows over two levels on the Hawke Street elevation.
Statement of Significance

Graeme Butler & Associates 2015: Appendix 2: 813
The former Drysdale, Briscoe and Co. building at 135-141 Hawke Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

Recommended Alterations

Other Comments

Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

Property number: unknown
1925 8068 £7777 addition to store -see also 135-141 Hawke St
1937 Nov 18935 £30,000 addition to warehouse 172

MMBW
D706 1895 shown as Briscoe & company 143- Hawke Street, 172- Roden Street, -216 Adderley Street, one large building with three pitched crossings to Adderley and one each to Roden, Hawke

Lewis, M. Australian Architecture Index:
'29 06 1889 City of Melbourne registration no 3968
[Burchett Index]. Fee 6.0.0 warehouse Oakden, Addison & Kemp Owner Briscoe & Co
Builder Dunton, John - 46 Latrobe west'

Newspapers:
'The Argus': 4/11/1937
'BANK BUYS CITY PROPERTY
The property known as Briscoe's Buildings, at 391-395 Little Collins street, near Queen street, has been purchased by the Bank of New South Wales from Briscoe and Company Limited, hardware merchants. The sale price has not been disclosed.
The land has a frontage of 56ft. To Little Collins street, by a depth of 155ft., and adjoins the rear boundary of the bank's chief office in Melbourne at 368 Collins street. The purchase will give the bank a complete block with frontages to both Collins and Little Collins streets and will provide for extension of accommodation for the banks business and for tenants The bank has not yet considered plans for a building on the site The brick building on the site was erected by Briscoe and Company Limited in 1904 and comprises four and a half stories and basement With McNeil lane on the east side and Briscoe lane on the west the site has excellent natural light The managing director of Briscoe and Co Ltd (Mr J P McNeil) said yesterday that possession of the property would be given to the bank in April next. Work was beginning immediately on the erection of a modern warehouse building on portion of the company's iron and steel yards at Roden Adderley and Hawke streets West Melbourne The new building will be 140ft by 200ft and will contain more floor space than the building sold The removal of the warehouse from the city had been contemplated for some time Mr McNeil added The architects for the new building are Messrs Purchas and Teague of Little Collins street.'

i-Heritage search results: Abstract of Building
Identification Form (BIF)
135 TO 141 HAWKE STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian; c.1889
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner

The building at 135-141 Hawke Street was constructed c.1889. It first appears in the Sands & McDougall directory in 1890, when it was occupied by Drysdale, Briscoe and Co., 'store'. The company later referred to as Briscoe and Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.

Integrity Fair
Condition Fair
Original Building Type
History
Not Assessed
Description/Notable Features
The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is the sole decoration. The are six non-original windows over two levels on the Hawke Street elevation.

Statement of Significance
The former Drysdale, Briscoe and Co. building at 135-141 Hawke Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

Recommended Alterations
Other Comments
Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

Sands & McDougall Directory of Victoria
N side
1930
156 Roy, Jno. S. B.
158 O'Connor, Patk.
160 Kelleher, Patk.
166-180 Briscoe & Co Ltd, iron merchts

Adderley st

1925
156 Nolan, James
158 O'Connor, Patk.
160 Kelleher, Patk.
166 Walsh, Michael
168 Mounsey, Mrs Ells.
170 Dahlstrom, August
172-180 Briscoe & Co Ltd.. irn mrchts

Adderley st

1920
166 Walsh, Michael
168 Canny, Michl.
170 Larter, Mrs Isabel
172-180 Briscoe & Co. Ltd.. irn mrchts

Graeme Butler & Associates 2015: Appendix 2: 815
City of Melbourne Heritage Review (1999) for Hawke & Roden Street buildings

History
The building at 135-141 Hawke Street was constructed c.1889. It first appears in the Sands & McDougall directory in 1890, when it was occupied by Drysdale, Briscoe and Co., 'stone'. The company later referred to as Briscoe and Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.

Description
The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is the sole decoration. The are six non-original windows over two levels on the Hawke Street elevation.

Significance
The former Drysdale, Briscoe and Co. building at 135-141 Hawke Street is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

Grading Review
Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: C

What date or era does the place express (if any)?
Creation era?  early Victorian-era
Interwar
Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
Contrary to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry
5.2 Melbourne as a trading port

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
MMBW
DP731 shows as three houses 166-170.

Heritage Places Inventory June 2015, i-heritage, Hermes
No listing for this address.
The building at 135-141 Hawke Street was constructed c.1889. It first appears in the Sands & McDougall directory in 1890, when it was occupied by Drysdale, Briscoe and Co., 'store'. The company later referred to as Briscoe and Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.

**Description**

The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is the sole decoration. There are six non-original windows over two levels on the Hawke Street elevation.

**Significance**

The former Drysdale, Briscoe and Co. building at 135-141 Hawke Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

**Grading Review**

Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

**Property number:** 108368
**Surveymed Places**

| Roden Street | 167-169 |

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1946-2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [x] Not assessed for heritage values
- [ ] Social value

Is the place in a Heritage Overlay?

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

**Recommendations (if any):**

None.

**References (if any):**

City of Melbourne online maps

'Single storey brick building. Primary landuse: Garage/Motor Vehicle Repairs.'

Sands & McDougall Directory of Victoria

159 Lloyd, Hrdl. E.
163 Walsh, Jas. P.
167 Rush, Francis B.
171 Gillies, Alexr. J.
173 Hughes, Chas.

**Property number:** 108349

---

**Rodent Street | 171-179 Wigton cottages, 171-179 Roden Street**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1864-8, 1871</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Overlay 844 (173 -179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule for two Canary Island palms.

Consider addition of two palms to City of Melbourne Exceptional Tree Register.

**References (if any):**

North and West Melbourne Conservation Study (1983)

no listing.

i-Heritage search results: Abstract of Building Identification Form (BIF)

179 RODEN STREET WEST MELBOURNE 3003

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Graeme Butler & Associates 2015: Appendix 2: 818
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include the verandah.
Statement of Significance Not Assessed
Recommended Alterations Fence (sympathetic - reinstate original design)

Victorian Titles Office
application 11899 (not at VPRO, see RGO)
Owners
... 
171-177
1879 Isabella Roberts of Dudley Street West Melbourne wife of Hugh Erasmus Roberts storeman
1883 Hugh Erasmus Roberts gentleman, Isabella dies 21 Nov 1883
1884 Hugh Erasmus Roberts jnr. (son)
1884 Hugh Erasmus Roberts gentleman, Hawke St
Subdivides to 3: 1885 171 Hugh Mitchell, 177 to Joseph Duffy,
1887 173-175 to David Evans Brighton St, Newmarket draper from estate of Roberts who died 16 March 1886
1887 Fourth Victorian Permanent Property Building & Investment Society
1978 Coral Pearl Cottrell of Port Melbourne and Caroline Hansch Mooroolbark

Probate
'George Carnaby Gent Albert Park 16 Jun 1889 39/871 VPRS 28/P0, unit 491; VPRS 28/P2, unit 264; VPRS 7591/P2, unit 149'
Widow: Charlotte

MMBW
DP728 house shown with other row houses of same setback: 167 DF, 171 S.F., 173 DF, 177 S.F. front gardens

Heritage Places Inventory June 2015
173, 177, 19 Roden Street: D2

Hermes
See Heritage Overlay 173-179 Roden HO844; no Statement of Significance

Lewis, M. Australian Architecture Index:
'72880 Hessey, George - Melbourne Hessey, George West Melbourne VIC City of Melbourne registration no 4354
[Burchett Index]. Fee 1.10.0 three room brick cottage Roden - below Adderley 1871 03 29
72916 Hessey, George - 102 Stanley Street West Melb Hessey, George West Melbourne VIC City of Melbourne registration no 7692 [Burchett Index]. Fee 1.15.0 six room brick house Roden - between Adderley & Railway. '
Note Typing Error - "1878 Bourke 18" in date - either on Burchett Index Card or in original Intent to Build.

Newspapers:
'The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 22 July 1863
'WE, the undersigned TAILORS, HATTERS, and OUTFITTERS, have agreed to CLOSE our respective ESTABLISHMENTS on SATURDAY Afternoons, at Two o'clock, ... - commencing on Saturday, 1st August, 1863 : — J. B. Milton and Co.
Stanley & Nicholls
Richd. Little
Haigh Brothers
Joseph Clarke
Murray Brothers
Thos. Hopwood
S. Taylor
Benjamin Watson
Elms & Co.
Peter Thomson
George Carnaby
George Wharton
Jones & Co.'

'The Telegraph, St Kilda, Prahran and South Yarra Guardian' (Vic. : 1866 - 1888) Saturday 19 October 1867
'NOTICE OF -REMOVAL.
GEORGE CARNABY, Tailor, has REMOVED to now premises, 11 Collins-street west.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 19 May 1868
'To Let
BRICK COTTAGE, six rooms, hall, garden, Roden Street, West Melbourne. George Carnaby, 11'
Collins-street west,

'The Age' 20/2/1886
'On the Premises, Roden-Street, West Melbourne. SUPERIOR BRICK RESIDENCE,
To Business Men, Railway Employees, Speculators and Others.
BARRETT and Co. will sell by auction, on the premises as above, Land having a frontage of 32 ft. to Roden-street by a depth of about 100 ft. to a right of way at rear 10 ft. wide on which is erected a superior brick residence (Wigton Cottage), containing 7 rooms, bath, pantry, scullery, copper built in, yard asphalted.
...
The auctioneers would call special attention to this sale, the property splendidly adapted for the residence of persons connected with the railways or business men on the look out for a suburban residence near the city, it being within a few minutes' walk, and near the cab route.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 3 March 1886
'CITY PROPERTY.
On the Premises. Wigton Cottage, Roden-street, WEST MELBOURNE.
SURVEYED PLACES

SUPERIOR FAMILY RESIDENCE,
BARRETT and Co. will sell by auction, on the premises, as above.
Land having a frontage of 32 ft. to Roden-street by a depth of 100 ft. to a right of way, on which is erected a very superior seven-roomed brick family residence, bath, outhouse and every convenience.
Title, certificate. Terms at sale.
The auctioneers would call special attention to this sale.
The property is splendidly situated near the station and cab route, and most rapidly increase in value.
Barrett and Co., auctioneers, corner of Queensberry and Abbotsford streets, Hotham, and Racecourse-road, Newmarket."

Sands & McDougall Directory of Victoria
S Side Spencer-Adderley
1861
55 Mrs Clancy
...
1862
55 Clancy, Mrs
61 Widdows
63 Stephens, Samuel...

1863
55 Clancy, Mrs
61 Hugh Widows
63 Stephens, Samuel...

1864
55 Clancy, Mrs
61 T Hulse
63 Stephens, Samuel...

1865
55 Clancy, Mrs
61 T Hulse
63 Stephens, Samuel...

1866
James Young
61 T Hulse
R Haddon
63 Stephens, Samuel...

1867
James Young
T Hulse
61 R Haddon
63 Stephens, Samuel...

1868
James Young
T Hulse
61 John Buss
63 William Conway
Mrs Mason
W.A. Grover.

1869
...
61 Joseph Linguard
63 John McFarlane
Mrs Mason

Adderley St...

1870
...James McGuire
63 John McFarlane
65 Russell, Alexander
67 Freemantle, Thomas
Adderley St...
(Geo Carnaby- tailor Collins St, resides at Sandridge)

1871
...Hadden, Robert
63 John McFarlane
Christopher Kelly
65 Shee, F J
67 Freemantle, Thomas
Adderley St...

1872
...Hadden, Robert
63 John McFarlane
65 Christopher Kelly
67 Shee, F J
Freemantle, Thomas
Adderley St...

1880
57 Young, James
59 Carlyle, Edward
61 Hadden, Robert
63 McFarlane, John
66 Williams, William
67 Roberts, Mrs J
Adderley st

1893
...
163 Rayner, Henry C.
167 Moore, Robert
Wigton cotts-
171 Leiven, Mrs
173 Luff, Mrs Ellen
177 Duffy, Joseph
179 Vacant
181 Robertson, William
183 Findley Timothy
Adderley st

City of Melbourne Valuers Books
(Moore)
1891, 2794-
William Gilbert/Thomas Brown 169 BH 7 x-out 4 rooms
21x100 £50 (32)
Mrs Gavin/Thomas Brown 173 BH 4 x-out 7 rooms
33x100 £32 (50)
Jas Duffy, owner-occupier 177 BH 4 rooms 21x100 £50
McKinlay?/William Turner, owner, 179 BH 4 rooms
20x100 £34
(Moran 181, 183)

1886, 2864-
(Rob Moore owner-occupier 63)
William Gilbert/Hugh Mitchell 65 (169) BH 4 rooms
21x100 £32
7/Hugh Roberts 65 (173) BH 7 rooms 33x100 £50
Andrew Duffy, owner-occupier 69 (177 ) BH 4 rooms
West Melbourne Heritage Review

SURVEYED PLACES

1880, 2496-
(J McFarlane owner-occupier )
William Gilbert/Hugh Roberts 65 (169) BH 4 rooms
21x100 £32
Hugh Roberts owner-occupier 65 (173) BH 7 rooms
33x100 £50
(no 177?)
Cornelius Brophy owner-occupier 71 (179) BH 3 rooms
20x160 £24
(Moran land, Wells land)

1875, 2310-
(J McFarlane owner-occupier stone house 4 rooms £28 )
Thos Reece blacksmith/Geo Carnby (Carnaby) 65 (169)
BH 4 rooms £32
Geo Carnby (Carnaby) owner-occupier 67 (173) BH 7 rooms  £50
Willia Merritt coal ??, Geo Hessey 69 (177 ) BH 3 rooms  £26
Isaac Dixon 71 (179) BH 3 rooms £26
(Isaac Dixon 73 BH 3 rooms, Brown BH 4 rooms)

1872, 2230-
(J McFarlane owner-occupier brick & stone house 4 rooms+ cellar  £28 )
Geo Carnby (Carnaby) owner (169) brick house 4 rooms £32
Geo Carnby (Carnaby) owner-occupier (173-5) brick house 7 rooms  £50
Hessey owner brick house 3 rooms  £26
Isaac Dixon owner BH 3 rooms £26
Isaac Dixon owner BH 3 rooms £26
(Brown BH 4 rooms £30, Overend/Johnston )

1870, 2106-
(J McFarlane owner-occupier 63 brick & stone house 4 rooms+ cellar £28 )
Kelly/Geo Carnby (Carnaby) 65 (169) brick & stone house 4 rooms
+ cellar £32
Fred Shee/Geo Carnby (Carnaby) owner 67 (173) brick & stone house 7 rooms  £50
(no 177? - Hessey builds in Roden St 1871)
Arthur Dixon BH 3 rooms £26
(Arthur Dixon BH 3 rooms £26 each, Johnston )

1869, 2060-
(Haddon/J McFarlane engineer owner-occupier Stephens x-out 63 brick & stone house 4 rooms+ cellar £28 )
-.Carnby (Carnaby) 65 (169) brick house 4 rooms £32
Freemantle/Carnby (Carnaby) owner 67 (173) brick house 7 rooms shed  £50
(no 177? - Joseph Overend owner-occupier wood house 3 rooms 33x70 £12 (b 1868)/ T Johnston owner-occupier wood house 3 rooms 33x70 £12/ Mussey)

1868, 1958-
(Haddon stone house 4rooms/Sam Stephens owner-occupier 63 Roden, BH 4 rooms shed cellar £ 28)
Alfred Mason, Carnby (Carnaby) 65 BH 4 rooms £32
W Grover, Carnby (Carnaby) 67 BH 7 rooms & shed £50
(Short x2 BH 6 rooms £40 )
SURVEYED PLACES

| Roden Street | 171 | Wigton cottages, part 171-179 Roden Street |

Survey Notes:

Much altered, reducing integrity, only chimneys and form remain, but part row 171-177 - the rest of the row is a basis for restoration; proposed part of Heritage Overlay 844. Refer to Statement of Significance.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>-</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exisitng Streetscape Level:</td>
<td>-</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

| Creation date (if available)? | 1864-8, 1871 |
| Creation era? | ✔ Victorian-era |
| Edwardian-era | |
| Interwar | |
| Post WW2 | |

What are the heritage values of the place (if any)?

| Aesthetic value | |
| Historical value | ✔ |
| Scientific value | |
| Social value | |
| Not assessed for heritage values | |

Is the place in a Heritage Overlay?

| No | Proposed part of Heritage Overlay 844 (173 -179 Roden Street, West Melbourne). |
| Contributory to precinct | ✔ |
| Not significant or contributory | |
| Significant individually | |
| ✔ Proposed for a Heritage Overlay |

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Overlay 844 (173 -179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule; Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
No listing

i-Heritage search results: Abstract of Building Identification Form (BIF)
No listing.

Victorian Titles Office
application 11899 (not at VPRO, see RGO)
Owners

171-177 Roden Street
1879 Isabella Roberts of Dudley Street West Melbourne
wife of Hugh Erasmus Roberts storeman
1883 Hugh Erasmus Roberts gentleman, Isabella dies 21 Nov 1883
1884 Hugh Erasmus Roberts jnr. (son)
1887 173-175 Roden Street to David Evans Brighton St, Newmarket draper from estate of Roberts who died 16 March 1886
1887 Fourth Victorian Permanent Property Building & Investment Society
1978 Coral Pearl Cottrell of Port Melbourne and Caroline Hansch Mooroolbark.

MMBW
DP728 house shown with other row houses of same setback: 167 DF, 171 S.F., 173 DF, 177 S.F. front gardens

Heritage Places Inventory June 2015
No listing. 173, 177, 19 Roden Street: D2

Hermes
See heritage overlay 173-179 Roden HO844; no Statement of Significance

Lewis, M. Australian Architecture Index:
72887 Bowness ,Ernest - McKean Street Nth Fitzroy Roberts,- West Melbourne VIC City of Melbourne registration no 431 [Burchett Index]. Fee 1.15.0 five room brick cottage Roden Street Billing & Son1883 08 10 72880 Hessey, George - Melbourne Hessey, George West Melbourne VIC City of Melbourne registration no 4354 [Burchett Index]. Fee 1.10.0 three room brick house Roden - below Adderley 1871 03 29 72916 Hessey, George - 102 Stanley Street West Melb Hessey, George West Melbourne VIC City of Melbourne registration no 7692 [Burchett Index]. Fee 1.15.0 six room brick house Roden - between Adderley & Railway.' Note Typing Error - “1878 Bourke 18” in date - either on Burchett Index Card or in original Intent to Build.

Newspapers:
`The Age’ 20/2/1886
‘On the Premises, Roden-Street, West Melbourne.
SUPERIOR BRICK RESIDENCE,
To Business Men, Railway Employees, Speculators and Others.
BARRETT and Co. will sell by auction, on the premises as above, Land having a frontage of 32 ft. to Roden-street by a depth of about 100 ft. to a right of way at rear 10 ft. wide on which is erected a superior brick residence (Wigton Cottage), containing 7 rooms, bath, pantry, scullery, copper built In, yard asphalted.

The auctioneers would call special attention to this sale, the property splendidly adapted for the residence of persons connected with the railways or business men on the look out for a suburban residence near the city, it being within a few minutes' walk, and near the cab route.'
SURVEYED PLACES

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Wednesday 3 March 1886

‘CITY PROPERTY.
On the Premises. Wigton Cottage, Roden-street, WEST MELBOURNE.
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BARRETT and Co. will sell by auction, on the premises, as above.
Land having a frontage of 32 ft. to Roden-street by a depth of 100 ft. to a right of way, on which is erected a very superior seven-roomed brick family residence, bath, outhouse and every convenience.
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Sands & McDougall Directory of Victoria
S Side Spencer-Adderley
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...
1862
55 Clancy, Mrs
61 Widdows
63 Stephens, Samuel...
1863
55 Clancy, Mrs
61 Hugh Widdows
63 Stephens, Samuel...
1864
55 Clancy, Mrs
61 T Hulse
63 Stephens, Samuel...
1865
55 Clancy, Mrs
61 T Hulse
63 Stephens, Samuel...
1866
James Young
61 T Hulse
R Haddon
63 Stephens, Samuel...
1867
James Young
T Hulse
61 R Haddon
63 Stephens, Samuel...
1868
James Young
T Hulse
61 John Buss
63 William Conway
Mrs Mason
W.A. Grover.

1869
...
61 Joseph Linguard
63 John McFarlane
Mrs Mason
Adderley St...
1870
...James McGuire
63 John McFarlane
65 Russell, Alexander
67 Freemantle, Thomas
Adderley St...
1871
...Hadden, Robert
63 John McFarlane
Christopher Kelly
65 Shee, F J
67 Freemantle, Thomas
Adderley St...
1872
...Hadden, Robert
63 John McFarlane
65 Christopher Kelly
67 Shee, F J
Freemantle, Thomas
Adderley St...
1880
57 Young, James
59 Carlyle, Edward
61 Hadden, Robert
63 McFarlane, John
66 Williams, William
67 Roberts, Mrs J
Adderley st
1893
...
163 Rayner, Henry C.
167 Moore, Robert
Wigton cott-
171 Leiven, Mrs
173 Luff, Mrs Ellen
177 Duffy, Joseph
179 Vacant
181 Robertson, William
183 Findley Timothy
Adderley st

City of Melbourne Valuers Books
(Moore)
1891, 2794-
William Gilbert/Thomas Brown 169 BH 7 x-out 4 rooms
21x100 £50 (32)
Mrs Gavin/Thomas Brown 173 BH 4 x-out 7 rooms
33x100 £32 (50)
Jas Duffy, owner-occupier 177 BH 4 rooms 21x100 £50
McKinlay?/William Turner, owner, 179 BH 4 rooms
20x100 £34
(Moran 181, 183)

1886, 2864-
SURVEYED PLACES

(Rob Moore owner-occupier 63)
William Gilbert/Hugh Mitchell 65 (169) BH 4 rooms
21x100 £32

?/Hugh Roberts 65 (173) BH 7 rooms 33x100 £50
Andrew Duffy, owner-occupier 69 (177 ) BH 4 rooms
21x100 £32
Cornelius Brophy owner-occupier 71 (179) BH 4 rooms,
20x100 £24
(Moran 73 or 181-183)

1880, 2496-
(J McFarlane owner-occupier)
William Gilbert/Hugh Roberts 65 (169) BH 4 rooms
21x100 £32
Hugh Roberts owner-occupier 65 (173) BH 7 rooms
33x100 £50
(no 177?)
Cornelius Brophy owner-occupier 71 (179) BH 3 rooms
20x160 £24
(Moran land, Wells land)

1875, 2310-
(J McFarlane owner-occupier stone house 4 rooms £28 )
Thos Reese blacksmith/Geo Carnby 65 (169) BH 4 rooms
£32
Geo Carnby owner-occupier 67 (173) BH 7 rooms £50
Willia Merritt coal ??, Geo Hessey 69 (177 ) BH 3 rooms
£26
Isaac Dixon 71 (179) BH 3 rooms £26
(Isaac Dixon 73 BH 3 rooms, Brown BH 4 rooms)

1870,2106-
(J McFarlane owner-occupier 63 brick & stone house 4 rooms+ cellar £28 )
Kelly/Geo Carnby 65 (169) brick & stone house 4 rooms
+ cellar £32
Fred Shee/Geo Carnby owner 67 (173) brick & stone house 7 rooms £50
(no 177? - Hessey builds in Roden St 1871)
Arthur Dixon BH 3 rooms £26
(Arthur Dixon BH 3 rooms £26 each, Johnston )

Survey Notes:
Generally unchanged since North and West Melbourne
Conservation Study - refer to Statement of Significance
(Appendix 3) and i-Heritage search results: Abstract of
Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: C

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1889, 1937-8
Creation era?
☑ Victorian-era ☐ Early Victorian-era
☐ Edwardian-era ☑ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
See also adjoining 135 TO 141 Hawke Street, West
Melbourne 3003

City of Melbourne Heritage Review 1999 for Hawke &
Roden Street buildings
History
The building at 135-141 Hawke Street was constructed
c.1889. It first appears in the Sands & McDougall directory
in 1890, when it was occupied by Drysdale, Briscoe and
Co., 'store'. The company later referred to as Briscoe and

Property number: 108350

Roden Street 172 -184 Briscoe and Co
ironmongers warehouse complex, part

Briscoe and Co
ironmongers warehouse complex, part

Graeme Butler & Associates 2015: Appendix 2: 824
Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.

Description
The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is the sole decoration. The are six non-original windows over two levels on the Hawke Street elevation.

Significance
The former Drysdale, Briscoe and Co. building at 135-141 Hawke Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

Grading Review
Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

Victorian Heritage Database
Purchas and Teague - significant places
Former Melbourne Wool Exchange 120 - 138 King Street, MELBOURNE, MELBOURNE CITY
The former Melbourne Wool Exchange was erected in 1913-14 by Monier Reinforced Concrete Constructions. The architects were Purchas and Teague.
Church of St John The Evangelist Finch Street, MALVERN EAST, STONNINGTON CITY
The Church of St John the Evangelist, East Malvern is of Local architectural significance as the design of Purchas & Teague

MMBW
DP706 1895 shown as Briscoe & company 143- Hawke St, 172- Roden St, -216 Adderley Street, one large building with three pitched crossings to Adderley and one each to Roden, Hawke

Lewis, M. Australian Architecture Index:
‘29 06 1889 City of Melbourne registration no 3968 [Burchett Index]. Fee 6.0.0 warehouse Oakden, Addison & Kemmis.
Owner Briscoe & Co
Builder Dunton, John - 46 Latrobe west’

Melbourne CAD Conservation Study 1985-
Briscoe & Company, Little Collins St, warehouse.
‘Briscoe had been established in England for over 100 years (as William Briscoe & Son) when they leased this warehouse, having opened in this colony at Elizabeth Street during 1853. By the late 1880s they had branches in New Zealand and New South Wales. Architect, Edward Twentyman, had designed the Queen Street premises; in 1882-3, the new firm of Twentyman & Askew being responsible for this building. The builder was Harry Lockington. Twentyman had already proved himself as the ironmonger’s architect, executing the design for McLean Bros. and Riggs Bourke Street West store.’

Newspapers:
‘The Argus’: 14/7/1883
‘BRISCOE AND CO.’S NEW WAREHOUSE.
Within recent years several important additions have been made to the architecture of Melbourne, but there have been few such conspicuous examples of improvement as the new establishment erected for Messrs Briscoe and Co., wholesale ironmongers, in Little Collins-street west. This firm has for years held a foremost position in the trade in Australia, and their retail business centre in Collins-street east, which has just been closed, was one of the finest shops in the city. A change of policy, however, has taken place. The retail connexion has been to a considerable extent relinquished and the firm’s operations are to be devoted almost entirely to wholesale trading. To enable them the better to develop this scheme they removed a few weeks ago to the new quarters, which have been built with a thorough regard to their requirements. The freehold is owned by Mr. George Robertson, who has also erected the building, and the value of the entire property is not less than £26,000. Messrs. Briscoe and Co. arranged that the work should be in their hands, and according to their instructions the plans were prepared by Messrs. Twentyman and Askew, of Bourke-street west...’

‘The Argus’: 4/11/1937
‘BANK BUYS CITY PROPERTY
The property known as Briscoe’s Buildings, at 391-395 Little Collins street, near Queen street, has been purchased by the Bank of New South Wales from Briscoe and Company Limited, hardware merchants. The sale price has not been disclosed.
... adjoins the rear boundary of the bank’s chief office in Melbourne at 368 Collins street. The purchase will give the bank a complete block with frontages to both Collins and Little Collins streets and will provide for extension of accommodation for the banks business and for tenants.
The bank has not yet considered plans for a building on the site The brick building on the site was erected by Briscoe and Company Limited in 1904 and comprises four and a half stories and basement With McNeil lane on the east side and Briscoe lane on the west the site has excellent natural light The managing director of Briscoe and Co Ltd (Mr J P McNeil) said yesterday that possession of the property would be given to the bank in April next.
Work was beginning immediately on the erection of a modern warehouse building on portion of the company’s iron and steel yards at Roden Adderley and Hawke streets West Melbourne The new building will be 140ft by 200ft and will contain more floor space than the building sold. The removal of the warehouse from the city had been contemplated for some time Mr McNeil added The architects for the new building are Messrs Purchas and Teague of Little Collins street.’

i-Heritage search results: Abstract of Building
**172 TO 184 RODEN STREET WEST MELBOURNE 3003**

**Heritage Gradings**
Building Grading Streetscape Level Laneway Level
D3

**Conservation Study Details**
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

**Building and History Information**
Architectural Style
D3

**135 TO 141 HAWKE STREET WEST MELBOURNE 3003**

**Heritage Gradings**
Building Grading Streetscape Level Laneway Level
D3

**Conservation Study Details**
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

**Building and History Information**
Architectural Style
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner

The building at 135-141 Hawke Street was constructed c.1889. It first appears in the Sands & McDougall directory in 1890, when it was occupied by Drysdale, Briscoe and Co., 'store'. The company later referred to as Briscoe and Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.

**Integrity**
Fair

**Condition**
Fair

**Original Building Type**

**History**
Not Assessed

**Description/Notable Features**
The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is the sole decoration. The are six non-original windows over two levels on the Hawke Street elevation.

**Statement of Significance**
The former Drydale, Briscoe and Co. building at 135-141 Hawke Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

**Recommended Alterations**
Other Comments
Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

**Property number:**
unknown
**Surveyed Places**

**Roden Street 173-177**

Part row 171-177 Roden Street - basis for restoration of altered 171 Roden Street; slate roof; double-fronted, centre of row; two 3-light windows; bricks painted over, reducing integrity; new iron fence (where timber picket was originally); two mature Canary Island palms. Refer Statement of Significance.

**Survey Notes:**

Part row 171-177 Roden Street - basis for restoration of altered 171 Roden Street; slate roof; double-fronted, centre of row; two 3-light windows; bricks painted over, reducing integrity; new iron fence (where timber picket was originally); two mature Canary Island palms. Refer Statement of Significance.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1864-8, 1871
- **Creation era:**
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Edwardian-era
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

H0844 173-179 Roden Street, West Melbourne

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Overlay 844 (173-179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule for two Canary Island palms.

Consider addition of two palms to City of Melbourne Exceptional Tree Register.

**References (if any):**

- North and West Melbourne Conservation Study (1983)
- No listing

**Property number:** 108351

---

**Surveyed Places**

**Roden Street 173-177 Wigton cottages, part, 171-179 Roden Street, palms**

DP728 house shown with other row houses

Heritage Places Inventory June 2015

173, 177, 179 D2

i-Heritage search results: Abstract of Building Identification Form (BIF)

No listing 171-179

Hermes

North and West Melbourne Conservation Study (1983) shows 1991 BIF, graded D2

City of Melbourne online maps

1945 aerial image indicates palms or similar.

**Property number:** 108351

---

**Surveyed Places**

**Roden Street 173-175**

Wigton cottages, part, 171-179 Roden Street, palms

Survey Notes:

Part row 171-177 Roden Street - basis for restoration of altered 171 Roden Street; slate roof; double-fronted, centre of row; two 3-light windows; bricks painted over, reducing integrity; new iron fence (where timber picket was originally); two mature Canary Island palms. Refer Statement of Significance.

**Survey Notes:**

Part row 171-177 Roden Street - basis for restoration of altered 171 Roden Street; slate roof; double-fronted, centre of row; two 3-light windows; bricks painted over, reducing integrity; new iron fence (where timber picket was originally); two mature Canary Island palms. Refer Statement of Significance.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1864-8, 1871
- **Creation era:**
  - [x] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

H0844 173-179 Roden Street, West Melbourne

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Overlay 844 (173-179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule for two Canary Island palms.

Consider addition of two palms to City of Melbourne Exceptional Tree Register.

**References (if any):**

- North and West Melbourne Conservation Study (1983)
- No listing

**Property number:** 108351
### Surveyed Places

| Roden Street | 177 | Wigton Cottages, part 171-179 Roden Street |

**Survey Notes:**

Part row 171-177 - basis for restoration of altered 171 Roden Street; corrugated iron roof; single fronted end of row; bricks painted over, reducing integrity; new fence. Refer Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

---

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1864-8, 1871
- **Creation era:**
  - Early Victorian-era
  - Not assessed

---

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

---

**Is the place in a Heritage Overlay?**

HO844 173-179 Roden Street, West Melbourne

- **Contributory to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

---

**What are the historic themes represented by the place?**

- 8.2 Housing the population

---

**Recommendations (if any)**

Revise Heritage Overlay 844 (173-179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule.

---

**References (if any):**

- North and West Melbourne Conservation Study (1983)
  - No listing
- MMBW
  - DP728 house shown with other row houses

---

Hermes

North and West Melbourne Conservation Study (1983) shows 1991 BIF, graded D2

- **Property number:** 108352

---

Heritage Places Inventory June 2015

173, 177, 179 D2

---

i-Heritage search results: Abstract of Building Identification Form (BIF)

177 RODEN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study, Date, Status.

North and West Melbourne Conservation Study - Graeme Butler, no date

Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include the verandah.

Statement of Significance Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) fence (inappropriate - reinstate original design/sympathetic alternative)
West Melbourne Heritage Review

**Surveyed Places**

| Roden Street  | 179 | Wigton cottages, part 171-179 Roden Street |

**Survey Notes:**

Valuable slate roof; relates to adjoining row - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- Creation date (if available)? 1864-8, 1871
- Creation era?
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [x] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO844 173-179 Roden Street, West Melbourne

- [x] Contributory to precinct
- [ ] Not significant or contributory

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Overlay 844 (173-179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule.

**References (if any):**

North and West Melbourne Conservation Study (1983)

No listing

MMBW

DP728 house shown with other row houses

**Heritage Places Inventory June 2015**

Graeme Butler & Associates 2015: Appendix 2: 829
SURVEYED PLACES

Roden Street 197 Locke’s house, part 197-199 Roden Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C Proposed Grading: C

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1887

Creation era?

☑ Victorian-era ☐ Interwar

☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value ☑ Historical value

☐ Scientific value ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory

☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983) BIF 1985

Lewis, M. Australian Architecture Index: '3 08 1886 City of Melbourne registration no 2328 [Burchett Index]. Fee 3.10.0 two houses Owner Locke, G Builder Oliver, A - Ireland St West Melbourne'

See also in Roden Street

'72900 Locke, Daniel Locke, Daniel West Melbourne VIC House 1868 11 27
72920 Locke, Daniel Locke, Daniel West Melbourne VIC House 1875 02 9'

Australia, Electoral Rolls, 1903-1980
Australia, Electoral Rolls, 1903-1980 for George Tasman Locke
1909 Lockes at 241 Roden Street:
Daniel caretaker
Emma HD
George Tasman tinsmith
Walter Charles, bootmaker
William Sydney seaman'

i-Heritage search results: Abstract of Building Identification Form (BIF)
197 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
For at least 10 years, George Lock owned these houses as an investment (1886-1896) and leased them to George Williams and his wife, Richard Thickens and Mrs. Morell, among others. Builder, A. Oliver of Ireland Street, constructed the pair in 1886.
Integrity Fair
Condition Fair
Original Building Type
Description/Notable Features
Two-storey stuccoed brick and parapeted row house pair, with a two-level cast-iron verandah, iron pickets and a gabled and scrolled entablature with flanking orbs. Notable features include the fence; verandah decoration; verandah roof and structure.

Statement of Significance
Architecturally, near original examples of a common form type which contribute to a minor streetscape: of local importance. Historically, developed speculatively, one of many in the area.

Recommended Alterations
Replace door (197) to match 199; replace parapet orbs; repaint in original or typical colours; consider zoning provisions to allow continuance of residential use and form. Parapet orb gone (inappropriate - reinstate original design)

Other Comments
Integrity - Orb(s) gone from 199, refer 197; door replaced 197. Streetscape - Part of an isolated group of 19th century residences: 195-203 Roden Street. Door obscured - 199
1887-88, 2882, 3; 1889-90, 2836; 1890-91, 2829, 30; 1896-97, 2812, 3

City of Melbourne Valuers Books
1891, 2800
Mrs Morell, Geo Lock 197 BH 7 rooms, 16x80 £45

1893
Adderley st
187 Vacant
197 Hickox, Frederick
199 Wilson, James
201 Hessey, George
203 McGregor, Alexander
205 Bayley, William H.
207 McNaught, William
211 Vacant
216 Care, Thomas
219 Thompson, Robert
223 McDougall, Mrs Janet
229 Robin, Francis
233 McLellan, Walter
235 Bond, Robert
237 Sanders, James
211 Marshall John, Railway st
(Shoemaker, George, 14 Bay View-ter, As. Va.)

1910
183 Findley, Timothy
Adderley st
189 Georgeson, Lake
197 Billington, Fredk.
199 O'Leary, Patrick
201 Baker, George H.
203 Bryce, Thomas
205 Kidd, John
207 Warren, John
211 Brown, James
215 Robin, Francis
219 Dale, Mrs Maud
223 Miller, Frederick
229 Lister, Mrs Sarah
233 Haywood, Thomas H.
235 McLellan, David
237 Stirling, Alexander
Stirling, Theresa
241 Locke, Mrs Emma E.
Railway pl

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
1887-88, 2882, 3; 1889-90, 2836; 1890-91, 2829, 30; 1896-97, 2812, 3

City of Melbourne Valuers Books
1891, 2800
Mrs Morell, Geo Lock 197 BH 7 rooms, 16x80 £45

North and West Melbourne Conservation Study (1983)

ROW HOUSES,
197-9 RODEN STREET, WEST MELBOURNE
History - For at least 10 years, George Lock owned these houses as an investment (1886-1896) and leased them to George Williams and his wife, Richard Thickens and Mrs Morell, among others. Builder, A. Oliver of Ireland Street, constructed the pair in 1886.

Description - Two-storey stuccoed brick and parapeted row house pair, with a two-level cast-iron verandah, iron pickets and a gabled and scrolled entablature with flanking orbs.

Integrity - Orb(s) gone from 199, refer 197; door replaced 197.

Streetscape - Part of an isolated group of 19th century residences: 195-203 Roden Street.

Significance - Architecturally, near original examples of a common form type which contribute to a minor streetscape: of local importance. Historically, developed speculatively, one of many in the area,

Recommendations - Replace door (197) to match 199; replace parapet orbs; repaint in original or typical colours; consider zoning provisions to allow continuance of residential use and form.

Property number: 108354
### Surveyed Places

**Roden Street**

| Property number | 108366 |

**Survey Notes:**

Corner site.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1950s?
- Creation era:
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [x] Post WW2

**What are the historic themes represented by the place?**

- [ ] 5.5 Building a manufacturing industry

**Recommendations (if any):**

None.

**References (if any):**

- City of Melbourne online maps
  - ‘Two storey brick building built 1950’s.’

**Locke’s house, part 197-199 Roden Street**

| Property number | 199 |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1886
- Creation era:
  - [ ] Early Victorian-era
  - [x] Interwar
  - [ ] Post WW2

**What are the historic themes represented by the place?**

- [x] 8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Heritage Places Inventory July 2015
  - 197-199 C3

**i-Heritage search results:**

- Abstract of Building Identification Form (BIF)
  - 199 RODEN STREET WEST MELBOURNE 3003
  - Heritage Grading
    - Building Grading Streetscape Level Laneway Level
    - C 3
  - Conservation Study Details
    - Precinct Conservation Management Plan
SURVEYED PLACES

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS

Architect
Builder Not Assessed
First Owner
For at least 10 years, George Lock owned these houses as an investment (1886-1896) and leased them to George Williams and his wife, Richard Thickens and Mrs. Morell, among others. Builder, A. Oliver of Ireland Street, constructed the pair in 1886.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features
Two-storey stuccoed brick and parapeted row house pair, with a two-level cast-iron verandah, iron pickets and a gabled and scrolled entablature with flanking orbs. Notable features include the fence; verandah decoration; verandah roof and structure.

Statement of Significance
Architecturally, near original examples of a common form type which contribute to a minor streetscape: of local importance. Historically, developed speculatively, one of many in the area.

Recommended Alterations
Replace door (197) to match 199; replace parapet orbs; repaint in original or typical colours; consider zoning provisions to allow continuance of residential use and form. Parapet orb gone (inappropriate - reinstate original design)

Other Comments
Integrity - Orb(s) gone from 199, refer 197; door replaced 197. Streetscape - Part of an isolated group of 19th century residences: 195-203 Roden Street. Door obscured - 199

Australian Electoral Rolls
'Australia, Electoral Rolls, 1903-1980 for George Tasman Locke
1909 at 241 Roden St
Daniel caretaker
Emma HD
George Tasman tinsmith
Walter Charles, bootmaker
William Sydney seaman'

Lewis, M. Australian Architecture Index:
' 3 08 1886 City of Melbourne registration no 2328
[Burchett Index]. Fee 3.10.0 two houses
Owner Locke, G
Builder Oliver, A - Ireland St West Melbourne'

see also in Roden Street

'72900 Locke, Daniel Locke, Daniel West Melbourne VIC
House 1868 11 27
72920 Locke, Daniel Locke, Daniel West Melbourne VIC
House 1875 02 9'

1893
Adderley at
187 Vacant
197 Hickox, Frederick
199 Wilson, James
201 Hessey, George
203 McGregor, Alexander
205 Bayley, William H.
207 McNaught, William
211 Vacant
216 Care, Thomas
219 Thompson, Robert
223 McDougall, Mrs Janet
229 Robin, Francis
233 McLellan, Walter
235 Bond, Robert
237 Sanders, James
211 Marshall John,
Railway st

(Locke, George, 14 Bay View-ter, As. Va.)

1910
183 Findley, Timothy
Adderley st
189 Georgeson, Lake
197 Billington, Fredk.
199 O'Leary, Patrick
201 Baker, George H.
203 Bryce, Thomas
205 Kidd, John
207 Warren, John
211 Brown, James
215 Robin, Francis
219 Dale, Mrs Maud
223 Miller, Frederick
229 Lister, Mrs Sarah
233 Haywood, Thomas H.
235 McLellan, David
237 Stirling, Alexander
Stirling, Theresa
241 Locke, Mrs Emma E.
Railway pl

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
1887-88, 2882, 3; 1889- 90, 2836; 1890- 91, 2829, 30;
1896-97, 2812, 3

City of Melbourne Valuers Books
1891, 2800
Mrs Morell, Geo Lock 197 BH 7 rooms, 16x80 £45

North and West Melbourne Conservation Study (1983)

ROW HOUSES,
197-9 RODEN STREET, WEST MELBOURNE

History
For at least 10 years, George Lock owned these houses as an investment (1886-1896) and leased them to George Williams and his wife, Richard Thickens and Mrs. Morell, among others. Builder, A. Oliver of Ireland Street, constructed the pair in 1886.

Description
Two-storey stuccoed brick and parapeted row house
Surveyed Places

pair, with a two-level cast-iron verandah, iron pickets and a gabled and scrolled entablature with flanking orbs. Notable features include the fence; verandah decoration; verandah roof and structure.

Integrity - Orb(s) gone from 199, refer 197; door replaced 197.

Streetscape - Part of an isolated group of 19th century residences: 195-203 Roden Street.

Significance
Architecturally, near original examples of a common form type which contribute to a minor streetscape: of local importance.
Historically, developed speculatively, one of many in the area.

Recommendations
Replace door (197) to match 199; replace parapet orbs; repaint in original or typical colours; consider zoning provisions to allow continuance of residential use and form. Parapet orb gone (inappropriate - reinstate original design)

Property number: 108355

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C  Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1878
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Heritage Places Inventory July 2015
C3

Probate, VPRO
George Hessey Engine Driver W Melb 28 Nov 1904 95/261 VPRS 28/P0, unit 1235; VPRS 28/P2, unit 728; VPRS 7591/P2, unit 378'
Of 201 Roden Street.
Some Footscray and Brunswick property transferred to David W. Hessey and daughter Margaret Wood (of John Wood, 206 Stanley Street). Real Estate £1050, personal £639.
Widow, Maria also dies 28/4/1905, daughters Charlotte
and Mary, son George E Hessey, iron finisher, live at Roden Street:
37 Hawke Street, brick house six rooms CA14/55 valued at £320
203 Roden Street brick house four rooms CA5/95, £200
206 Stanley Street, wooden house four rooms
201 Roden Street brick house six rooms CA5/95 valued at £320
Richardson Street, Williamstown, wood house four rooms.

i-Heritage search results: Abstract of Building Identification Form (BIF)
201 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneeway Level
C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner George Hessey was a builder who constructed this house for himself in 1878. He continued to own and occupy it until after 1890 when he sold it and moved to 37 Hawke Street. James Anderson, an engineer of Peel Street, the new owner, leased it to Alfred Kirby.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A parapeted stuccoed brick house with a transverse gabled roof, clad with iron, visible behind. Of a relatively uncommon form generally, but typical of its construction date, this house has a one-level cast-iron decorated verandah and iron picket fence. Quoining decorates the sides of fenestration which is divided about a rainwater head and downpipe which commences at a string-mould, below the dentilated cornice. Notable features include the fence; verandah decoration; verandah roof and structure.

Statement of Significance
Architecturally, an example of a relatively uncommon form which typifies early house construction; it possesses some unusual details and contributes to a limited streetscape: of regional importance. Historically, another of the owner-builders so common in the area: of local importance.

Recommended Alterations
Repaint in typical or original colours; consider zoning provisions to maintain residential use and form. Colours (sympathetic) verandah concreted (inappropriate - reinstate original design/sympathetic alternative) downpipe (inappropriate - reinstate sympathetic alternative)

Other Comments
Integrity - Generally original, although the chimney appears altered. Streetscape - Contributing part of a residential streetscape, 197-203 Roden Street.

Lewis, M. Australian Architecture Index:

8’7 1878 City of Melbourne registration no 7692 [Burchett Index]. Fee 1.15.0 six room brick house Roden - between Adderley & Railway
Owner Hessey, George
Builder Hessey, George - 102 Stanley St West Melb’
Note Typing Error - “1878 Bourke 18” in date - either on Burchett Index Card or in original Intent to Build.

Sands & McDougall Directory of Victoria
1893
Adderley at
187 Vacant
197 Hickox, Frederick
199 Wilson, James
201 Hessey, George
203 McGregor, Alexander
205 Bayley, William H.
207 McNaught, William
211 Vacant
216 Care, Thomas
219 Thompson, Robert
223 McDougall, Mrs Janet
229 Robin, Francis
233 McLellan, Walter
235 Bond, Robert
237 Sanders, James
211 Marshall John, Railway st

(Stirling, Theresa)
241 Locke, Mrs Emma E. Railway pl

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite: 1879, 2495 ; 1895- 96, 2892:

North and West Melbourne Conservation Study (1983)

History
George Hessey was a builder who constructed this house for himself in 1878. He continued to own and occupy it until after 1890 when he sold it and moved to 37 Hawke Street. James Anderson, an engineer of Peel Street, the new owner, leased it to Alfred Kirby.

Description
A parapeted stuccoed brick house with a transverse gabled roof, clad with iron, visible behind. Of a relatively
uncommon form generally, but typical of its construction date, this house has a one-level cast-iron decorated verandah and iron picket fence. Quoining decorates the sides of fenestration which is divided about a rainwater head and downpipe which commences at a string-mould, below the dentilated cornice. Notable features include the fence; verandah decoration; verandah roof and structure.

Integrity - Generally original, although the chimney appears altered.

Streetscape - Contributing part of a residential streetscape, 197-203 Roden Street.

Significance
Architecturally, an example of a relatively uncommon form which typifies early house construction; it possesses some unusual details and contributes to a limited streetscape: of regional importance. Historically, another of the owner-builders so common in the area: of local importance.

Recommendations
Repaint in typical or original colours; consider zoning provisions to maintain residential use and form. Colours (sympathetic) verandah concreted (inappropriate - reinstate original design/sympathetic alternative) downpipe (inappropriate - reinstate sympathetic alternative)

Property number: 108356

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

What  date or era does the place express (if any)?

Creation date (if available)? 1871

Creation era?
☑ Victorian-era
☐ Edwardian-era

What are the heritage values of the place (if any)?

☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory

☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
203 c1880 E

i-Heritage search results: Abstract of Building Identification Form (BIF)
203 RODEN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
The house at 203 Roden Street first appears in the Melbourne City Council rate books in 1872, described as a brick house of three rooms, owned and occupied by George Hessey.

The house at 203 Roden Street is a single-storey rendered masonry Victorian cottage with a transverse gabled corrugated galvanised steel roof. The facade has a timber-framed double-hung sash window and a four-panelled entrance door with a fanlight. The concave profile verandah is terminated at rendered wing walls; the original frieze decoration has been removed. The chimney is rendered, with a moulded cap. The cast iron front fence is recent.

The house at 203 Roden Street, West Melbourne, is of local historical and aesthetic interest. The house is typical of the cottages which were constructed in large numbers in West and North Melbourne in the nineteenth century. Largely intact, the house relates visually to its neighbour at No. 201.

Lewis, M. Australian Architecture Index: '29 03 1871 City of Melbourne registration no 4354 [Burchett Index], Fee 1.10.0 three room brick cottage Roden - below Adderley Owner Hessey, George Builder Hessey, George - Melbourne'
### Surveymed Places

**Roden Street** 205-211

#### Survey Notes:
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: -</td>
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<tbody>
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<td>Creation date (if available)? 1950s?</td>
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<table>
<thead>
<tr>
<th>Creation era?</th>
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</thead>
<tbody>
<tr>
<td>☐ Victorian-era</td>
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</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Aesthetic value</td>
</tr>
<tr>
<td>☑ Scientific value</td>
</tr>
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<table>
<thead>
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<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
</tbody>
</table>

| ☐ Contributory to precinct | ☑ Not significant or contributory |

| ☐ Significant individually | ☑ Proposed for a Heritage Overlay |

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
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</table>

<table>
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<thead>
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<th>References (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Melbourne online maps</td>
</tr>
</tbody>
</table>

'Single storey brick warehouse of 2 parts. Facing Roden Street built 1950's. Facing Stanley Street built early 1930's.' (see 210 Stanley St)

**Property number:** 108358

---

**Roden Street** 208

#### Survey Notes:
Not assessed.

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<tbody>
<tr>
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<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
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<tbody>
<tr>
<td>Creation date (if available)? 1950s?</td>
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<table>
<thead>
<tr>
<th>Creation era?</th>
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</thead>
<tbody>
<tr>
<td>☐ Victorian-era</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Aesthetic value</td>
</tr>
<tr>
<td>☐ Scientific value</td>
</tr>
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<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
</tbody>
</table>

| ☑ Contributory to precinct | ☑ Not significant or contributory |

| ☑ Significant individually | ☑ Proposed for a Heritage Overlay |

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
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<tbody>
<tr>
<td>5.5 Building a manufacturing industry</td>
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</table>

<table>
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</tr>
</thead>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>References (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Melbourne online maps</td>
</tr>
</tbody>
</table>

'Single storey brick building built 1950's.'

**Property number:** 108365
### Roden Street 212

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -  
- Proposed Grading: -

**Existing Streetscape Level:** -  
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- Creation date (if available): 2009
- **Creation era?**
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Post WW2

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne online maps
  - '4 storey concrete apartment complex with gnd. level parking. Built & sub-divided 2009'

**Property number:** 108364

---

### Roden Street 215-223

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -  
- Proposed Grading: -

**Existing Streetscape Level:** -  
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- Creation date (if available): 1970s
- **Creation era?**
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Post WW2

**What are the historic themes represented by the place?**
- 5.5 Building a manufacturing industry

**Recommendations (if any)**
None.

**References (if any):**
- City of Melbourne online maps
  - 'Single storey brick factory. Built in the early 1970’s.'

**Property number:** 108359
### Surveyed Places

#### Roden Street 220

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
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</table>

**What is the streetscape level (if any)?**

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
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<tbody>
<tr>
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**What date or era does the place express (if any)?**

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<th>Creation date (if available)?</th>
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<tbody>
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</tbody>
</table>

**Creation era?**
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**

City of Melbourne online maps

**Property number:** 108363

---

#### Roden Street 227-235

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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<tbody>
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**What is the streetscape level (if any)?**

<table>
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<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
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<tbody>
<tr>
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<td>-</td>
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</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
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<td>2004</td>
</tr>
</tbody>
</table>

**Creation era?**
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**

City of Melbourne online maps

**Property number:** 579360
SURVEYED PLACES

Roden Street 234 Moorside Wool Company

Survey Notes:
Modernist design, see Interwar 199 Hawke Street at rear

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
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</tbody>
</table>

What date or era does the place express (if any)?

<table>
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<th>Creation era?</th>
<th>1950-60?</th>
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<tbody>
<tr>
<td>Early Victorian-era</td>
<td></td>
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<tr>
<td>Interwar</td>
<td></td>
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<tr>
<td>Post WW2</td>
<td>✔</td>
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What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Historical value</td>
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<tr>
<td>Scientific value</td>
<td></td>
</tr>
<tr>
<td>Social value</td>
<td></td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td>✔</td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

| HO3 North & West Melbourne Precinct | |
|  | |
| Contributory to precinct | |
| Not significant or contributory | ✔ |
| Significant individually | |
| Proposed for a Heritage Overlay | |

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'Moorside Wool Co contains 10 residential properties:
The prior use of this property was warehouse, and the proposed use is residential.
The number of lots after development is 10.
The number of bedrooms after development is 24.
The number of people after development is 10-24.'

City of Melbourne Town planning permits register
No listing.

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 12 February 1955 p 33 Advertising
'Moorside Wool Co.. At 199 Hawke St., W. Melb.'
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Roden Street</th>
<th>241</th>
<th>Endorsed Carriers</th>
</tr>
</thead>
</table>

### 241 Coole, Jas. F.
Railway pl

**Property number:** 108361

---

### Survey Notes:

Corner site, bricks painted over, reducing integrity

---

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** -

---

### What date or era does the place express (if any)?

- **Creation date (if available):** 1946-2015
- **Creation era:**
  - [ ] Early Victorian-era
  - [ ] Edwardian-era
  - [x] Post WW2

---

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [x] Not assessed for heritage values

---

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

---

### What are the historic themes represented by the place?

- 8.2 Housing the population

---

### Recommendations (if any)

None.

---

### References (if any):

**City of Melbourne online maps**

'Single storey brick warehouse with mezzanine built mid 1930’s.'

1945 aerial, not shown.

**Sands & McDougall Directory of Victoria**

1942

- 231 Beet. H., crpntr
- 233 Thomas, Jno.
- 235 Hutchinson, S. L.
- 241 Campbell, Arth.
- Railway pl

1935

- 233 Thomas. Jno.
- 235 West, Jos. A.
**SURVEYED PLACES**

| Rosslyn Street | 22-40 | R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory |

**Survey Notes:**

Refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

| What is the heritage grading (A-D, 1-3) of the place (if any)? |
|---|---|---|
| Existing grading: D | Proposed Grading: B |

| Streetscape Level: 3 | Proposed Streetscape Level: 2 |

| What date or era does the place express (if any)? |
|---|---|---|
| Creation date (if available)? 1936- |
| Creation era? | Early Victorian-era | Interwar |
| Victorian-era | Interwar | Post WW2 |

| What are the heritage values of the place (if any)? |
|---|---|---|
| Aesthetic value | Historical value |
| Scientific value | Social value |
| Not assessed for heritage values |

| Is the place in a Heritage Overlay? |
|---|---|---|
| HO3 North & West Melbourne Precinct |
| Contributory to precinct | Not significant or contributory |
| Significant individually | Proposed for a Heritage Overlay |

| What are the historic themes represented by the place? |
|---|---|
| 5.5 Building a manufacturing industry |

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF) 22 TO 40 ROSSLYN STREET WEST MELBOURNE 3003  
Heritage Gradings  
Building Grading Streetscape Level Laneway Level D 3  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct  
Conservation Study: Study, Date, Status.  
North and West Melbourne Conservation Study - Graeme Butler & Associates 2015: Appendix 2: 843
SURVEYED PLACES

Lewis, M. Australian Architecture Index:
'27491 East Melbourne Vic Flats; Hotels; Houses Grassick, W J 1929 9'

Newspapers:
Grassick
'The Argus': 2/7/1925
'FORD FACTORIES.
WORK AT GEELONG.
Unique lighting and Ventilation.
New standards. Of factory construction are claimed to be
embodied in the two buildings which arc being erected for
the assembling of Ford chassis and the manufacture of
motor-car bodies on the Geelong site...
The engineers were Messrs. Fyvie and Stewart, in
association with Mr. W J. Grassick, of Collins House, and
the contractor wan the Concrete Construction Co. Ltd., a
Sydney firm with branches in Adelaide and Brisbane.'

1928
'London milling firm to build mill at Ballarat ... engineers
were Messrs. Fyvie and Stewart, in association with Mr.
W. J. Grassick, of Collins House'

'Advocate' (Burnie, Tas. : 1890 - 1954) Friday 6 September
1929
'BURNIE HARBOR.
Big Improvement Scheme
Plans Approved; Tenders Accepted.
PRELIMINARY WORK TO COMMENCE IMMEDIATELY.
At yesterday’s meeting of the Marine Board of Burnie,
members had a lengthy conference with the consulting
engineer (Mr. W. J. Grassick, of Melbourne) ...

'Barrier Miner' (Broken Hill, NSW : 1888 - 1954) (about)
Saturday 24 January 1931
'Mr. W J Grassick; engineer of Concrete Constructions
Limited, left for Melbourne by the express last night.'

'Advocate' (Burnie, Tas. : 1890 - 1954) Thursday 23
January 1930
'MR. W. J. GRASSICK, consulting engineer to the Burnie
Marine Board, arrived by the Loongana yesterday
morning. He is on a visit of inspection, to the new harbor
construction works at Burnie.'

'The Argus': 4/1/1934
'WEDDINGS
Gibson-Grassick
Lamplight glimmered softly in Scots Church, Collins street,
when the marriage was solemnised very quietly early
yesterday evening, of Emily Matilda, eldest daughter of
the late Mr. James Grassick, formerly of Dublin, and Ernest
George Muller, third son of the late Mr. Leonard Gibson,
formerly of Perth. The bride, who was given away by her
brother (Mr. W J. Grassick)'

'The Argus': 16/1/1946
'GRASSICK—STRONG. — Cecilia Winsome, elder daughter of Mr. And Mrs. W. J. Grassick, Kooyong road, Toorak, to
Major Joseph Strong, only son of Mrs. J. Strong, of
Cremorne, Sydney.'

Symington
'The Brisbane Courier' (Qld. : 1864 - 1933) Saturday 7
March 1931
MODERN CORSET MAKING.

Now that frocks and coats are being more closely-fitted to
the figure the importance of correctly-fitting foundation
garments can scarcely be over-estimated Such renowned
makes of corsets, brassieres, and other garments, as are
purchased under the names of Liberty, Avio, Warner's,
Redfern, and Kestos are produced in the Melbourne
factory of Messrs R and W H. Symington & Co (Aust ) Pty,
Ltd, where the most up-to-date of machinery and
equipment makes for the efficiency of the productions
Spacious and airy rooms on a large block of land in West
Melbourne command a grateful view of green lees from
the lofty windows Within the white-overalled girls at-
tend the electric sewing machines, the electric iron,
the cutting machines, and the eyelet equiping devices. For
recreation and rest the employees are provided with a
tennis court on the roof, a recreation and luncheon hall, in
which tea is provided, and a "hospital" in which works is
may receive attention if the need arises In addition to the
usual time allowed for lunch, the girls employees are
allowed an interval for morning tea, and as there is no
work done on Saturdays, the employees have plenty of
time for the many self-imposed home tasks which most
girls like to perform, as well as for outings at the week-
end. In addition to the brands of foundation garments
mentioned, Symington and Co manufacture exclusively
various brands on behalf of the leading ... and retail
stores throughout Australia.'

'The West Australian' (Perth, WA : 1879 - 1954) Friday 15
May 1931
A MODERN FACTORY.
An inspection of the recently enlarged factory of R. and W.
H. Symington and Co. (Aust.) Pty., Ltd., brings true
appreciation of the rapid progress made by modern
industry. The congenial conditions under which the
employees work contrast greatly with the lot of industrial
workers a few years ago. The large, airy rooms, some
occupying the entire space of one floor, are naturally lit,
and an atmosphere of cleanliness is enhanced by the
white overalls of the girls. Not one of the hundreds of
employees engaged in the manufacture of corsets- and
allied garments at this factory, it is stated, has been
dismissed. Everything that is possible to increase the
comfort of the employees has been done. A tennis court is
at their disposal on the roof, and a recreation room and a
lunch hall are well patronised. In addition, there is a
miniature hospital where employees may receive
attention. The week's work ends on Friday afternoon, and
no work is done on Saturdays. 'The renewed enthusiasm
and energy with which the girls return to work each
Monday,' the management says, 'is their practical way of
saying 'Thank you.' 'The work rooms are well equipped
with modern and easily managed machinery. Symington's,
which, it is stated, is the largest manufacturing firm of its
kind in Australia, is the Australian branch of the English
firm of the same name, which was established nearly a
century ago. The factory is at West Melbourne and many
different types of corsetry are manufactured. In addition,
the firm manufactures exclusively many brands on behalf
of leading wholesale and retail stores throughout
Australia.

'Shepparton Advertiser' (Vic. : 1914 - 1953) Friday 27 May
1949
'All Women Can
Have Liberty
This was the impression we gained after talking to a
representative of R and W H Symington and Co. (Aust.)
SURVEYED PLACES

Pty. Ltd., makers of the world famous Liberty foundation garments, and Nu-Back corsetlettes...to feature a special Liberty week during the first week of June, and our fashion-conscious feminine population- will be delighted at the extensive range of corsetry available in all sizes and prices. Recently we had an opportunity of chatting with a member of this well known firm who had a very interesting and enlightening story to tell concerning the background of this enterprising organisation which is so well known all over the world. Symington's have six large factories in England, also they have a factory in Dundalk, Eire, two factories in New Zealand and two in Australia, one in West Melbourne which was opened in 1921, and another, established in 1943 at St. Arnaud. Liberty garments were first manufactured in England at Market Harborough in 1856, and since that time have succeeded in maintaining an enviable position in the world of corsetry. In Australia, at West Melbourne, where the Liberty factory occupies an extensive -block of land from Howard street to Chetwynd street, all Liberty foundation garments are designed specially to suit the Australian figure requirements, Liberty offers a garment to suit every figure type, and this is achieved mainly because of a very special method of scientific designing, very interesting to the average person who hitherto had not realised what a scientific business corsetry really is. While there is a style and. A price to suit every woman, in no instance is quality of materials and workmanship sacrificed for price. All the materials used in Liberty garments are the finest obtainable and are fully guaranteed. Symington's are the manufacturers also of the famous Nu-Back corsetlettes. .....etc.'

see also Western Mail (Perth, WA : 1885 - 1954)Thursday 12 March 1931

the fashionarchives web site, 2015
‘Jenyns Corsets (1898-1990s).
Established by husband and wife Ebenezer Randolphus Jenyns (1865-1958) and Sarah Ann Jenyns (1865-1952), in Brisbane in 1898. Jenyns was a family run business, but was run by a family with serious divisions. What: Jenyns was a leading corset label that pioneered ‘surgical’ and ‘hygienic’ corsets for women. The business eventually became one of the country’s most significant underwear empires, and one of Queensland’s longest running fashion companies.

When: The business was established in the late nineteenth century, and survived in to the last decade of the 20th century. After more than fifty years as a successful enterprise, the company was sold to global brand, Triumph, in the late 1960s, which continued to use the Jenyns name, trading as The House of Jenyns. Triumph sold Jenyns in 1992, when it was split into a medical products company, Jenyns Pty Ltd., owned by Jenyns family members Ken, Pat and Julie Jenyns, and a specialised surgical corset business, Jenyns Bryant Surgical Corsetry Pty Ltd. These continued operating in to the 1990s.

Where: Jenyns corsets were stocked throughout the country in department stores and draperies, shown at exhibitions and fairs nationally, licensed through international retailers, and sold from their own premises. The company had locations in George Street (321 and later 309-315), Brisbane, for several decades, later moving to Melbourne Street, South Brisbane. After Triumph purchased the company in the late 1960s, the then named ‘House of Jenyns’ operated in Ipswich, until at least the late 1980s, when its once exceptionally popular corsets became a more or less obsolete product for most women.

Why: Few Queensland fashion companies have had the rich history and longevity of Jenyns. While initially starting as a partnership between husband and wife Ebenezer and Sarah, it was Sarah who developed Jenyns into a leading corset company that endured for close to a century. Sarah was a passionate advocate for modernising corset designs, and developed side lacing and fan lacing corsets that enabled a wearer to easily get in and out of the garment without assistance (as was the case with older corset designs). She also believed that these garments had great medical benefits; relieving back problems, improving the figure, and supporting posture. Her patented designs were endorsed by the London Institute of Hygiene, a significant tick of approval for the company that ‘legitimised’ their health claims. An advertisement from 1920 states: “Jenyns supporting and reducing corsets are a health corset of distinctive merit. They are designed to combine the best principles of an abdominal belt with the finest artistry in corset making. The result is a corset unique in its supporting features and modern fashionable lines.”

By 1911 Sarah Jenyns was running her corset business independently, and continued to be associated with the success and legacy of Jenyns. Ebenezer continued to create surgical corsets as well, though with less success. In a short-lived moment of stability, they formed Jenyns Patent Corset Pty Co. In 1915.

In the 1920s the family business completely split, with Ebenezer and his son John applying for their own patents, and trading as Jenyns Truss & Patent Pty Co. However, this venture did not fair well. By contrast, Sarah’s enterprise continued to grow. She brought her son Herbert in to the company, and he worked alongside her for more than twenty years. She secured Jenyns Patent Corset Co. Pty Ltd and continued to expand and patent new designs and improvements. Herbert was manager of Jenyns Patent Corsets by 1928, and instigated the manufacture of foundation garments and underclothing. Herbert became managing director of Jenyns in 1946. His own sons continued in the business in to the late 20th century. The business grew from 15 employees in 1920 to 500 in 1964. During World War II, Jenyns received large contracts from the army and navy to supply garments, and this was a time of rapid expansion for the business. Jenyns did have competition from local and international companies. In Australia their main rival was Berlei, and internationally firms such as Camp and Symington also served a similar market.

Herbert Jenyns led the company once Sarah become too elderly. Her own health failed her and she became senile. In 1951 more familial tension surfaced when it was alleged in the Supreme Court that Herbert had ‘unduly influenced his mother to transfer 13,655 shares in the company to him’. Sarah passed away in 1952, and in 1953 the court’s decision was reversed in Herbert’s favour. He continued to run the business, becoming a millionaire. Jenyns corsets continued to be a fixture of women’s wardrobes in to the 1960s, with many women still wearing them until the business was sold in 1992. Today Jenyns corsets are still coveted by collectors.

by The Fashion Archives’

Sands & McDougall Directory of Victoria
N Side
1955

Page 848 of 2577

Graeme Butler & Associates 2015: Appendix 2: 845
### SYMINGTON, R& WH & Co. (Aust) P/L

**Corset manufactures**

1942
Off 365 William st
Howard st
24-40 Symington, R & W. H &- Co (Aust) Pty
42-50 Rouch, C., Pty Ltd (storage)
52 McQueen, Geo.

1935
Of 365 William
Howard at
24 Dorain, John
26 Italians
28 Brew, Eric

**Property number:** 108444

---

### Rosslyn Street 41-47

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>2005</th>
</tr>
</thead>
</table>
| Creation era?                 | Early Victorian-era Interwar Post WW2
| Victoriana-era               |      |
| Edwardian-era                | ✔    |

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- *Not assessed for heritage values*

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct ✔ Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'4 storey concrete apartment building with gnd. level parking. Built & sub-divided 2005.'

**Property number:** 568042
SURVEYED PLACES

**Rosslyn Street**  
42 -50

---

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -  
- Proposed Grading: -

**Existing Streetscape Level:** -  
**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- Creation date (if available?): 2010-  
- Creation era?  
  - [ ] Early Victorian-era  
  - [ ] Interwar  
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**
- [ ] Aesthetic value  
- [ ] Historical value  
- [ ] Scientific value  
- [ ] Social value  
- [X] Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - [ ] Contributory to precinct  
  - [X] Not significant or contributory
  - [ ] Significant individually  
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
Planner register online search results
'Permit Number TP-2009-673  
Date Received 20/08/2009  
Address of Land 42-50 Rosslyn Street WEST MELBOURNE  
VIC 3003 (Zone HO3 )  
Applicant's Name and Address Restricted - Can be viewed at Council  
Proposed Use or Development Construction of a five storey building with 35 dwellings, use of part of the ground floor as a restaurant (cafe), alterations to existing crossover and reduction of car parking requirements  
Officer's Name Brendan Cousins  
Change to Application YES  
Objections Received 6  
Application Status Plans Endorsed  
Decision Notice of Decision to Grant Permit - 4/12/2009

Graeme Butler & Associates 2015: Appendix 2:  847
West Melbourne Heritage Review

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Existing grading: C</th>
<th>Proposed Grading: B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosslyn Street, 49 to 51</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What is the heritage grading (A-D, 1-3) of the place (if any)?

- Existing Streetscape Level: 3
- Proposed Streetscape Level: 3

What date or era does the place express (if any)?

- Creation date: 1885
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW 2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
49 TO 51 ROSSLYN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure.
Statement of Significance
Not Assessed
Recommended Alterations
Other Comments Door obscured.

Probate, VPRO

Thomas May Printer 45 Rosslyn Street, West Melb 17 Jan 1905 93/506 VPRS 28/P0, unit 1210; VPRS 28/P2, unit 711; VPRS 7591/P2, unit 371'

Ann May Widow W Melbourne 11 Mar 1907 102/247
VPRS 28/P0, unit 1324; VPRS 28/P2, unit 796; VPRS 7591/P2, unit 404 probate JB Walker, printer 51 Rosslyn St-
John B Walker Printer 431 Bourke Street Melbourne 7 Jun 1924 197/335
VPRS 28/P3, unit 1465 - real estate £22,644, personal £34,308 - exec is JB Walker junior; property extensive including West Melbourne, Brighton and Camberwell sites, and Rosslyn Street 66x96' with double-fronted villa at 45 and two storey balcony residence at 51, valued at £2440 CA 5/Hb

Australian Bureau of Statistics.
Retail Price Index developed by the Australian Bureau of Statistics for estate value.

Centre For Australian Art, web site 2015
Australian Prints + Printmaking
NAME MAY & CO Walker
START DATE 1855
START PLACE Melbourne, Victoria, Australia
END DATE 1924
OCCUPATIONS Printer | Publisher | Type founder
SUMMARY stereos.
ADDRESSES
1855.
Stephen [now Exhibition] Street, Melbourne, Victoria, Australia
1857.
19 Little Collins Street West, Melbourne, Victoria, Australia.
1858.
Printers and Publishers. [SK].
19 Little Collins Street West, Melbourne, Victoria, Australia.


State Library of Victoria
192 items associated with Walker, May, and Co.
Shown in Image H2003.100/372: 1961 Gilbey city show
Newspapers:
'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 4 January 1869
'MAY. — On the 2nd inst., at her residence, Raglan street, West Melbourne, Mrs Thomas May, of a daughter.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 23 February 1869
'DEATHS
MAY. — On the 21st inst., at No. 10 Rosslyn-street, West Melbourne, Anne Walker, infant daughter of Thomas May, printer, aged seven weeks.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Tuesday 26 November 1872
'BIRTHS,
May. — On the 23rd November, at Rosslyn-street, West Melbourne, the wife of Thomas May of a son.'

'North Melbourne Advertiser' (Vic. : 1873 - 1894) Saturday 4 May 1889
'DEATH OF AN OLD RESIDENT.
A resident of North Melbourne of 37 years standing, passed away very suddenly on Saturday, in Mr Henry Shalless, Architect, of Leveson street. The deceased gentleman sat down to tea on Saturday evening, apparently in good health, but about 10 o'clock was found on the floor of the front room rolling about as if in great pain. He said he thought it was nothing serious, but on Dr Workman being called in, he expressed an opinion that an artery in the region of the heart had been ruptured. Mr Shalless lingered till between 11 and 12 o'clock, when he expired. The deceased gentleman was 68 years of age at the time of his death, and was quiet and unobtrusive in his demeanour, but owing to his gentlemanly consideration towards others and probity in business, was universally respected. Mr Shalless took no part in public affairs, but his friendship was much valued by those who knew him best, and he will be greatly missed by the members of his immediate circle of acquaintances. The funeral took place at 2.30. p.m. on Monday, the Rev. W. C. Bunning officiating, the burial service of the Order of Oddfellows, of which deceased was a member, being also read at the grave. Mr Shalless was interred in the Melbourne General Cemetery.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 13 March 1907
'MAY.—On the 11th March, at Rosslyn-street, West
fence; verandah decoration; verandah roof and structure.

**Recommended Alterations**

Other Comments Door obscured.

**References (if any):**

City of Melbourne online maps

"4 storey office/residential building built 1970. Extensively refurbished including additional floor in 2001."

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: - Proposed Grading: -

**Existing Streetscape Level:** - Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

Creation date (if available)? 1970, 2001

Creation era?

- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.3 Developing a large, city-based economy

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

"4 storey office/residential building built 1970. Extensively refurbished including additional floor in 2001."

**Property number:** 108442
### Surveyed Places

| Rosslyn Street | 53 - 55 |

**Survey Notes:**
Site of 1961 Gilbey show room, Bates, Smart & McCutcheon design; new development intrusive to adjoining significant site (image October 2015).

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing Grading:** -
- **Proposed Grading:** -

### What are the heritage values of the place (if any)?
- **Aesthetic value:** Not assessed for heritage values
- **Historical value:**
- **Scientific value:**
- **Social value:**

### What date or era does the place express (if any)?
- **Creation Date (if available):** 2015-
- **Creation Era:**
  - Victorian-era
  - Edwardian-era
  - Post WW2

### What are the historic themes represented by the place?
- **8.2 Housing the population**

### Recommendations (if any)
None.

### References (if any):
- **State Library of Victoria Picture Collection:** Image H2003.100/372: 1961 Gilbey city show room, Sievers, Wolfgang,(Bates, Smart & McCutcheon design)
- **City of Melbourne online maps**
  - ‘2 storey brick office building with gnd. level parking. Built around 1960 (former building?). ’

**Property number:** 558815

---

### Surveyed Places

| Rosslyn Street | 56 |

**Survey Notes:**
Victorian-era building. Much altered, reducing integrity

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing Grading:** -
- **Proposed Grading:** -

### What are the heritage values of the place (if any)?
- **Aesthetic value:** Not assessed for heritage values
- **Historical value:**
- **Scientific value:**
- **Social value:**

### What date or era does the place express (if any)?
- **Creation Date (if available):** 1946-2015
- **Creation Era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

### What are the historic themes represented by the place?
- **5.4 Developing a retail centre**

### Recommendations (if any)
None.

### References (if any):
- **City of Melbourne online maps**
  - MMBW DP732 c1895 shows similar outline with verandah.

**Google Maps, 2015**
Aerial view shows pitched roof and chimney

**Property number:** 108441

---

Graeme Butler & Associates 2015: Appendix 2: 851
### Surveyed Places

**Rosslyn Street**

<table>
<thead>
<tr>
<th>Property number:</th>
<th>600448</th>
</tr>
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</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** -
- **Proposed Grading:** -

**Existing Streetscape Level:** -

- **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

- **Creation date (if available):** 2010
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values
- Scientific value

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct: Not significant or contributory
- Significant individually: Not assessed for heritage values

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

City of Melbourne online maps


**Rosslyn Street**

<table>
<thead>
<tr>
<th>Property number:</th>
<th>600440</th>
</tr>
</thead>
</table>

**Survey Notes:**

Corner site to lane, adding prominenence, uncommon form; unpainted Colonial bonded brickwork to side on stone footings, with double-hung sash windows. Edwardian-era façade to Victorian-era base, with textured stucco in gable and vermiculated keystones, but Victorian-era door and window. Corbel-top brick chimney.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** -
- **Proposed Grading:** D

**Existing Streetscape Level:** -

- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1900-1918
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values
- Scientific value

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct: Not significant or contributory
- Significant individually: Not assessed for heritage values

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

North and West Melbourne Conservation Study (1983)

Survey data: Rosslyn - North Side 58 1 1 BPS c1910 E (graded E)

Heritage Places Inventory June 2015, i-Heritage

No listing

Hermes

108440 'Ungraded building included within a Heritage Precinct'
## SURVEYED PLACES

### Rosslyn Street

<table>
<thead>
<tr>
<th>Property number:</th>
<th>108440</th>
</tr>
</thead>
</table>

#### North Melbourne Heritage Review

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | C |
| Proposed Grading: | C |

### Existing Streetscape Level: 3

| Proposed Streetscape Level: | 2 |

### What date or era does the place express (if any)?

- Creation date (if available)? 1868
- Creation era?
  - [x] Victorian-era
  - Interwar
  - Early Victorian-era
  - Edwardian-era
  - Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 62 ROSSLYN STREET WEST MELBOURNE 3003 Heritage Grading
- Building Grading Streetscape Level Laneway Level C 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
4333. In this district?—Yes.

What experience, have you of coalmining?

—At St. Kilda and Moe, Gippsland.

Where do you reside?

Dr. George: Moore, examined. doctor of medicine.

Dr. George West Melbourne VIC Houses 1873 06 27 City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0 seven houses, Chetwynd & Rosslyn

—Half-a-mile this side.

4338. North-west?—Yes.

4339. Up the hill?—Towards Mr. Stephenson’s house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...

4358. Do you think the fact of there being coal there had any thing to do with the construction of the Narracan Valley railway line?

—I think it had a good deal to do with it, and if it had not been for the mine there never would have been a railway there.

4359. Do you know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line?

—I believe they did so.

4360. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the :Minister as to the need of that line?

—that is perfectly correct .. I know they were asked to visit the place, there being an outcrop into this land. I made arrangements with my neighbours, Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.

4334. Where and how?

—Yes, some year or two before that by a Mr. Milia. A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.

4335. A seam of coal was discovered there?

4336. That was how it was formed?

4337. Is that outcrop near the mouth of the tunnel of the present mine?

4338. North-west?—Yes.

4339. Up the hill?—Towards Mr. Stephenson’s house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...

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Newspapers:

‘The Age’ 15/3/1869

SMALLPOX IN HOTHAM.....

(warning of by) GEORGE MOORE, M.R.C.S.L.

Public Vaccinator for North Melbourne. Hotham,

‘The Argus’: 29/12/1870

‘Wanted person to WET NURSE infant- apply ...2 Moore’s cottages...’

The Australasian (Melbourne, Vic.: 1864 - 1946) Saturday 2 August 1873

THE HOTHAM TRAGEDY.

The adjourned inquest on the body of the child Ruth Shannon, aged 16 months, who died from the effects of laudanum administered by her mother, Elizabeth Shannon,
who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham... 'Dr. George Moore stated that after Mr. Johnson’s evidence he was of opinion the cause of death was poisoning by opium. The post-mortem appearances Accorded with opium poisoning.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 15 June 1878 'SUICIDE AT HOTHAM.
Mr Candler held an inquest at Hotham yesterday on the body of Alice Worthington, aged 42 years, who was found hanging dead in her residence there on the 12th inst. The deceased was the wife of a stonemason, and lived near the swamp...

'George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead She had been dead for about three hours ‘there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased hanged herself whilst of unsound mind.'

'Australian Medical Journal'. 1884 v6 'The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report: ''Dr. Workman was public vaccinator for West Melbourne. A case of small pox appeared in one of his club patients named Mrs. Henthome; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Hentthorne to see Dr. Moore, the proper vaccinator of the district, without delay. Hentthorne readily consented, and Dr. Workman’s connection with the case then ceased. It appears that Hentthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox. In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private patients. 'Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

Thereupon he was dismissed from his office by the Governor in Council. 'In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

'The Argus': 28/8/1920 'WEDNESDAY-NEXT.
At Three O’clock. On the Property.
Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE
Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore, REALISING AUCTION SALE OF SPLENDID INVESTMENT PROPERTY...
Comprising TERRACE of 10 COTTACES and SHOP, ...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute,' Walk to G P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum. The Land Has 151ft Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne. Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

'The Argus': 17/9/1923 'MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years. '

North and West Melbourne Conservation Study (1983)
Cites:
12-20 Chetwynd Street,
62-74 Rosslyn Street
1 PA 2499, 11/3/68. 1895; D. 1885
2: ibid; D. 1884, 1885; D. 1895

Sands & McDougall Directory of Victoria
North side
1904
Moore’s cotts-
62 McAtee, Mrs Mary
64 Anderson. Thomas
66 Smith, ,James T.
68 Harrilgan. Mrs B.
Right-of-way
1893
58 Davies & White, signwr
Moore’ s cotts-
62 McAtee, Thomas
64 Davis Lewis,
66 Brown, Charles
68 Pretty, William
70 Vacant
72 Sowter, F. J., watchmkr
74 Sowter ,Mrs R., dressmr
King st
SURVEYED PLACES

What is significant?

These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr Moore was also an investor in Moe coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder (qv) of Capel Street. Another similar cottage row (5) was built for Dr Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop & residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.

City of Melbourne Valuers Books

1900, 2579- owner George Moore,
74-72 Susan Holmes (x-out to Henry Mirls, engineer) B shop 4 rooms 17x40 £32
62-70 BH 3 rooms 16x40 £14: Mary Murray; Bridget Harrigan; David Brazell labourer; Thos Anderson, mill employee; McAtee, Mrs Mary

1891, 2616- owner George Moore,
Ralph Souter 74 B shop 3 rooms 16x40 £40
John Gilbert 70 BH 3 rooms £26
Robs James 68
W McCrachen 66
Lewis Davis 64
Mrs McAtee 62

1880 2269-- owner George Moore,
Ralph Souter B shop 4 rooms 16x40 £40
rest BH 3 rooms 16x40 £24: Thomas Stork, coach builder; Thomas Lynch engine driver; Canton Delago shop steward; Thos Rice, clergyman; Thos McAtee groom.

How is it significant?

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

Why is it significant?

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

Contributory elements include:
• doors were typically 4 panel with two-light toplights (16 Chetwynd St door now Edwardian-era, 70-74 Rosslyn St changed);
• single double-hung sash windows to houses, except for 12 Chetwynd St which has two;
• three long narrow windows to the former shop at 70-74 Rosslyn St which may be added;
• all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

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

Property number: 108439
## Surveyed Places

**Rosslyn Street**  

| No. | Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part |

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** C  
- **Proposed Grading:** C

### Existing Streetscape Level:

- **3**

### Proposed Streetscape Level:

- **2**

### What date or era does the place express (if any)?

- **Creation date (if available)?** 1868  
- **Creation era?** Early Victorian-era

### What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Social value**
- **Scientific value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
  - **Contributory to precinct**
  - **Significant individually**
  - **Not significant or contributory**
  - **Proposed for a Heritage Overlay**

### What are the historic themes represented by the place?

- **8.2 Housing the population**

### Recommendations (If any)

Revise Heritage Places Inventory July 2015.

### References (If any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 64 ROSSLYN STREET WEST MELBOURNE 3003
  - Heritage Gradings: Building Grading Streetscape Level Laneway Level: C3
  - Conservation Study Details: Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct

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**Conservation Study: Study and Date, Status**

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

**Building and History Information**

Architectural Style Early Victorian  
Period: 1850-75 - Early Victorian  
Construction Date: 
Source for Construction Date: Architect  
Builder  
First Owner  
Integrity Fair  
Condition Fair  
Original Building Type  
History Not Assessed  
Description/Notable Features Not Assessed  
Statement of Significance Not Assessed  
Recommended Alterations  
Other Comments Doors obscured. Need for one colour (for row).

**Lewis, M. Australian Architecture Index:**

Rosslyn Street, for Moore:  
'77125 builder Noble, Thomas - Capel St; owner Moore, Dr George West Melbourne VIC Houses 1868 03 11 -City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0 seven houses, Chetwynd & Rosslyn'

'72167 Moore, George - Hotham Moore, George West Melbourne VIC Houses 1873 06 27 City of Melbourne registration no 5454 [Burchett Index]. Fee 4.0.0 four cottages; Owner Moore, George
Builder Moore, George - Hotham'

**North and West Melbourne Conservation Study (1983)**

BIF 1985

**Probate**

'George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526'

Real Estate May 1915 includes V365 F 72820- 1 rood, 1.3 perches- cnr. Rosslyn and Chetwynd Sts, West Melbourne on which is one shop and ten cottages, value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2

Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

**Australia, Electoral Rolls, 1903-1980**

1912 George Moore 7 Marlton Cres, St Kilda, med pract.

**Victorian Parliamentary Papers (VPP)**

Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria.  
1889-91  
1891, No 178, p101-

( Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)

Dr. George :Moore, examined. doctor of medicine.

... Where do you reside ?

- At St. Kilda and Moe, Gippsland.
- What experience, have you of coalmining ?
- I have been connected with coal mining since 1882.  
  4333. In this district ?-Yes.  
  4334. Where and how ?
- In the Narracan Valley, about four miles from Moe.  
  4335. A seam of coal was discovered there ?
SURVEYED PLACES

- Yes, some year or two before that by a Mr. Milia. A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.

43:36. That was how it was formed?

- Yes. An outcrop in Mr. Stephenson’s ground was discovered in a gully by a man cutting scrub; the coal was visible.

4337. Is that outcrop near the mouth of the tunnel of the present mine?

- Half-a-mile this side.


4339. Up the hill? -Towards Mr. Stephenson’s house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...

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### Surveysed Places

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'The Argus': 28/8/1920

WEDNESDAY-NEXT.

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Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE

Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore,

REALISING AUCTION SALE OF SPLENDID INVESTMENT PROPERTY...

Comprising

TERRACE of 10 COTTAGES and SHOP,

...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute; 'Walk to G P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.

The Land Has 151st Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne.

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'MOORE. — On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years. '  

### North and West Melbourne Conservation Study (1983)

Cities:
- 12-20 Chetwynd Street,
- 62-74 Rosslyn Street

1 PA 2499, 11/3/68. 1895; D. 1885
2: ibid; D. 1884, 1885; D. 1895

### Sands & McDougall Directory of Victoria

**North side**

1904

Moore's cots-
62 McAtee, Mrs Mary
64 Anderson. Thomas
66 Smith, James T.
68 Harrigan. Mrs B.

Right-of-way

1893

58 Davies & White, signwr
Moore' s cots-
62 McAtee, Thomas
64 Davis Lewis,
66 Brown, Charles
68 Pretty, William

70 Vacant

72 Sowter, F. J., watchmkr
74 Sowter ,Mrs R., dressmr

King st

1880

Moores cot-6 to 1

### City of Melbourne Valuers Books

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62-70 BH 3 rooms 16x40 £14: Mary Murray; Bridget Harrigan; David Brazell labourer; Thos Anderson, mill employee; McAtee, Mrs Mary

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What is significant?

These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr Moore was also an investor in Moe coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier.

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Contributory elements include:
- A single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face brick (see 68 Rosslyn St rendered over in Chetwynd St);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically placed in pairs, except for 12 Chetwynd St where the door is central and 70-74 Rosslyn St where it is set in the splayed corner;
- doors were typically 4 panel with two-light toplights (16 Chetwynd St door now Edwardian-era, 70-74 Rosslyn St

---

**Graeme Butler & Associates 2015: Appendix 2:**
SURVEYED PLACES

Rosslyn Street 65 row house

Survey Notes:

Bricks painted over, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level:  3  Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1875-1900

Creation era?  
- Victorian-era  
- Edwardian-era  
- Interwar  
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value  
- Historical value  
- Scientific value  
- Social value  
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

- Contributory to precinct  
- Not significant or contributory  
- Significant individually  
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

65 ROSSLYN STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
**Rosslyn Street 66**  
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

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### Surveyed Places

**Architectural Style:** Victorian  
**Period:** 1876-99 - Victorian  
**Construction Date:**  
**Source for Construction Date:**  
**Architect:**  
**Builder:**  
**First Owner:**  
**Integrity:** Fair  
**Condition:** Fair  
**Original Building Type:**  
**History Not Assessed**  
**Description/Notable Features:**  
*Notable features include the fence; verandah decoration; verandah roof and structure.*  
**Statement of Significance:**  
*Not Assessed*  
**Hermes:** no listing  

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**Heritage Places Inventory June 2015**  
65-69 D3

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**Property number:** 108405

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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1868</td>
<td>Early Victorian-era ✔</td>
</tr>
<tr>
<td></td>
<td>Victorian-era ✔</td>
</tr>
<tr>
<td></td>
<td>Edwardian-era</td>
</tr>
<tr>
<td></td>
<td>Interwar</td>
</tr>
<tr>
<td></td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

### What are the heritage values of the place (if any)?

- Aesthetic value ✔
- **Historical value**
- **Scientific value**
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct ✔
- Not significant or contributory
- Signficant individually ✔
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

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### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

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### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 66 ROSSLYN STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level C 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct

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Graeme Butler & Associates 2015: Appendix 2: 861
4334. Where and how?
4333. In this district?—Yes.
I have been connected with coal mining since 1882.
At St. Kilda and Moe, Gippsland.
Where do you reside?
...
Dr. George Moore, examined. Doctor of medicine.

the Narracan Railway and his cola mine supplying same (Royal Commission evidence given by George Moore on 1891, No 178, p101-
1889-91 developing and promoting the coal industry of Victoria.
Royal commission to inquire as to the best means of
Victorian Parliamentary Papers (VPP)
1912 George Moore 7 Marlton Cres, St Kilda, med pract.
Australia, Electoral Rolls, 1903-1980
Jarvie

Land at Moe £7542 i.e. £10,742 - total assets £11086/10/2

Perches-cn. Rosslyn and Chetwynd Sts, West Melbourne
Real Estate May 1915 includes V365 F 72820- 1 rood, 1.3
526'

1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit

`George Moore Medical Practitioner St Kilda Rd 28 Mar
1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit
526' 
Real Estate May 1915 includes V365 F 72820- 1 rood, 1.3
perches-cn. Rosslyn and Chetwynd Sts, West Melbourne
on which is one shop and ten cottages, value £3200 also
land at Moe £7542 i.e. £10,742 - total assets £11086/10/2
Will made at Marlton Crescent, St Kilda. Probate to Susan
Jarvie

1912 George Moore 7 Marlton Cres, St Kilda, med pract.

Victorian Parliamentary Papers (VPP)
Royal commission to inquire as to the best means of
developing and promoting the coal industry of Victoria.
1889-91
1891, No 178, p101-
(Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same
Taken at Moe.)
Dr. George Moore, examined. Doctor of medicine.

... Where do you reside?
-At St. Kilda and Moe, Gippsland.
What experience, have you of coal mining?
-I have been connected with coal mining since 1882.
4333. In this district?—Yes.
4334. Where and how?
SURVEYED PLACES

who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham.

'Dr. George Moore stated that after Mr. Johnson's cause of death was poisoning by opium. The post-mortem appearances accorded with opium poisoning.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Saturday 15 June 1878

'SUICIDE AT HOTHAM.

Mr. Candler held an inquest at Hotham yesterday on the body of Alice Worthington, aged 42 years, who was found hanging dead in her residence there on the 12th inst. The deceased was the wife of a stonemason, and lived near the swamp.

'George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead. She had been dead for about an hour 'there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation. From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased hanged herself whilst of unsound mind. '

'Australian Medical Journal'. 1884 v6

'The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report: "Dr. Workman was public vaccinator for West Melbourne. A case of small pox appeared in one of his club patients named Mrs. Henthome; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henthorne to see Dr. Moore, the proper vaccinator of the district, without delay. Henthorne readily consented, and Dr. Workman's connection with the case then ceased.

"It appears that Henthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox. "In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private, patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

'The Argus': 28/8/1920

'WEDNESDAY-NEXT.

At Three O'clock. On the Property.

Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE

Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore, REALISING AUCTION SALE OF SPLENDID INVESTMENT PROPERTY...

Comprising TERRACE of 10 COTTACES and SHOP, ...

Mr. Johnson's cots-

'One Per Cent Interest, or Cash in a Month.'

Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

'The Argus': 17/9/1923

'MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years. '

North and West Melbourne Conservation Study (1983)

Cites:

12-20 Chetwynd Street,
62-74 Rosslyn Street
1 PA 2499, 11/3/68. 1895; D. 1885
2: ibid; D. 1884, 1885; D. 1895

Sands & McDougall Directory of Victoria

North side

1904

Moore's cots-
62 McAtee, Mrs Mary
64 Anderson. Thomas
66 Smith, James T.
68 Harrigan. Mrs B.
Right-of-way
1893
58 Davies & White, signwr
Moore's cots-
62 McAtee, Thomas
64 Davis Lewis,
66 Brown, Charles
68 Pretty, William
70 Vacant
72 Sowter, F. J., watchmkr
74 Sowter, Mrs R., dressmr

King st
What is significant?
These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr Moore was also an investor in Moe coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier. Moore leased the cottages to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder (qv) of Capel Street. Another similar cottage row (5) was built for Dr Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter's shop & residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.

Contributory elements include:
- doors were typically 4 panel with two-light toplights (16 Chetwynd St door now Edwardian-era, 70-74 Rosslyn St changed);
- single double-hung sash windows to houses, except for 12 Chetwynd St which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn St which may be added;
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

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

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

Why is it significant?
Dr Moore's row houses and shop are significant:
Architecturally, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well.

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

Property number: 108437
**Rosslyn Street 67 Row house**

**Survey Notes:**

Bricks painted over, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** D  
**Proposed Grading:** D

**Existing Streetscape Level:** 3  
**Proposed Streetscape Level:** 2

---

**What date or era does the place express (if any)?**

**Creation date (if available):** 1875-1900

**Creation era?**

☑ Victorian-era  
☐ Early Victorian-era  
☐ Interwar  
☐ Post WW2

---

**What are the heritage values of the place (if any)?**

☐ Aesthetic value  
☒ Historical value  
☐ Scientific value  
☐ Social value  
☐ Not assessed for heritage values

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**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

☑ Contributory to precinct  
☐ Not significant or contributory  
☐ Significant individually  
☐ Proposed for a Heritage Overlay

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**What are the historic themes represented by the place?**

8.2 Housing the population

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**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

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**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

67 ROSSLYN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information

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Graeme Butler & Associates 2015: Appendix 2: 865
**SURVEYED PLACES**

**Rosslyn Street**

| 68 | Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part |

**Survey Notes:**

Bricks painted over, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** C  
**Proposed Grading:** C

### What date or era does the place express (if any)?

- **Creation date (if available)?** 1868
- **Creation era?** Early Victorian-era
- **Victorian-era**
- **Interwar**
- **Edwardian-era**
- **Post WW2**

### What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?

- **HO3** North & West Melbourne Precinct
- **Contribution to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 68 ROSSLYN STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- C 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
- Architectural Style Early Victorian
- Period 1850-75 - Early Victorian
- Construction Date
- Source for Construction Date
- Architect
- Builder
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features Not Assessed
- Statement of Significance Not Assessed
- Recommended Alterations
- Other Comments
- Doors obscured. Need for one colour (for row).

**Lewis, M. Australian Architecture Index:**

Rosslyn Street, for Moore:

'77125 builder Noble, Thomas - Capel St; owner Moore, Dr George West Melbourne VIC Houses 1868 03 11 -City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0 seven houses, Chetwynd & Rosslyn'

'72167 Moore, George - Hotham Moore, George West Melbourne VIC Houses 1873 06 27 City of Melbourne registration no 5454 [Burchett Index]. Fee 4.0.0 four cottages; Owner Moore, George Builder Moore, George - Hotham'

**North and West Melbourne Conservation Study (1983)**

BIF 1985

**Probate**

'George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526'  
Real Estate May 1915 includes V365 F 72820- 1 rood, 1.3 perches- cnr. Rosslyn and Chetwynd Sts, West Melbourne on which is one shop and ten cottages, value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2  
Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

**Australia, Electoral Rolls, 1903-1980**

1912 George Moore 7 Marlton Cres, St Kilda, med pract.

**Victorian Parliamentary Papers (VPP)**

Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91  
1891, No 178, p101-  
( Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)

Dr. George :Moore, examined. doctor of medicine.

---

... Where do you reside ?  
-At St. Kilda and Moe, Gippsland.  
What experience, have you of coalmining ?  
- I have been connected with coal mining since 1882.  
4333. In this district ?-Yes.  
4334. Where and how ?  
- In the Narracan Valley, about four miles from Moe.  
4335. A seam of coal was discovered there ?
-Yes, some year or two before that by a Mr. Milia. A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company. 43:36. That was how it was formed?

-Yes. An outcrop in Mr. Stephenson’s ground was discovered in a gully by a man cutting scrub; the coal was visible. 4337. Is that outcrop near the mouth of the tunnel of the present mine? 4338. North-west?-Yes. 4339. Up the hill?-Towards Mr. Stephenson’s house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated... 4358. Do you think the fact of there being coal there had anything to do with the construction of the Narracan Valley railway line? -I think it had a good deal to do with it, and if it had not been for the mine there never would have been a railway there. 4359. Do you know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line? -I believe they did so. 4360. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the :Minister as to the need of that line? -That is perfectly correct...I know they were asked to visit with that object. We had made a definite offer to supply them at a certain sum, and they were then requested to visit the mine and give their opinion, and I have every reason to believe that after that visit the railway was passed... etc.

Newspapers:
'The Age' 15/3/1869 SMALLPOX IN HOTHAM.....
(warning of by) GEORGE MOORE, M.R.C.S.L.
Public Vaccinator for North Melbourne. Hotham,

'The Argus': 29/12/1870
'Wanted person to WET NURSE infant- apply ...2 Moore's cottages.'

The Australasian (Melbourne, Vic.: 1864 - 1946) Saturday 2 August 1873
'THE HOTHAM TRAGEDY.
The adjourned inquest on the body of the child Ruth Shannon, aged 16 months, who died from the effects of laudanum administered by her mother, Elizabeth Shannon, who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham
... Dr. George Moore stated that after Mr. Johnson’s evidence he was of opinion the cause of death was poisoning by opium. The post-mortem appearances Accorded with opium poisoning.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Saturday 15 June 1878
SUICIDE AT HOTHAM.
Mr Candler held an inquest at Hotham yesterday on the body of Alice Worthington, aged 42 years, who was found hanging dead in her residence there on the 12th inst. The deceased was the wife of a stonemason, and lived near the swamp...

'George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead She had been dead for about an hour ‘there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased hanged herself whilst of unsound mind.’

'Australian Medical Journal'. 1884 v6
'The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report: " Dr. Workman was public vaccinator for West Melbourne. A case of small pox appeared in one of his club patients named Mrs. Henthorne; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henthorne to see Dr. Moore, the proper vaccinator of the district, without delay. Henthorne readily consented, and Dr. Workman’s connection with the case then ceased.

" It appears that Henthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox. "In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise. Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of
SURVEYED PLACES

the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

'The Argus': 28/8/1920

'WEDNESDAY-NEXT.
At Three O'clock. On the Property.
Corner CHETWYND and ROSSLYN STREETS. WEST
MELBOURNE

Under Instructions from the Executive and Trustee of the Will and Codicil of Dr. George Moore,
REALISING AUCTION SALE OF SPLENDID INVESTMENT
PROPERTY...
Comprising
TERRACE of 10 COTTAGES and SHOP,
...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute, 'Walk to G P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.
The Land Has 151t Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne.
Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent interest, or Cash in a Month.'

'The Argus': 17/9/1923

'MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years. 'n

North and West Melbourne Conservation Study (1983)

Cites:
12-20 Chetwynd Street,
62-74 Rosslyn Street
1 PA 2499, 11/3/68. 1895; D. 1885
2: ibid; D. 1884, 1885; D. 1895

Sands & McDougall Directory of Victoria

North side
1904
Moore’s cots-
62 McAtee, Mrs Mary
64 Anderson. Thomas
66 Smith, James T.
68 Harrigan. Mrs B.

Right-of-way
1893
58 Davies & White, signwr
Moore’ s cots-
62 McAtee, Thomas
64 Davis Lewis,
66 Brown, Charles
68 Pretty, William
70 Vacant
72 Sowter, F. J., watchmkr
74 Sowter ,Mrs R., dressmr

King st
1880
Moores cot-6 to 1

6 McAtee, Thomas
5 Robertson, James
4 Baker, Edward
3 O’Neil, John
2 Kelleher, Michael
1 Sowter, Ralph
Sowter, Mrs, tracing
for braiding& dress-maker

City of Melbourne Valuers Books

1900, 2579- owner George Moore,
74-72 Susan Holmes (x-out to Henry Mirls, engineer) B shop
4 rooms 17x40 £32
62-70 BH 3 rooms 16x40 £14: Mary Murray; Bridget Harrigan; David Brazell labourer; Thos Anderson, mill employee; McAtee, Mrs Mary

1891, 2616- owner George Moore,
Ralph Souter 74 B shop 3 rooms 16x40 £40
John Gilbert 70 BH 3 rooms £26
Robt James 68
W McCrachen 66
Lewis Davis 64
Mrs McAtee 62

1880 2269-- owner George Moore,
Ralph Souter B shop 4 rooms 16x40 £40
rest BH 3 rooms 16x40 £24: Thomas Stork, coach builder; Thomas Lynch engine driver; Canton Delago shop steward; Thos Rice, clergyman; Thos McAtee groom.

What is significant?
These row houses were built in 1868 for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator. Dr Moore was also an investor in Moe coal mines and was involved with the creation of the Narracan Railway in that district during the 1880s as a potential coal supplier.

Moore leased the cottages to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder(qv) of Capel Street. Another similar cottage row (5) was built for Dr Moore at 62-68 Rosslyn Street, the two rows meeting at the former Sowter’s shop & residence at the corner (70-74 Rosslyn Street) also built for Moore. The combination of house rows, with the hillside setting and adjacent parkland square of Eades Place, provides for a distinctive Victorian-era townscape.

Contributory elements include:
• A single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face brick (see 68 Rosslyn St rendered over in Chetwynd St);
• corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;
• transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
• cemented chimneys (some corinice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
• doors typically placed in pairs, except for 12 Chetwynd St where the door is central and 70-74 Rosslyn St where it is set in the splayed corner;
• doors were typically 4 panel with two-light toplights (16 Chetwynd St door now Edwardian-era, 70-74 Rosslyn St
SURVEYED PLACES

changed);
• single double-hung sash windows to houses, except for 12 Chetwynd St which has two;
• three long narrow windows to the former shop at 70-74 Rosslyn St which may be added;
• all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

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

How is it significant?
Dr Moore’s row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?
Dr Moore’s row houses and shop are significant:
Architecturally, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well.
Historically, an extensive development by a local active medical practitioner and successful investor, Dr George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891.

Survey Notes:
Distinctive parapet and verandah detail, verandah roof rebuilt - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era?
✓ Victorian-era ❑ Edwardian-era
❑ Early Victorian-era ❑ Interwar ❑ Post WW2

What are the heritage values of the place (if any)?
❑ Aesthetic value ❑ Historical value
❑ Scientific value ❑ Social value
❑ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
❑ Contributory to precinct ❑ Not significant or contributory
❑ Significant individually ❑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
69 ROSSLYN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Rosslyn Street  70-74  Dr. Moore’s row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>C</th>
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</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
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</tbody>
</table>

What date or era does the place express (if any)?

| Creation date (if available)? | 1868 |
| Creation era? | ✓ Early Victorian-era |
| ✔ Victorian-era |
| □ Edwardian-era |
| □ Post WW2 |

What are the heritage values of the place (if any)?

| Aesthetic value | ✓ Historical value |
| Scientific value | □ Social value |
| Not assessed for heritage values |

Is the place in a Heritage Overlay?

| HO3 North & West Melbourne Precinct |
| ✓ Contributory to precinct |
| □ Not significant or contributory |
| ✓ Significant individually |
| □ Proposed for a Heritage Overlay |

What are the historic themes represented by the place?

5.4 Developing a retail centre
8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
70 TO 74 ROSSLYN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
C 3
Conservation Study Details
Precinct Conservation Management Plan
SURVEYED PLACES

North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date. Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations
Roof reyclad; doors replaced (inappropriate - reinstate original design/sympathetic alternative) exhaust vents (inappropriate - reinstate sympathetic alternative)

**Lewis, M. Australian Architecture Index:**
Rosslyn Street, for Moore:
- ‘77125 builder Noble, Thomas - Capel St; owner Moore, Dr George West Melbourne VIC Houses 1868 03 11 -City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0 seven houses, Chetwynd & Rosslyn’
- ‘72167 Moore, George - Hotham Moore, George West Melbourne VIC Houses 1873 06 27 City of Melbourne registration no 5454 [Burchett Index]. Fee 4.0.0 four cottages; Owner Moore, George Builder Moore, George - Hotham

North and West Melbourne Conservation Study (1983) BIF 1985

**Probate**
- ‘George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526’
Real Estate May 1915 includes V365 F 72820-1 rood, 1.3 perches- cnr. Rosslyn and Chetwynd Sts, West Melbourne on which is one shop and ten cottages, value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2 Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

Australia, Electoral Rolls, 1903-1980
1912 George Moore 7 Marlton Cres, St Kilda, med pract.

Victorian Parliamentary Papers (VPP)
Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91
1891, No 178, p101.
( Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)
Dr. George Moore, examined. doctor of medicine.

Where do you reside?
-At St. Kilda and Moe, Gippsland.
What experience, have you of coalmining?
- I have been connected with coal mining since 1882.
4333. In this district? - Yes.

4334. Where and how?
- In the Narracan Valley, about four miles from Moe.
4335. A seam of coal was discovered there?
- Yes, some year or two before that by a Mr. Milia.
A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.
4336. That was how it was formed?
- Yes. An outcrop in Mr. Stephenson’s ground was discovered in a gully by a man cutting scrub; the coal was visible.
4337. Is that outcrop near the mouth of the tunnel of the present mine?
- Half-a-mile this side.
4339. Up the hill? - Towards Mr. Stephenson’s house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...
4338. Do you think the fact of there being coal there had anything to do with the construction of the Narracan Valley railway line?
- I think it had a good deal to do with it, and if it had not been for the mine there never would have been a railway there.
4339. Do you know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line?
- I believe they did so.
4340. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the Minister as to the need of that line?
- That is perfectly correct... I know they were asked to visit with that object. We had made a definite offer to supply them at a certain sum, and they were then requested to visit the mine and give their opinion, and I have every reason to believe that after that visit the railway was passed. ... etc.’

Newspapers:
The Age 15/3/1869
SMALLPOX IN HOTHAM.....
(warning of by) GEORGE MOORE, M.R.C.S.L.
Public Vaccinator for North Melbourne. Hotham,

'The Argus': 29/12/1870
‘Wanted person to WET NURSE infant- apply ... 2 Moore’s cottages.’

The Australasian (Melbourne, Vic.: 1864 - 1946) Saturday 2 August 1873
THE HOTHAM TRAGEDY.
The adjourned inquest on the body of the child Ruth Shannon, aged 16 months, who died from the effects of laudanum administered by her
mother, Elizabeth Shannon, who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham...

... Dr. George Moore stated that after Mr. Johnson's evidence he was of opinion the cause of death was poisoning by opium. The post-mortem appearances Accorded with opium poisoning.

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 15 June 1878

'SUICIDE AT HOTHAM.
Mr Candler held an inquest at Hotham yesterday on the body of Alice Worthington, aged 42 years, who was found hanging dead in her residence there on the 12th inst. The deceased was the wife of a stonemason, and lived near the swamp...

'George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead She had been dead for about an hour 'there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased hanged herself whilst of unsound mind. '

'Australian Medical Journal'. 1884 v6

'The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report: " " Dr. Workman was public vaccinator for West Melbourne. A case of small-pox appeared in one of his club patients named Mrs. Henthome; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henthome to see Dr. Moore, the proper vaccinator of the district, without delay. Henthome readily consented, and Dr. Workman's connection with the case then ceased.

" It appears that Henthome did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox. "In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

'The Argus': 28/8/1920

'WEDNESDAY-NEXT.
At Three O'clock. On the Property,
Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE
Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore,
REALISING AUCTION SALE OF SPLENDID INVESTMENT PROPERTY...
Comprising
TERRACE of 10 COTTAGES and SHOP,
...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute, 'Walk to G P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.
The Land Has 151t Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne. Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

'The Argus': 17/9/1923

'MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years. '

North and West Melbourne Conservation Study (1983)
Cites:
12-20 Chetwynd Street, 62-74 Rosslyn Street 1 PA 2499, 11/3/68. 1895; D. 1885
1: ibid; D. 1884, 1885

Sands & McDougall Directory of Victoria
North side
1904
Moore's cots-
62 McAtee, Mrs Mary
64 Anderson. Thomas
66 Smith, James T.
68 Harrigan. Mrs B.
Right-of-way
1893
58 Davies & White, signwr
Moore' s cots-
62 McAtee, Thomas
64 Davis Lewis,
66 Brown, Charles
68 Pretty, William
70 Vacant
72 Sowter, F. J., watchmkr
74 Sowter ,Mrs R., dressmr
King st
West Melbourne Heritage Review

SURVEYED PLACES

1880
Moore's cot-6 to 1
6 McAtee, Thomas
5 Robertson, James
4 Baker, Edward
3 O'Neil, John
2 Kelleher, Michael
1 Sowter, Ralph
Sowter, Mrs, tracing for braiding & dress-maker
King st

City of Melbourne Valuers Books
1900, 2579- owner George Moore,
74-72 Susan Holmes (x-out to Henry Mirls, engineer) B
shop 4 rooms 17x40 £32
62-70 BH 3 rooms 16x40 £14: Mary Murray, Bridget
Harrigan; David Bazzell labourer; Thos Anderson, mill
employee; McAtee, Mrs Mary

1891, 2616- owner George Moore,
Ralph Souter 74 B shop 3 rooms 16x40 £40
John Gilbert 70 BH 3 rooms £26
Robt James 68
W McCrachen 66
Lewis Davis 64
Mrs McAtee 62

1880 2269-- owner George Moore,
Ralph Souter B shop 4 rooms 16x40 £40
rest BH 3 rooms 16x40 £24: Thomas Stork, coach
builder; Thomas Lynch engine driver; Canton Delago
shop steward; Thos Rice, clergyman; Thos McAtee
groom.

What is significant?
These row houses were built in 1868 for Dr. George Moore, a
Queensberry Street surgeon and district public vaccinator. Dr
Moore was also an investor in Moe coal mines and was
involved with the creation of the Narracan Railway in that
district during the 1880s as a potential coal supplier.

Moore leased the cottages to a great range of people including
John Piggott, Ephraim Hill, Johanna Cantwell, Charles
Templeton and Hugh James. The row was built by Thomas
Noble, a local builder (qv) of Capel Street. Another similar
cottage row (5) was built for Dr Moore at 62-68 Rosslyn Street,
the two rows meeting at the former Sowter’s shop & residence
at the corner (70-74 Rosslyn Street) also built for Moore. The
combination of house rows, with the hillside setting and
adjacent parkland square of Eades Place, provides for a
distinctive Victorian-era townscape.

Contributory elements include:
- doors were typically 4 panel with two-light toplights (16
  Chetwynd St door now Edwardian-era, 70-74 Rosslyn St
  changed);
- single double-hung sash windows to houses, except for 12
  Chetwynd St which has two;
- three long narrow windows to the former shop at 70-74
  Rosslyn St which may be added;
- all built on the street alignment with stone paved lane access
to the rear, the small scale and siting being indicative of the
age.

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

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

Why is it significant?
Dr Moore’s row houses and shop are significant:
Architecturally, the rows are of a simple early form with little
architectural embellishment individually, but as continuous
rows of stepped cottages they form strong streetscape
elements, each closely matched to the streets irregular
junction angle and the small confined village scale evokes the
early Victorian-era well.

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

Property number: 108434
### Surveyed Places

**Rosslyn Street 71**

**Survey Notes:**

Not assessed. Use of fenestration wall as contextual device.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

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<thead>
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<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
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<td>-</td>
<td>-</td>
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**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>2006?</th>
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**Creation era?**

- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Not significant or contributory

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne town planning permits register search

<table>
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<th>Permit Number TP-2004-1251</th>
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<tr>
<td>Date Received 9/12/2004</td>
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<tr>
<td>Address of Land 71 Rosslyn Street WEST MELBOURNE VIC 3003 (Zone DDO32)</td>
</tr>
<tr>
<td>Applicant’s Name and Address</td>
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<tr>
<td>Proposed Use or Development Removal of an existing crossover and construction of a new crossover, and construction of a three-storey dwelling and associated roof terrace.</td>
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<tr>
<td>Officer’s Name Mary Hoffmann</td>
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<tr>
<td>Change to Application YES</td>
</tr>
<tr>
<td>Objections Received 0</td>
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<td>Application Status Application Withdrawn</td>
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<td>Decision Withdrawn 5/07/2005</td>
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Permit Number TP-2006-681

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<td>Address of Land 71 Rosslyn Street WEST MELBOURNE VIC 3003 (Zone DDO32)</td>
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<tr>
<td>Applicant’s Name and Address Restricted - Can be viewed at Council</td>
</tr>
<tr>
<td>Proposed Use or Development Minor amendments to dwelling under construction</td>
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<td>Officer’s Name Josephine Lee</td>
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<td>Change to Application YES</td>
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<td>Objections Received 0</td>
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<td>Application Status Permit Issued</td>
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<td>Decision Permit 15/08/2006</td>
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<td>Expiry Date 15/08/2008'</td>
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Property number: 578028

Property number: 578028
**Rosslyn Street**

**Row house, part Kirk’s houses, 87-89 Rosslyn Street**

---

### Survey Notes:


**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**Existing Streetscape Level:** 3
- **Proposed Streetscape Level:** 3

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1873
- **Creation era:**
  - ✔ Victorian-era
  - ✗ Edwardian-era
  - ✗ Interwar
  - ✗ Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No

**Contributory to precinct:**

- ✗ Not significant or contributory

**Significant individually:**

- ✗ Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- **8.2 Housing the population**

### Recommendations (if any)

None.

### References (if any)

- **Lewis, M. Australian Architecture Index:**
  - 1873 Rosslyn St
  - ’72166 Downie & Sturgess - 20 Milton St West Melb. Dixon, P G West Melbourne VIC one House 1873 03 13
  - 72167 Moore, George - Hotham Moore, George West Melbourne VIC 4 Houses 1873 06 27
  - 72168 builder Evans, William; owner- Kirk, David West Melbourne VIC City of Melbourne registration no 5526 [Burchett Index]. Fee 2.0.0 two cottages 1873 08 14

---

**North and West Melbourne Conservation Study (1983)**

- **87-87 c1880 graded D**

**Heritage Places Inventory June 2015**

- **D3**

**Newspapers:**

- ‘The Age’ Tuesday 23 June 1863
  - ‘INQUESTS Accidental Suffocation of a Child. — Dr Youl held an inquest at West Melbourne yesterday on the body of Ellen Kirk, who was found dead on the morning of the 21st inst. Mary Kirk, the wife of David Kirk, blacksmith, deposed that deceased was her child, and was three months old.’

- ‘The Argus’: 8/3/1878
  - ‘ASSAULTING A BOY. At the District Police Court yesterday, before Messrs J. T. Smith and Harcourt, William Fitnam, a saddler, living in West Melbourne, was charged with having assaulted a boy 11 years of age, named David Kirk, son of a blacksmith residing in Rosslyn-street..... (extensive detail)’

- ‘Advocate’ 5/5/1877
  - ‘TESTIMONIALS can be seen from the following persons: —... David Kirk, 22 Rosslyn-street, West Melbourne. Hood & Co. agents

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

- **87 ROSSLYN STREET WEST MELBOURNE 3003**

**Conservation Grades**

- Building Grading Streetscape Level Laneway Level
  - D 3

- **Conservation Study Details**
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
  - Building and History Information
  - Architectural Style Victorian; c.1873
  - Period 1850-75 - Early Victorian
  - Construction Date
  - Source for Construction Date
  - First Owner
  - The pair of houses at 87-89 Rosslyn Street, originally Nos. 12-14, was built c.1873. The Sands & McDougall directory for 1874 lists the houses as vacant, while the following year, the occupants listed are Thomas Henderson and a Mrs Moore.

**Integrity Good**

**Condition Good**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features**

- The houses at 87-89 Rosslyn Street comprise a pair of single-storey Victorian cottages built to the property line and with a low-pitched hipped roof partially concealed behind a parapet. Each house has an asymmetrically-positioned timber-panelled entrance door with fanlight, flanked by double-hung sash windows with vertical glazing.
bars. The houses are particularly plain: ornamentation is limited to a rendered moulding extends across the facade at parapet level. Alterations include the recladding of the roof with terracotta tiles.

Statement of Significance
The houses at 87-89 Rosslyn Street, West Melbourne, are of local aesthetic and historic interest. The pair is representative of the cottages which were constructed in large numbers in West and North Melbourne in the nineteenth century. Particularly austere and substantially intact, the houses are interesting heritage elements in the streetscape.

Recommended Alterations
Other Comments Previous grading of D confirmed. The houses are representative of modest Victorian residential development in West and North Melbourne.

North and West Melbourne Conservation Study (1983)
Graded D

Melbourne Heritage Review, 1999
Grading retained

Sands & McDougall Directory of Victoria
S Side
1893
King St
87 Heaper, Harry
89 Teppe, Mrs Anna
ROW
1880
22 Callaghan, Michael
King st
12 Power, Thomas
14 Clapperton, William
Kirk, David, blacksmith
22 Peers


History
The pair of houses at 87-89 Rosslyn Street, originally Nos. 12-14, was built c.1873. The Sands & McDougall directory for 1874 lists the houses as vacant, while the following year, the occupants listed are Thomas Henderson and a Mrs Moore.

Description
The houses at 87-89 Rosslyn Street comprise a pair of single-storey Victorian cottages built to the property line and with a low-pitched hipped roof partially concealed behind a parapet. Each house has an asymmetrically-positioned timber-panelled entrance door with fanlight, flanked by double-hung sash windows with vertical glazing bars. The houses are particularly plain: ornamentation is limited to a rendered moulding extends across the facade at parapet level. Alterations include the recladding of the roof with terracotta tiles.

Significance
The houses at 87-89 Rosslyn Street, West Melbourne, are of local aesthetic and historic interest. The pair is representative of the cottages which were constructed
SURVEYED PLACES

| Rosslyn Street | 89 | Row house, part Kirk's houses, 87-89 Rosslyn Street |

Survey Notes:

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | D | Proposed Grading: | D |
| Streetscape Level: | 3 | Proposed Streetscape Level: | 3 |

What date or era does the place express (if any)?

| Creation date (if available): | 1873 |
| Creation era? | ✓ Early Victorian-era | ☐ Interwar | ☐ Post WW2 |

What are the heritage values of the place (if any)?

| Aesthetic value | ☐ Historical value | ☑ | Scientific value | ☐ Social value |
| Not assessed for heritage values |

Is the place in a Heritage Overlay?

| No |
| Contributory to precinct | ☑ Not significant or contributory |
| Significant individually | ☐ Proposed for a Heritage Overlay |

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index: '1873 Rosslyn St
72166 Downie & Sturgess - 20 Milton St West Melb.
Dixon, P G West Melbourne VIC one House 1873 03 13
72167 Moore, George - Hotham Moore, George West Melbourne VIC 4 Houses 1873 06 27
72168 builder Evans, William; owner- Kirk, David West Melbourne VIC City of Melbourne registration no 5526 [Burchett Index]. Fee 2.00 two cottages 1873 08 14

72169 Timmins, William Smith, George West Melbourne VIC one house 1873 10 27'

Newspapers:
'The Age' Tuesday 23 June 1863
INQUESTS
Accidental Suffocation of a Child. — Dr Youl held an inquest at West Melbourne yesterday on the body of Ellen Kirk, who was found dead on the morning of the 21st inst. Mary Kirk, the wife of David Kirk, blacksmith, deposed that deceased was her child, and was three months old.'

'The Argus': 8/3/1878
ASSAULTING A BOY.
At the District Police Court yesterday, before Messrs J. T. Smith and Harcourt, William Fitnam, a saddler, living in West Melbourne, was charged with having assaulted a boy 11 years of age, named David Kirk, son of a blacksmith residing in Rosslyn-street..... (extensive detail)'

'Advocate' 5/5/1877
TESTIMONIALS can be seen from the following persons: ---
David Kirk, 22 Rosslyn-street, West Melbourne. Hood & Co. agents'

i-Heritage search results: Abstract of Building Identification Form (BIF)
89 ROSSLYN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian; c.1873
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner The pair of houses at 87-89 Rosslyn Street, originally Nos. 12-14, was built c.1873. The Sands & McDougall directory for 1874 lists the houses as vacant, while the following year, the occupants listed are Thomas Henderson and a Mrs Moore.

Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
The houses at 87-89 Rosslyn Street comprise a pair of single-storey Victorian cottages built to the property line and with a low-pitched hipped roof partially concealed behind a parapet. Each house has an asymetrically-positioned timber-panelled entrance door with fanlight, flanked by double-hung sash windows with vertical glazing bars. The houses are particularly plain: ornamentation is limited to a rendered moulding extends across the facade at parapet level. Alterations include the re cladding of the roof with terracotta tiles.

Statement of Significance
The houses at 87-89 Rosslyn Street, West Melbourne, are of local aesthetic and historic interest. The pair is
representative of the cottages which were constructed in large numbers in West and North Melbourne in the nineteenth century. Particularly austere and substantially intact, the houses are interesting heritage elements in the streetscape.

Recommended Alterations
Other Comments Previous grading of D confirmed. The houses are representative of modest Victorian residential development in West and North Melbourne.

North and West Melbourne Conservation Study (1983)
Graded D

Melbourne Heritage Review, 1999
Grading retained

Sands & McDougall Directory of Victoria
S Side
1893
King St
87 Heaper, Harry
89 Teppe, Mrs Anna
ROW

1880
22 Callaghan, Michael
King st
12 Power, Thomas
14 Clapperton, William
Kirk, David, blacksmith
22 Peers


History
The pair of houses at 87-89 Rosslyn Street, originally Nos. 12-14, was built c. 1873. The Sands & McDougall directory for 1874 lists the houses as vacant, while the following year, the occupants listed are Thomas Henderson and a Mrs Moore.

Description
The houses at 87-89 Rosslyn Street comprise a pair of single-storey Victorian cottages built to the property line and with a low-pitched hipped roof partially concealed behind a parapet. Each house has an asymmetrically-positioned timber-panelled entrance door with fanlight, flanked by double-hung sash windows with vertical glazing bars. The houses are particularly plain: ornamentation is limited to a rendered moulding extends across the facade at parapet level. Alterations include the recladding of the roof with terracotta tiles.

Significance
The houses at 87-89 Rosslyn Street, West Melbourne, are of local aesthetic and historic interest. The pair is representative of the cottages which were constructed in large numbers in West and North Melbourne in the nineteenth century. Particularly austere and substantially intact, the houses are interesting heritage elements in the streetscape.

Grading Review
Previous grading of D confirmed. The houses are representative of modest Victorian residential development in West and North Melbourne.
**SURVEYED PLACES**

**Rosslyn Street**

*92*  
Tame and Co, sheet metal worker workshop

**Survey Notes:**

Corner site, adding prominence, industrial building, bricks painted over, reducing integrity, stepped parapet, steel framed multi-pane glazing, kerbed driveway.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>---</td>
</tr>
</tbody>
</table>

**Proposed Streetscape Level:**

<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>---</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1930-1935?</th>
</tr>
</thead>
</table>

**Creation era:**

<table>
<thead>
<tr>
<th>Victorian-era</th>
<th>Interwar</th>
<th>Edwardian-era</th>
<th>Post WW2</th>
</tr>
</thead>
</table>

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

No

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**City of Melbourne online maps**

'Single storey brick industrial/warehouse building. Built 1920's.'

1945 aerial shown

MMBW 1895- previous house shown.

**Sands & McDougall Directory of Victoria**

1955

Green Bros. & Miller, tool makers

1942

72-4 De Cieri, F., confr

---

Chetwynd st

*King st*

92 Tame & Co, sheet metal workers

94a Green Bros & Miller Pty Ltd. die sinkers

96-98 Penhall, A. H., pattern maker--wood

100 Harris, V. F., plumber

102 Sutherland, Douglas S.

106 Gunn, Jas. Y.

108 Burke, Richd.

110 Irvine, Ceci

112-116 McFarlane, D., Pty Ltd., metal mercht

120 Gillespie, Robt.

1935

Eades pl

King st

92 Vacant

94a Green Bros & Miller Pty Ltd, toolmakers

96-98 Penhall, A. H., pattern mkr

100 Bourke, Mrs Agnes

102 Rodsman, Edward

106 Carr, Miss Ina

108 Wood, John W.

110 Hunt, Mrs Doris

1930

Factory being built

96-98 Fox, L sheet metal worker

100 Sweeney. Michael

1925

Eades pl

King st

92 Vacant

Right-of-way

**Property number:** 108433
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Rosslyn Street</th>
<th>93 -99</th>
<th>Ken Shi Kan</th>
</tr>
</thead>
</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1946-2015</td>
</tr>
</tbody>
</table>

**Creation era?**

- [ ] Early Victorian-era
- [ ] Interwar
- [x] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>No</th>
</tr>
</thead>
</table>

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

---

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

---

**Recommendations (if any)**

None.

**References (if any):**

- City of Melbourne online maps
  'Melbourne Budokai (The Kenshikan Dojo) Inc.: Single storey concrete building.'

- Sands & McDougall Directory of Victoria
  1942
  residential

**Property number:** 108409

---

**Rosslyn Street | 96 -110 | Fox, L sheet metal worker**

**Survey Notes:**

Corner site to lane, adding prominence, bricks painted over reducing integrity, steel framed multi-pane glazing, stepped parapet.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1925-1930</td>
</tr>
</tbody>
</table>

**Creation era?**

- [ ] Early Victorian-era
- [x] Interwar
- [x] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

No

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

---

**Recommendations (if any)**

None.

**References (if any):**

- City of Melbourne online maps
  'Single storey brick warehouse/industrial building built late 1930’s.'

- Sands & McDougall Directory of Victoria
  1942
  72-4 De Cieri, F., confr Chetwynd st
  King st
  92 Tame & Co, sheet metal workers
  94a Green Bros & Miller Pty Ltd, die sinkers
  96-98 Penhall, A H., pattern maker--wood
  100 Harris, V. F., plumber
West Melbourne Heritage Review

SURVEYED PLACES

102 Sutherland, Douglas S.
106 Gunn, Jas. Y.
108 Burke, Richd.
110 Irvine, Cecil
112-116 McFarlane, D., Pty Ltd., metal mercht
120 Gillespie, Robt.

1935
Eades pl
92 Vacant
94a Green Bros & Miller Pty Ltd, toolmakers
96-98 Penhall, A. H., pattern mkr
100 Bourke, Mrs Agnes
102 Rodsman, Edward
106 Carr, Miss Ina
108 Wood, John W.
110 Hunt, Mrs Doris

1930
Factory being built
96-98 Fox, L sheet metal worker
100 Sweeney, Michael

1925
Right-of-way
94a Gaylor, Thos.
96 Mitchell, Albert
98 Vacant
100 Sweeney, Michael

Property number: 108432

Rosslyn Street 101-107 Felton Grimwade and Duerrins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields

1944
Proposed Heritage Overlay: Felton Grimwade and Duerrins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields, 101-107 Rosslyn Street, West Melbourne;
Revise Heritage Places Inventory July 2015.

References (if any): (See also 109-133 Rosslyn Street)
Heritage Places Inventory June 2015, i-Heritage, Hermes
No listing.

Building Permit Application

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: C

What date or era does the place express (if any)?
Creation era?
Victorian-era
Edwardian-era
Interwar
Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
Contributory to precinct
Not significant or contributory
Proposed for a Heritage Overlay

Recommendations (if any)

References (if any): (See also 109-133 Rosslyn Street)
Heritage Places Inventory June 2015, i-Heritage, Hermes
No listing.
West Melbourne Heritage Review

SURVEYED PLACES

105-109
1960-1985 various
101
1918 alterations to factory

1944 22981 £6548 additions & alts to building from factory to showroom (refers to 22785)
Arthur Peck, Hugh Peck Architects

Ground: office, laboratory, packing electrical store rooms
first floor: office, large lab with fume cupboard, balance room, dark room along rear wall; skylit roof.
Sections showing existing adjoining buildings
.....

1985 $290,000 refurbishment 2 storey building (refer to 111-131)
105-109 1960-4 various

VGG
1967
Lyell-Owen Pty. Ltd., 101 Roslyn-street, West Melbourne

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 7 November 1942 PHOTO Engraving.-Lyell-Owen Pty! Ltd. have a vacancy for suitable Boy. View to apprenticeship. Apply National Service Officer, 473 Bourke street, Tuesday, 3.15 p.m.

Biosis Fisherman's Bend Heritage Study
Prepared for Places Victoria
11 June 2013

Felton Grimwade & Co was established in Melbourne in about 1867, soon after moving from Russell Street to Flinders Lane where its importing business flourished. The firm operated as wholesale druggists but developed into a large manufacturing enterprise with products including acids, salt, glass bottles, fertilisers and eucalyptus oil. In 1870 they were operating a chemical works at their Port Melbourne manufacturing site and as early as 1872 the Port Melbourne Council opposed the manufacture of sulphuric acid at their plant. Nevertheless, company activities from the outset were to include the manufacture of sulphuric acid and other mineral acids including bisulphide of iron. By 1894 the Ingles Street building was the principal manufactory at Felton Grimwade and CO’s. Chemical works. The works was extensively damaged by fire in 1895, but was rebuilt and continued to operate into the mid twentieth century. 38 The complex was later occupied by Arthur Vale and Co. Pty. Ltd., oil stores, Cotton Dressing Pty. Ltd. and the United Oil Co. Pty. Ltd. oil store. 39 And more recently became part of AMI and then Toyota. 40 Alfred Felton is remembered for the generous bequest he gave to the National Gallery of Victoria, which continues to fund the purchase of artworks for the state collection.'

Sands & McDougall Directory of Victoria
1955
Lyall-Owen P/L, photo engravers
1935
99 Kirk, Mrs Harriet
101 Sullivan, Arth.
105 Winduss, Edwd.
109 Gray, Mrs M. A.
111-113 Golden Oat Nuts Pty Ltd, food mnfrs (residential?)

1942
West Melbourne Heritage Review

SURVEYED PLACES

Rosslyn Street 109-133
Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex

Survey Notes:

Refer to Statement of Significance (Appendix 3), City of Melbourne Heritage Review 1999 and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C, D
Proposed Grading: B

Existing Streetscape Level: 3
Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1887-, 1942
Creation era?
▪ Early Victorian-era
☑ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value
☐ Scientific value
☑ Historical value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

No
Proposed: Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex, 109-133 Rosslyn Street, West Melbourne.

☐ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry
4.8 Defending the city

Recommendations (if any):

Proposed Heritage Overlay: Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex, 109-133 Rosslyn Street, West Melbourne;
Revise Heritage Places Inventory July 2015.

References (if any):

Hermes
City of Melbourne Heritage Review 1999 Statement of Significance.

- Heritage search results: Abstract of Building Identification Form (BIF)
133 ROSSLYN STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999
Adopted
Building and History Information
Architectural Style Inter-War; c.1945
Period 1939- - Post War
Construction Date
Source for Construction Date
Architect
Builder
First Owner
The building at 133 Rosslyn Street is first listed in the Sands & McDougall directory of 1946. Its first occupants were Felton Grimwade & Duerdins, Wholesale Druggists and Importers and Manufacturing Chemists. The company was established in 1867. Frederick Sheppard Grimwade, a shrewd English businessman, borrowed funds from his father to purchase the Melbourne drug company from Edward Youngman, renamed Felton Grimwade & Co. Alfred Felton, Grimwade’s partner, was originally apprenticed to a ...
SURVEYED PLACES

EXHIBS/AND AT ALL/ INTERCOLONIAL/EXHIBITIONS”, bottle example

City of Melbourne online map: planning applications  
' TP-2015-391 - Demolition of existing building to construct a 8 storey building to be used for the purposes of dwellings with a food and drink premises (not exceeding 150 sqm) on ground level, reduction in the car parking requirements, waiver of the loading and unloading requirements and a variation to the easement (E-1). This application was made on 7th of May, 2015. Its status is "Permit Issued" and it was decided on 23rd of December, 2015’

Melbourne Roll Plan 12 1856, VPRO  
Shows earlier phase of complex.

'Victoria & Its Metropolis’ 1887-8  
'Dixon, P. G., and Co., aerated waters and cordial manufacturers, Rosslyn-street, West Melbourne. This firm affords a striking illustration of the success which attends the manufacturer who studies the public benefit by maintaining his products at the highest standard of excellence. The business-now one of the most extensive in Australasia-was founded in 1851 by Mr. P. . G. Dixon, from whom the present proprietors, Mr. Matthew Lang and Mr. Alexander Scott, acquired it by purchase in 1883. Since that date magnificent premises have been erected, in which the finest machinery embodying the latest improvements is constantly at work.

A brief description of this superb factory may not be uninteresting to our readers. The Main Building has no less than six floors, access to which is gained by an elevator worked by hydraulic power. On the Sixth Floor are huge tanks, moored side by side, containing a supply of the purest Mount Macedon spring water. This water is brought constantly by special railway truck from the Mount to the Melbourne station, whence it is carted to the factory, and raised by steam-pump to its present high level. At some distance is a room specially built as a boiling-room, in which are several large steam-jacketed coppers, whose inner surfaces are coated with pure tin, in which syrups for aerated waters and cordials are prepared. (Here it may be remarked that block-tin pipes are a notable feature throughout the establishment.) Descending to the Fifth Floor, the attention is arrested by an enormous cylinder, which we are informed is the casing of the Gigantic Filters, through which even the limpid Macedon water must pass. The capacity of these filters is 6000 gallons per diem. Proceeding inward, we reach the Sugar Store, where many tons of the finest Dutch crushed loaf await conversion into delectable beverages. Here a huge refrigerator, which extends the whole length of the building, cools the syrup on its way front the coppers above to the Syrup Vats’ Chamber on the Fourth Floor. As you enter, you notice that on either hand, resting on a leaden floor , range rows of large vats , whose stone - coloured sides, relieved by chocolate-hued hoops, present an exquisitely fresh and clean aspect. Of these vats there are no less than twenty-two, the capacity of each being 225 gallons. Down the centre of the room is a range of white enamelled tanks, from which the syrups are drawn off to the bottling racks below, there to be mixed in proper proportion with the water which has been aerated in the manner we shall shortly describe. Descending to the Third Floor, the chilliness of the atmosphere is strikingly apparent. The reason is soon obvious . This is the Macedon water reservoir . Here, in massive slate tanks 8 ft. deep , the crystalline fluid awaits its destiny. (engraving of complex, show existing buildings).

There are eight 1000 -gallon tanks on one side of this " cool grot," and thirteen mineral-water tanks on the other. Descending to the Machine room below, the first impression is that one has by mistake got into the Royal Mint. This fancy owes its rise to the beauty of the elegant, yet powerful, machinery which noiselessly does its work in this spotlessly clean chamber. The massive pumps, resplendent with polished steel and gun-metal, which incorporate the carbonic acid gas, drawn from gasometers underneath, with the water from above, are as perfect in their action as it is possible to conceive. Two of these pumps are capable of producing 3500 dozen each per diem, and two of smaller size 1500 dozen each per diem. The total producing power of these pumps therefore is 10,000 dozen daily. To each pump is attached a condenser, in which the incorporation of gas and water is finally completed. Thence the highly charged fluid proceeds to the Bottling Room on the same floor. This spacious hall, loo ft. by 64 ft., is fitted up with no less than fifteen racks of various descriptions. Particularly worthy of notice are the Automatic Steam Bottling Racks, which can bottle at a rate of speed far exceeding those operated by hand. The floor of this room is of asphalt, and tramways intersect it, on which trucks pass to and fro with full and empty bottles. Mention should here be made of the source of the gas with which the waters are charged. The gas is generated on the first floor in two of Hayward, Tyler and Co.’s largest oak generators, to which are attached two very large gasometers, fitted with purifiers of the most approved description. From these gasometers the splendid pumps above, also by Hayward, Tyler and Co., draw their supplies. The motive power is derived from a beautiful horizontal high-pressure engine of 10 horse power nominal, fed by a steel-ended, double-riveted boiler, capable of working up to 150 lbs. pressure. We now turn to the provision for storage, which is a most important feature, as first-class soda water can be made only in cold weather, when the thermometer is in the forties. The Soda water Cellars are models of capacity, cleanliness, and coolness. Roofed with concrete and floored with asphalt, they remind one of the rock-hewn " caves" of the Rhenish vineyards. No expense has been spared to reach the utmost attainable perfection in these cellars, whose contents promise much icy consolation to hot and thirsty denizens of the metropolis in the ardent summer days. The provision for the reception and storage and washing of bottles is most efficient. A form of bottle invented by a member of the firm, and brought to perfection by the South Melbourne glass works, bids fair to hold its own against any imported article of the class. The Liqueur Department is as complete as that for the production of aerated waters. From the refrigerator previously mentioned, the syrups pass to the compounding tuns, whence they descend to a large number of huge oval vats, to be thence drawn off for bulk or bottle. P. G. Dixon and Co. ’a liqueurs comprise curagoa, maraschino, ginger wine, ginger brandy, quinine wine, &c. The Delivery Department is adequate to every requirement. Here all day long the familiar green vans, blazoned with the name of the firm in golden letters, may be seen leaving with double decked loads of lemonade, soda water, ginger ale, tonic water, &c., and returning with empties, whose contents have fulfilled their natural destiny. The whole establishment is alive with push and ability, its
SURVEYED PLACES

proprietors being determined to spare no pains or cost to maintain the high place to which the possession of over one hundred prize medals and awards, including first prize at the International Exhibition of 1881, proves them to have already attained.'

Building Permit Application

111-131 Rosslyn Street
1918 1625 £1400 erection of store...
1942 22639 £9000 erection of building....127-131:
24 Nov 1942
Arthur & Hugh Peck Architects FRAIA
Factory 127-131 Rosslyn St for Messrs Felton Grimwade & Duerdins P/L, shows new main building with existing single storey double gabled abutting.  
First floor: is refinery with lab bench, sink; other floors basement, ground, 2nd. Not named. Façade has soldiers lintols, metal louvres over door.
Refers to BA22599 for block plan
1942 Arthur & Hugh Peck- shows complex adjoining cottages also conversion of existing single storey gabled Rosslyn St store to laboratory, with specification.

1954 28263 £10000 removal of 2 storeys: additions to existing warehouse Rosslyn St for Felton Grimwade & Duerdins P/L - Hugh Peck & Associates
1953 ground, 1-3rd floors of brick tower building burnt out – demolition to window head of 3rd floor, temp g.i. roof over basement- proposed conversion of tower to 3 storey building with new concrete ground and 1st floors; new steel framed fibre cement sheet roof over. (bichrome Victorian-era brewing tower?- see existing )

1977-1988
1984 58288 $20,000 alterations 113-133

Lewis, M. Australian Architecture Index:

Duerdin

‘1915 City of Melbourne registration no 5368 [Burchett Index]. Fee 2.2.0 brick factory Rosslyn St; Owner Duerdin & Sainsbury Builder Pattinson, H - 35 Gladstone St Moonee Ponds’

Dixon complex, in Rosslyn Street

‘72118 Jarvis, Benjamim - 19 Otter St. Coll. Dixon, J G - Ginger Beer Manufacturer West Melbourne VIC City of Melbourne registration no 319 [Burchett Index]. Fee 2.0.0 storey Rosslyn - near the Flagstaff 1860 05 23; 72172 Kirkness, James Dixon, P West Melbourne VIC City of Melbourne registration no 6453 [Burchett Index]. Fee 1.10.0 factory 1875 08 25’ also houses in Rosslyn Street.

‘13152 Hellings & Trevenna - Collwooding Crowley, Jeremiah West Melbourne VIC Factories Terry & Oakden 1887 7 16: Construction in progress - extensive additions to P G Dixon’s Soda-Water and Cordial Factory, Rosslyn Street. West Melbourne. Contractor: George Richardson (Australasian Builder and Contractor’s News 16.7.1887)’

Heritage Places Inventory June 2015

133 D3; Rear of 133 graded C3

North and West Melbourne Conservation Study (1983)

133 Sparks & Chandler c1930 graded D- also rear of, graded C, c1900 Search notes for place not included in study.

City of Melbourne

GIS property base, graded D3

MMBW

DP725 1895
site between houses at 115 and 129 shows fenced yard marked ‘factory’ in front of ‘aerated water factory’ set back divided into 3 bays- matches existing roof plan of rear building

North and West Melbourne Conservation Study (1983)
ROSSLYN STREET - SOUTH
(FROM RAILWAY)
133 Sparks & Chandler 4 4 B c1930 D

Newspapers:

DEADLY POISON DISAPPEARS
Receiving a report of the disappearance of 2½ oz of deadly poison—hyoscine bromide—from the laboratory of Felton, Grimwade, Duerdins Pty Ltd, Rosslyn St, West Melbourne,

National Advocate (Bathurst, NSW : 1889 - 1954) Thursday 7 August 1947
NICOTIANA RUSTICA A CROP OF NATIONAL IMPORTANCE
PRICE INCREASED TO 11d. PER LB THIS YEAR ;
- VALUE OF THE CROP TO AUSTRALIA ...

...Australia’s production of this essential insecticide, together with the small quantities available from overseas sources, still falls far short of domestic requirement...e Department of Commerce and Agriculture, State Department!) of Agriculture and Felton, Grimwade and Duerdins Pty., Ltd. (an associated House of Drug Houses of Australia Ltd.) are co-operating in a programme designed to promote continued production of NICOTIANA RUSTICA for nicotine extraction Farmers who are interested in this project and are favourably situated in respect to soli and climatic requirements, are Invited to contact Felton, Grimwade and Duerdins, Pty. Ltd., or the State Department of Agriculture, who will be glad to supply ...During 1946/47, Nicotiana rustica was grown commercially by many farmers throughout Victoria and New South Wales. These crops were grown under contract to Messrs. Felton, Grimwade and Duerdins, Pty. Ltd. (an associated house of Drug Houses of Australia Ltd.) of 111 Rosslyn Street, West Melbourne...'

Examiner (Launceston, Tas. : 1900 - 1954)Saturday 10 October 1953
£40,000 DAMAGE IN FIVE-STOREY FACTORY FIRE IN MELBOURNE
Damage estimated at more than £40,000 was caused when fire gutted the rear portion of Felton-Grimwade and Duerdins chemical factory in Rosslyn St, West Melbourne, last night.

FIREMEN fought the blaze for two hours before they brought it under control. They fought desperately to prevent the flames from spreading to the front portion of the factory, where valuable laboratory equipment and highly inflammable chemicals were stored...

Flames and smoke shot high in the air from the five storey brick building. Glass from the heat-shattered windows fell on the heads of firemen and a large crowd...
which gathered to watch the blaze. At the height of the blaze, tongues of flame shot from every window in the building.

'The Argus': 10/10/1953

A FIVE-STORIED store was gutted in Rosslyn St., West Melbourne...The brick building covered an area of about 75ft. By 45ft. Residents said it was at least 60 years old (see above) ...At one stage it appeared that the fire would spread to another larger building owned by the same firm, in front of the burning store.'

i-Heritage search results: Abstract of Building Identification Form (BIF) 133 ROSSLYN STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Inter-War; c.1945
Period 1939- - Post War
Construction Date
Source for Construction Date
Architect
Builder
First Owner The building at 133 Rosslyn Street is first listed in the Sands & McDougall directory of 1946. Its first occupants were Felton Grimwade & Duerdins, Wholesale Druggists and Importers and Manufacturing Chemists. The company was established in 1867. Frederick Sheppard Grimwade, a shrewd English businessman, borrowed funds from his father to purchase the Melbourne drug company from Edward Youngman, renamed Felton Grimwade & Co. Alfred Felton, Grimwade's partner, was originally apprenticed to a ???

Integrity Good
Condition Good
Original Building Type Factory
History Not Assessed
Description/Notable Features
The former Felton Grimwade and Duerdins Factory is a three-storey Moderne style factory constructed or red brick with a projecting four-storey corner bay and parapeted roof. Relatively austere, the cubic building is punctuated by a series of square and rectangular steel-framed windows with horizontal glazing bars.

Statement of Significance
The former Felton Grimwade and Duerdins Factory, at 133 Rosslyn Street, West Melbourne, is of local aesthetic and historical interest. Historically, the factory derives significance by its association with the prominent Grimwade family and Alfred Felton, prominent Melbourne philanthropist. Aesthetically, the building is a typical and relatively intact example of an inter-War factory, and a prominent element in the streetscape.

Recommended Alterations
Other Comments
Previous grading of D confirmed. The building is a representative and intact example of its type and style. The historical connection with the Felton Grimwade & Duerdins Company is of interest.

Biosis Fisherman’s Bend Heritage Study
Prepared for Places Victoria
11 June 2013

Felton Grimwade & Co was established in Melbourne in about 1867, soon after moving from Russell Street to Flinders Lane where its importing business flourished. The firm operated as wholesale druggists but developed into a large manufacturing enterprise with products including acids, salt, glass bottles, fertilisers and eucalyptus oil. In 1870 they were operating a chemical works at their Port Melbourne manufacturing site and as early as 1872 the Port Melbourne Council opposed the manufacture of sulphuric acid at its plant.

Nevertheless, company activities from the outset were to include the manufacture of sulphuric acid and other mineral acids including bi-sulphide of iron. By 1894 the Ingles Street building was the principal manufactory at Felton Grimwade and Co’s. Chemical works. The works was extensively damaged by fire in 1895, but was rebuilt and continued to operate into the mid twentieth century.

38 The complex was later occupied by Arthur Vale and Co. Pty. Ltd., oil stores, Cotton Dressing Pty. Ltd. and the United Oil Co. Pty. Ltd. oil store. 39 And more recently became part of AMI and then Toyota. 40 Alfred Felton is remembered for the generous bequest he gave to the National Gallery of Victoria, which continues to fund the purchase of artworks for the state collection.

Sands & McDougall Directory of Victoria

1910
99 Kirk, David
101 Bienvenue, Miss A.
105 O'Brien, John
111-125 Duerdin & Sainsbury Ltd, manfg chemists
111-125 Blows, Chas. L.
117-123 Willis, W., & Co, safe makers
129 Ryan, Miss Alice

1904
99 Kirk, David
101 Wallace, T. R.
105 McGowan, Matthew
109 Davidson, Wm. G.
111-125 Duerdin & Sainsbury, manfr chems
111-125 Blows, Chas. crtr
117-123 Smith & Searle, engnrs & bksmths
129 Ryan, Miss Alice

1920
101 Peet, Richard
105 O'Brien, John
109 Gray, Harry G.
111-125 Duerdin & Sainsbury, manfr chems
111-125 Blows, Chas. crtr
117-123 Smith & Searle, engnrs & bksmths
129 Ryan, Miss Alice

1930
105 O'Brien, John
109 Gray, Mrs M. A.
111-125 Duerdin & Sainsbury Ltd, manfg chemists
111-125 Blows, Chas. L.
117-123 Willis, W., & Co, safe makers
129 Ryan, Miss Alice

1940
105 McGowan, Matthew
109 Davidson, Wm. G.
111-125 Duerdin & Sainsbury Ltd, crdl mfrs
129 Smith, Mrs A. M.
131 Paul, Wm.

Right-of-way:

1904
99 Kirk, David
101 Wallace, T. R.
105 McGowan, Matthew
109 Davidson, West Melbourne. G. Dixon, P. G., & Prop Ltd, crdl mfrs—Scott, mang director
129 Askor, Robert
131 McEwan, Thomas
Right-of-way—
The building at 133 Rosslyn Street is first listed in the Sands & McDougall directory of 1946. Its first occupants were Felton Grimwade & Duerdins, Wholesale Druggists and Importers and Manufacturing Chemists. The company was established in 1867. Frederick Sheppard Grimwade, a shrewd English businessman, borrowed funds from his father to purchase the Melbourne drug company from Edward Youngman, renamed Felton Grimwade & Co. Alfred Felton, Grimwade's partner, was originally apprenticed to a chemist, and gained prominence from his bequest of more than £2,000,000 to charity and the Melbourne National Gallery. By the late nineteenth century the company was the largest drug house in Victoria and had subsidiary interests in companies in New Zealand and Western Australia. Felton and Grimwade also established a number of other enterprises including bottle manufacturing and acid works and salt manufacturing.

Aesthetically, the building is a typical and relatively intact example of an inter-War factory, and a prominent element in the streetscape.

Grading Review
Previous grading of D confirmed. The building is a representative and intact example of its type and style. The historical connection with the Felton Grimwade & Duerdins Company is of interest.

The former Felton Grimwade and Duerdins Factory is a three-storey Moderne style factory constructed or red brick with a projecting four-storey corner bay and parapeted roof. Relatively austere, the cubic building is punctuated by a series of square and rectangular steel-framed windows with horizontal glazing bars.

The former Felton Grimwade and Duerdins Factory, at 133 Rosslyn Street, West Melbourne, is of local aesthetic and historical interest. Historically, the factory derives significance by its association with the prominent Grimwade family and Alfred Felton, prominent Melbourne philanthropist.
### Surveyed Places

#### Rosslyn Street

<table>
<thead>
<tr>
<th>Property number</th>
<th>Street Name</th>
<th>Heritage Value</th>
<th>Period</th>
<th>Description</th>
</tr>
</thead>
</table>

#### Survey Notes:

Moderne style design, well-preserved, stepped parapet, double-hung sash windows, added one-storey wing adjoining; relates to adjoining Moderne factory; pitched crossover.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

- Creation date (if available): 1925-1935
- Creation era:
  - Interwar

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Not assessed for heritage values
- Scientific value
- Social value

Is the place in a Heritage Overlay?

- No

Contributory to precinct
- Not significant or contributory

Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

- City of Melbourne online maps
  - '2 storey brick warehouse. Sub-divided & converted to residence 1996.'

- i-Heritage, Hermes, Heritage Places Inventory June 2015
  - No listing.

- Sands & McDougall Directory of Victoria
  - 1942
  - 110 Irvine, Cecil
  - 112-116 McFarlane, D., Pty Ltd., metal mercht
### Survey Notes:
Relates to adjoining Moderne style factory; pitched crossover

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**
-  
**Proposed Streetscape Level:**
- 2

**What is the heritage date or era the place expresses (if any)?**

- **Creation date (if available):** 1920-1925

**Creation era?**
- [ ] Early Victorian-era
- [x] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value

**Not assessed for heritage values**

**Is the place in a Heritage Overlay?**
- No

- [ ] Contributory to precinct
- [x] Not significant or contributory

- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- **City of Melbourne online maps**
  - A single storey brick warehouse/store. Built for Harry Kinnear in manufacturer in 1924.
  - Applications
  - P-2010-99/B - Partial demolition and construction of alterations and additions to existing building for conversion to a dwelling.
  - This application was made on 20th of June, 2013.
  - Its status is "Extension of Time Approved" and it was decided on 16th of September, 2013.'

- **Sands & McDougall Directory of Victoria**
  - 1942
  - 110 Irvine, Cecil
Inter-war renovation of Victorian-era row house with added room bay to front street alignment, once part significant early Victorian-era row. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Creation date (if available)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
<td>1864-</td>
</tr>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td></td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

- MMBW
  DP 725, 728 1895 shows row 120-124 with carriageway on end part 124 to extensive rear garden with stable and yard adjoining at the rear to ROW; patterned garden layout in front; adjoining Burton's brewery to east.

- North and West Melbourne Conservation Study (1983)
  Survey data: 124 3C/3 2 SRC c1880 E renovated c1915

- Lewis, M. Australian Architecture Index:
  Graeme Butler & Associates 2015: Appendix 2:
early development of the suburb in the mid-nineteenth century. Aesthetically the houses are important heritage elements in the streetscape; of particular note are the bluestone pitched drive and the carriageway. The appearance of the house at No. 120 has been marred by inter-War addition.

Recommended Alterations
Other Comments Upgraded from E to D. Superficially altered externally, the houses are important remnants of the early development of West Melbourne and are an important heritage elements in a very mixed and altered streetscape.

Sands & McDougall Directory of Victoria
1893
Rosslyn ter-
120 Sussex, Mrs Maria
123 Molyneux, Henry
124 Davis, Solomon
134 Doyle, Mrs Margaret
136 Williams, William

1880
63 Thompson, Mrs Emma
Rosslyn ter-1 to 3
2 Miller, George
3 Davis, Louishon
Davis, Solomon

59 Cassel, Charles
61 Moran, William

City of Melbourne Heritage Review (1999)

History
The houses at 120-124 Rosslyn Street were built in 1865. The terrace replaced three earlier wooden cottages with Average Annual Values in 1864 of £20, £10 and £10 respectively. The three cottages were acquired by W Haines and replaced the following year the three double-storey brick houses. The 1865 rate books show W Haines as the owner of one seven-room brick house (AAV £64) and two six-room brick houses (AAV £56), which were leased to Levinson Davis, and Messrs Hellerstein and Langtree. By 1889. Davis, who had continued as tenant of the larger house. had acquired the three houses, by then known as Rosslyn Terrace, and leased the middle house to a Mrs Oyston. By 1908, the two western-most houses, known as No. 122 and No. 124. were occupied by John Gibson and Miss Amelia Davis . The third house at the east end. has since been extensively altered .

Description
The houses at 120-124 Rosslyn Street are double-storey attached Victorian residences with double-storey verandahs and hipped corrugated galvanised steel roofs. The houses are of rendered masonry and share similar details, although No. 124 is wider and has a segmented arched vehicular entrance and bluestone pitched drive. The verandahs have simple timber slatted balustrading and terminated at wing walls embellished with consoles and pine cones. French doors open onto the verandah at the first floor level; ground floor windows are timber-framed double-hung sashes. Chimneys are brick with corbelled cappings. The cast iron palisade fences appear to be original or early. No.
SURVEYED PLACES

| Rosslyn Street | 122 | Rosslyn Terrace, 120-124 Rosslyn Street |

Survey Notes:

French doors significant; verandah rebuilt, reducing integrity; part uncommon configuration; once significant early Victorian-era row. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1865
Creation era? ✓ Early Victorian-era ✓ Victorian-era  No Interwar
Edwardian-era  Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value ✓ Historical value
- Scientific value  Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
- Contributory to precinct ✓ Not significant or contributory
- Significant individually  Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

MMBW
DP 725, 728 1895 shows row 120-124 with carriageway on end part 124 to extensive rear garden with stable and yard adjoining it at the rear to ROW; patterned garden layout in front; adjoining Burton's brewery to east.

Lewis, M. Australian Architecture Index:
Haynes in Rosslyn Street (71815 Radden, William - 61 Dudley St Haynes - 1 Charlotte Terrace, Rosslyn St West Melbourne VIC House

King near cnr King & Rosslyn 1864 10 17'
(71799 Rollings, W Haynes; - West Melbourne VIC House King near cnr King & Rosslyn 1867 08 28'
(71812 Radden, William - Melbourne Haynes,- West Melbourne VIC House King near cnr King & Rosslyn 1865 03 30')
72129 Radden, William - 61 Dudley St Haynes,- West Melbourne VIC City of Melbourne registration no 256
(Burchett Index). Fee 6.10.0 three houses 1864 05 20'

North and West Melbourne Conservation Study (1983)
122 3C 2 S c1880 D-E F V altered French Doors (n)

i-Heritage search results: Abstract of Building Identification Form (BIF)
122 ROSSLYN STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell
and Associates 1999 Adopted
Building and History Information
Architectural Style Mid-Victorian; 1865
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
The houses at 120-124 Rosslyn Street were built in 1865. The terrace replaced three earlier wooden cottages with Average Annual Values in 1864 of #20, #10 and #10 respectively. The three cottages were acquired by W Haines and replaced the following year the three double-storey brick houses. The 1865 rate books show W Haines as the owner of one seven-room brick house (AAV #64) and two six-room brick houses (AAV #56), which were leased to Levinson Davis, and Messrs Hellerstein and Langtree. By
Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
The houses at 120-124 Rosslyn Street are double-storey attached Victorian residences with double-storey verandahs and hipped corrugated galvanised steel roofs. The houses are of rendered masonry and share similar details, although No. 124 is wider and has a segmented arched vehicular entrance and bluestone pitched drive. The verandahs have simple timber slatted balustrading and terminated at wing walls embellished with consoles and pine cones. French doors open onto the verandah at the first floor level; ground floor windows are timber-framed double-hung sashes. Chimneys are brick with corbelled cappings. The cast iron palisade fences appear to be original or early. No. 120 has undergone the most severe alterations. A projecting double-storey wing dating from the inter-War period has been added, obscuring the original facade.

Statement of Significance Rosslyn Terrace, at 120-124 Rosslyn Street, West Melbourne, is of local aesthetic and historic interest. Constructed in 1865, the houses are representative of the early development of the suburb in

Graeme Butler & Associates 2015: Appendix 2: 892
SURVEYED PLACES

the mid-nineteenth century. Aesthetically the houses are important heritage elements in the streetscape; of particular note are the bluestone pitched drive and the carriageway. The appearance of the house at No. 120 has been marred by Inter-War addition.

Recommended Alterations
Other Comments Upgraded from E to D. Superficially altered externally, the houses are important remnants of the early development of West Melbourne and are an important heritage elements in a very mixed and altered streetscape.

Sands & McDougall Directory of Victoria
1893
Rosslyn ter-
120 Sussex, Mrs Maria
123 Molyneux, Henry
124 Davis, Solomon
134 Doyle, Mrs Margaret
136 Williams, William

1880
63 Thompson, Mrs Emma
Rosslyn ter-1 to 3
2 Miller, George
3 Davis, Louishon
Davis, Solomon

59 Cassel, Charles
61 Moran, William

City of Melbourne Heritage Review (1999)

History
The houses at 120-124 Rosslyn Street were built in 1865. The terrace replaced three earlier wooden cottages with Average Annual Values in 1864 of #20, #10 and #10 respectively. The three cottages were acquired by W Haines and replaced the following year the three double-storey brick houses. The 1865 rate books show W Haines as the owner of one seven-room brick house (AAV #64) and two six-room brick houses (AAV #56), which were leased to Levinson Davis, and Messrs Hellerstein and Langtree. By

Description
The houses at 120-124 Rosslyn Street are double-storey attached Victorian residences with double-storey verandahs and hipped corrugated galvanised steel roofs. The houses are of rendered masonry and share similar details, although No. 124 is wider and has a segmented arched vehicular entrance and bluestone pitched drive. The verandahs have simple timber slatted balustrading and terminated at wing walls embellished with consoles and pine cones. French doors open onto the verandah at the first floor level; ground floor windows are timber-framed double-hung sashes. Chimneys are brick with corbelled cappings. The cast iron palisade fences appear to be original or early. No. 120 has undergone the most severe alterations. A projecting double-storey wing dating from the Inter-War period has been added, obscuring the original facade.

Significance
Rosslyn Terrace, at 120-124 Rosslyn Street, West Melbourne, is of local aesthetic and historic interest. Constructed in 1865, the houses are representative of
West Melbourne Heritage Review

SURVEYED PLACES

Rosslyn Street 124 Row house, part Rosslyn Terrace, 120-124 Rosslyn Street

Survey Notes:

French doors, pitched crossover and carriageway significant; verandah rebuilt; shutter added to carriageway; uncommon configuration; once significant early Victorian-era row - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and City of Melbourne Heritage Review 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1864-

Creation era?

☑ Victorian-era

☒ Edwardian-era

☒ Interwar

☒ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☐ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

No

☐ Contributory to precinct

☑ Not significant or contributory

☐ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

MMBW

DP 725, 728 1895 shows row 120-124 with carriageway on end part 124 to extensive rear garden with stable and yard adjoining it at the rear to ROW; patterned garden layout in front; adjoining Burton’s brewery to east.

Lewis, M. Australian Architecture Index:

Haynes in Rosslyn Street

('71815 Radden, William - 61 Dudley St Haynes - 1 Charlotte Terrace, Rosslyn St West Melbourne VIC House King near cnr King & Rosslyn 1864 10 17')

('71799 Rollings, W Haynes, - West Melbourne VIC House King near cnr King & Rosslyn 1867 08 28')

('71812 Radden, William - Melbourne Haynes, - West Melbourne VIC House King near cnr King & Rosslyn 1865 03 30')

'72129 Radden, William - 61 Dudley St Haynes, - West Melbourne VIC City of Melbourne registration no 256 [Burchett Index]. Fee 6.10.0 three houses 1864 05 20'

North and West Melbourne Conservation Study (1983)

Survey data: '124 3C 2 S c1880 D V altered port cochere and French Doors (n)'

i-Heritage search results: Abstract of Building Identification Form (BIF) 124 ROSSLYN STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

Building and History Information

Architectural Style Mid-Victorian; 1865

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

The houses at 120-124 Rosslyn Street were built in 1865. The terrace replaced three earlier wooden cottages with Average Annual Values in 1864 of #20, #10 and #10 respectively. The three cottages were acquired by W Haines and replaced the following year the three double-storey brick houses. The 1865 rate books show W Haines as the owner of one seven-room brick house (AAV #64) and two six-room brick houses (AAV #56), which were leased to Levinson Davis, and Messrs Hellerstein and Langtree. By Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The houses at 120-124 Rosslyn Street are double-storey attached Victorian residences with double-storey verandahs and hipped corrugated galvanised steel roofs. The houses are of rendered masonry and share similar details, although No. 124 is wider and has a segmented arched vehicular entrance and bluestone pitched drive. The verandahs have simple timber slated balustrading and terminated at wing walls embellished with consoles and pine cones. French doors open onto the verandah at the first floor level; ground floor windows are timber-framed double-hung sashes. Chimneys are brick with corbelled cappings. The cast iron palisade fences appear to be original or early. No. 120 has undergone the most severe alterations. A projecting double-storey wing dating from the inter-War period has been added, obscuring the original facade.
SURVEYED PLACES

Statement of Significance
Rosslyn Terrace, at 120-124 Rosslyn Street, West Melbourne, is of local aesthetic and historic interest. Constructed in 1865, the houses are representative of the early development of the suburb in the mid-nineteenth century. Aesthetically the houses are important heritage elements in the streetscape; of particular note are the bluestone pitched drive and the carriageway. The appearance of the house at No. 120 has been marred by inter-War addition.

Recommended Alterations
Other Comments Upgraded from E to D. Superficially altered externally, the houses are important remnants of the early development of West Melbourne and are an important heritage elements in a very mixed and altered streetscape.

Sands & McDougall Directory of Victoria
1893
Rosslyn ter-
120 Sussex, Mrs Maria
123 Molyneux, Henry
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1880
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Davis, Solomon

59 Cassel, Charles
61 Moran, William

City of Melbourne Heritage Review (1999)

History
The houses at 120-124 Rosslyn Street were built in 1865. The terrace replaced three earlier wooden cottages with Average Annual Values in 1864 of #20, #10 and #10 respectively. The three cottages were acquired by W Haines and replaced the following year the three double-storey brick houses. The 1865 rate books show W Haines as the owner of one seven-room brick house (AAV #64) and two six-room brick houses (AAV #56), which were leased to Levinson Davis, and Messrs Hellerstein and Langtree. By

Description
The houses at 120-124 Rosslyn Street are double-storey attached Victorian residences with double-storey verandahs and hipped corrugated galvanised steel roofs. The houses are of rendered masonry and share similar details, although No. 124 is wider and has a segmented arched vehicular entrance and bluestone pitched drive. The verandahs have simple timber slatted balustrading and terminated at wing walls embellished with consoles and pine cones. French doors open onto the verandah at the first floor level; ground floor windows are timber-framed double-hung sashes. Chimneys are brick with corbelled cappings. The cast iron palisade fences appear to be original or early. No. 120 has undergone the most severe alterations. A projecting double-storey wing dating from the inter-War period has been added, obscuring the original facade.
SURVEYED PLACES

| Rosslyn Street | 126 (rear 124) MCC electricity Supply Substation |

**Survey Notes:**

Rear of 124 Rosslyn St, Mansion House Lane, faces Mansion House Lane; located where stable shown 1895; resembles stable form.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed Grading: D

**Existing Streetscape Level:** -
- Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**

- Creation date (if available): 1919-1945
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

City of Melbourne online maps

'M Substation.

Site Area:

67 m2'

MMBW

DP 725, 728 1895 shows row 120-124 Rosslyn St with carriageway on end part 124 to extensive rear garden with stable and yard adjoining it at the rear to ROW; patterned garden layout in front; adjoining Burton's brewery to east

Lewis, M. Australian Architecture Index:

Haynes in Rosslyn Street

(’71815 Radden, William - 61 Dudley St Haynes - Charlotte Terrace, Rosslyn St West Melbourne VIC House King near cnr King & Rosslyn 1864 10 17’)

(’71799 Rollings, W Haynes,- West Melbourne VIC House King near cnr King & Rosslyn 1867 08 28’)

(’71812 Radden, William - Melbourne Haynes,- West Melbourne VIC House King near cnr King & Rosslyn 1865 03 30’)

’72129 Radden, William - 61 Dudley St Haynes,- West Melbourne VIC City of Melbourne registration no 256 [Burchett Index]. Fee 6.10.0 three houses 1864 05 20’

**North and West Melbourne Conservation Study (1983)**

No listing.

(Refer: ’124 3C 2 S c1880 D V altered port cochere and French Doors (n’)

i-Heritage search results: Abstract of Building Identification Form (BIF)

No listing.

(Refer 124 ROSSLYN STREET WEST MELBOURNE 3003 Heritage Grading Building Grading Streetscape Level Laneeway Level D 3 Conservation Study Details Precinct Conservation Management Plan North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted Building and History Information Architectural Style Mid-Victorian; 1865 Period 1850-75 - Early Victorian Construction Date Source for Construction Date Architect Builder First Owner

The houses at 120-124 Rosslyn Street were built in 1865. The terrace replaced three earlier wooden cottages with Average Annual Values in 1864 of #20, #10 and #10 respectively. The three cottages were acquired by W Haines and replaced the following year the three double-storey brick houses. The 1865 rate books show W Haines as the owner of one seven-room brick house (AAV #64) and two six-room brick houses (AAV #56), which were leased to Levinson Davis, and Messrs Hellerstein and Langtree. By Integrity Good Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The houses at 120-124 Rosslyn Street are double-storey attached Victorian residences with double-storey verandahs and hipped corrugated galvanised steel roofs. The houses are of rendered masonry and share similar details, although No. 124 is wider and has a segmented arched vehicular entrance and bluestone pitched drive. The verandahs have simple timber slatted balustrading and terminated at wing walls embellished with consoles and pine cones. French doors open onto the verandah at the first floor level; ground floor windows are timber-framed double-hung sashes. Chimneys are brick with corbelled cappings. The cast iron palisade fences appear to be original or early. No. 120 has undergone the most severe alterations. A projecting double-storey wing dating from the inter-War period has been added, obscuring the...
SURVEYED PLACES

original facade.

Statement of Significance
Rosslyn Terrace, at 120-124 Rosslyn Street, West Melbourne, is of local aesthetic and historic interest. Constructed in 1865, the houses are representative of the early development of the suburb in the mid-nineteenth century. Aesthetically the houses are important heritage elements in the streetscape; of particular note are the bluestone pitched drive and the carriageway. The appearance of the house at No. 120 has been marred by inter-War addition.

Recommended Alterations
Other Comments Upgraded from E to D. Superficially altered externally, the houses are important remnants of the early development of West Melbourne and are an important heritage elements in a very mixed and altered streetscape.)

Sands & McDougall Directory of Victoria
1893
Rosslyn ter-
120 Sussex , Mrs Maria
123 Molyneux, Henry
124 Davis, Solomon
134 Doyle, Mrs Margaret
136 Williams, William

1880
63 Thompson, Mrs Emma
Rosslyn ter-1 to 3
2 Miller, George
3 Davis, Louishon
Davis, Solomon
59 Cassel, Charles
61 Moran, William

Property number: 108427

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -
Proposed Grading: -

What street level does the place express (if any)?
Existing Streetscape Level: -
Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation era?
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?
No

Contributory to precinct
Not significant or contributory

Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
unknown

Recommendations (if any)
None.

References (if any):
MMBW 728 1895
Site of row houses

Property number: 108412
SURVEYED PLACES

Rosslyn Street  143  Car park

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  -  Proposed Grading:  -

Existing Streetscape Level:  -  Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)?  unknown
Creation era?
☐ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
unknown

Recommendations (if any)
None.

References (if any):
MMBW 728 1895
Site of row houses

City of Melbourne online maps
'Vacant Residential Land.'

Property number:  648457

---

Rosslyn Street  145-147  Car park

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  -  Proposed Grading:  -

Existing Streetscape Level:  -  Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)?  unknown
Creation era?
☐ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
unknown

Recommendations (if any)
None.

References (if any):
MMBW DP 728 1895
Site of row houses

Property number:  108413

---
## Surveyed Places

<table>
<thead>
<tr>
<th>Rosslyn Street</th>
<th>162</th>
<th>Alessi</th>
</tr>
</thead>
</table>

### Survey Notes:

Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available)**: 2013-
- **Creation era**:
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [X] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [X] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

No
- [ ] Contributory to precinct
- [X] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

**City of Melbourne online maps**

'Alessi:
Single storey brick service station built mid 1950’s. (sic)
This property contains 53 residential properties.'

**Planning register online search results**

'Permit Number TP-2011-357/A
Date Received 30/07/2013
Address of Land 162-174 Rosslyn Street WEST
MELBOURNE VIC 3003 (Zone DDO29 )
Applicant’s Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Construction of multi-dwellings, a reduction in the car parking requirements of clause 52.06 and the alterations of access to a Road Zone Category 1, generally in accordance with the endorsed

Property number: 108857
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>Rosslyn Street</th>
<th>Property number: 528898</th>
</tr>
</thead>
<tbody>
<tr>
<td>171 -175 Vacant land</td>
<td>Removable 171-175 Rosslyn Street from HO781 Hotel Spencer, 475 Spencer Street, West Melbourne, as mapped in the place report Appendix 3.</td>
</tr>
</tbody>
</table>

**Survey Notes:**

Part Heritage Overlay 781 but vacant land with no known connection to the Heritage Overlay.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>-</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Early Victorian-era
- Interwar
- Post WW2

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Remove 171-175 Rosslyn Street from HO781 Hotel Spencer, 475 Spencer Street, West Melbourne, as mapped in the place report Appendix 3.

**References (if any):**

- MMBW 728 1895
- Site of row houses, now demolished

---

### Rosslyn Street

<table>
<thead>
<tr>
<th>Property number: 108425</th>
</tr>
</thead>
</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>-</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Early Victorian-era
- Interwar
- Post WW2

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- City of Melbourne online maps
  - 'Single storey brick building with mezzanine built 1975.'

**Property number:** 108425
Rosslyn Street

Commonwealth Department of Works design? Modernist example. Not assessed.

Existing grading: -

Proposed grading: -

Existing streetscape level: -

Proposed streetscape level: -

What is the heritage grading (A-D, 1-3) of the place (if any)?

What date or era does the place express (if any)?

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

6.3 Providing essential services

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
Australia Post National Data Facility:
2 storey brick building.
Applications 177-231 Rosslyn Street
TPM-2014-22 - Construction of five multi level buildings to be used as dwellings, retail premises including a supermarket, and a reduction in the car parking, loading and unloading requirements.
The Minister for Planning is the Responsible Authority for this planning permit application.

Urban Melbourne web site 2015
### Rosslyn Street

<table>
<thead>
<tr>
<th>Property number:</th>
<th>108424</th>
</tr>
</thead>
</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
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</tr>
</tbody>
</table>

**Existing Streetscape Level:**

| - |

**Proposed Streetscape Level:**

| - |

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1990</th>
</tr>
</thead>
</table>

**Creation era?**

- [ ] Early Victorian-era
- [x] Edwardian-era
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scientific value</th>
<th>Social value</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

| [x] Not assessed for heritage values |

**Is the place in a Heritage Overlay?**

No

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [x] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'2 storey brick warehouse built 1990.'

---

### Rosslyn Street

<table>
<thead>
<tr>
<th>Property number:</th>
<th>108423</th>
</tr>
</thead>
</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

| - |

**Proposed Streetscape Level:**

| - |

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1970</th>
</tr>
</thead>
</table>

**Creation era?**

- [ ] Early Victorian-era
- [ ] Interwar
- [x] Post WW2

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scientific value</th>
<th>Social value</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ]</td>
<td>[ ]</td>
</tr>
</tbody>
</table>

| [x] Not assessed for heritage values |

**Is the place in a Heritage Overlay?**

No

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'2 storey brick warehouse built 1970.'
| Rosslyn Street | 250 |

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: - | Proposed Grading: - |

**What date or era does the place express (if any)?**

| Creation date (if available): 2004-2006? |
| Creation era? |
| - | Early Victorian-era |
| - | Interwar |
| **Edwardian-era** | Post WW2 |

**What are the heritage values of the place (if any)?**

| Aesthetic value | Historical value |
| Scientific value | Social value |
| - | Not assessed for heritage values |

**Is the place in a Heritage Overlay?**

No

| Contributory to precinct | Not significant or contributory |
| Significant individually | Proposed for a Heritage Overlay |

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps
'Single storey brick warehouse. (sic)'

City of Melbourne Town planning permits register search
'Planning applications.
Permit Number TP-2004-899
Date Received 3/09/2004
Address of Land 248-250 Rosslyn Street WEST
MELBOURNE VIC 3003 (Zone DDO29)
Applicant’s Name and Address
Proposed Use or Development Alterations and additions
for 2nd floor office
Officer’s Name Marc Klein
Change to Application YES
Objections Received 0
Application Status Permit Issued
Decision Permit 29/07/2004
Expiry Date 29/07/2006'

Permit Number TP-2004-668
Date Received 7/07/2004
Address of Land 248-250 Rosslyn Street WEST
MELBOURNE VIC 3003 (Zone DDO29)
Applicant’s Name and Address
Proposed Use or Development Construction of a second floor addition above the alterations and additions already approved under Permit No. TP03/241 and display of business identification signage.
Officer’s Name Maree Klein
Change to Application YES
Objections Received 0
Application Status Permit Issued
Decision Permit 29/07/2004
Expiry Date 29/07/2006'

Property number: 573776
**SURVEYED PLACES**

| Rosslyn Street | 252 | Sampson Brothers Pty. Ltd., welding equipment warehouse |

**Survey Notes:**
Distinctive well-preserved patterned brickwork, Moderne styling but not individually significant.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
Existing grading: -  Proposed Grading: D
Existing Streetscape Level: -  Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**
Creation date (if available)? 1935-1940?
Creation era?
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
5.5 Building a manufacturing industry

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
City of Melbourne online maps
'Single storey brick warehouse built 1930’s.'
Sands & McDougall Directory of Victoria
1942
250 Apartments
252 Sampson Bros Pty Ltd, welding equip dstrbtrs
260 Storage
1935
248 Baker, Jno.
250 Waters, Jas. L.

Graeme Butler & Associates 2015: Appendix 2: 904
### Rosslyn Street 260 Baildon Dye Works Pty. Ltd.

**Survey Notes:**
Bricks painted over, reducing integrity, classical style but not individually significant.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing grading:</strong> -</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Creation date (if available):</strong> 1925-1930?</td>
</tr>
<tr>
<td><strong>Creation era?</strong></td>
</tr>
<tr>
<td>☑ Early Victorian-era</td>
</tr>
<tr>
<td>☐ Interwar</td>
</tr>
<tr>
<td>☐ Post WW2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Aesthetic value</td>
</tr>
<tr>
<td>☑ Historical value</td>
</tr>
<tr>
<td>☐ Scientific value</td>
</tr>
<tr>
<td>☐ Social value</td>
</tr>
<tr>
<td>☐ Not assessed for heritage values</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
<tr>
<td>☑ Contributory to precinct</td>
</tr>
<tr>
<td>☑ Not significant or contributory</td>
</tr>
<tr>
<td>☐ Significant individually</td>
</tr>
<tr>
<td>☐ Proposed for a Heritage Overlay</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.5 Building a manufacturing industry</td>
</tr>
</tbody>
</table>

### Recommendations (if any)
Revise Heritage Places Inventory July 2015.

### References (if any):
**City of Melbourne online maps**
'Single storey brick warehouse built 1920's.'

**Sands & McDougall Directory of Victoria**
1942
250 Apartments
252 Sampson Bros Py Ltd, welding equip dsrbtrs
260 Storage

1935
248 Baker, Jno.
250 Waters, Jas. L.
260 Storage only

Property number: 108421
### Rosslyn Street

| Property number | 528905 |

**Survey Notes:**
Refaced. Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**What date or era does the place express (if any)?**
- Creation date (if available): 1946-2015
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**

**City of Melbourne online maps**
'A former warehouse and factory. Built in 1930. Refurbished, converted and subdivided into a four storey apartment building with 58 units and basement level parking in 2009.'

**MMBW 1895:** shown as row houses

**1945 aerial:** sown as existing?

**Sands & McDougall Directory of Victoria**
1942
- 260 Storage
- 264 Boyd, Peter R.
- 266 Renard, Frank H.

1935
- 248 Baker, Jno.
- 260 Rogers, Mrs Annie
- 264 Brown, Wm. H.
- 266 O’Hehir, Patk. J.
- 268-70 Bennett, Jones & engnr
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Rosslyn Street</th>
<th>268 - 270</th>
</tr>
</thead>
</table>

**Survey Notes:**
Refaced. Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Proposed Grading:** -

**Existing Grading:** -
- **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- **Creation date (if available)?** 1946-2015
- **Creation era?**
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [x] Post WW2

**What are the heritage values of the place (if any)?**
- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [x] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 8.2 Housing the population

**Recommendations (if any)**
- None.

**References (if any):**
- **City of Melbourne online maps**
  - ‘A former warehouse and factory. Built in 1930. Refurbished, converted and subdivided into a four storey apartment building with 58 units and basement level parking in 2009.’
  - MMBW 1895: shown s row houses
  - 1945 aerial: shown as existing?
- **Sands & McDougall Directory of Victoria**
  - 1942
  - 260 Storage
  - 264 Boyd, Peter R.
  - 266 Renard, Frank H.
  - 1935
  - 248 Baker, Jno.
### Rosslyn Street

**Survey Notes:**
Not assessed.

**Proposed Grading:**

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**What is the date or era the place express (if any)?**
- Creation era?
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

#### 8.2 Housing the population

**References (if any):**

- City of Melbourne online maps
  - ‘Three storey brick warehouse/office with gnd. level parking

**Property number:** 528903

---

### Rosslyn Street

**Survey Notes:**
Not assessed.

**Proposed Grading:**

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

**What is the date or era the place express (if any)?**
- Creation era?
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

#### 5.5 Building a manufacturing industry

**References (if any):**

- City of Melbourne online maps
  - ‘Single storey brick warehouse built 1950's.'

**Property number:** 108417
### Rosslyn Street 280

**Bennett and Company, engineers, later RACV garage**

**Survey Notes:**
Bricks painted over reducing integrity, steel-framed multi-pane glazing, parapeted form.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing grading:</strong></td>
</tr>
<tr>
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<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
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</thead>
<tbody>
<tr>
<td><strong>Creation date (if available):</strong></td>
</tr>
<tr>
<td><strong>Creation era?</strong></td>
</tr>
<tr>
<td>![Interwar]</td>
</tr>
<tr>
<td>![Early Victorian-era]</td>
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</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Aesthetic value]</td>
</tr>
<tr>
<td>![Scientific value]</td>
</tr>
<tr>
<td>![Not assessed for heritage values]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>![No]</td>
</tr>
<tr>
<td>![Contributory to precinct]</td>
</tr>
<tr>
<td>![Significant individually]</td>
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</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.5 Building a manufacturing industry</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendations (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revise Heritage Places Inventory July 2015.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>References (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Melbourne online maps</strong></td>
</tr>
<tr>
<td>'Single storey brick warehouse built 1920’s.'</td>
</tr>
<tr>
<td><strong>Sands &amp; McDougall Directory of Victoria</strong></td>
</tr>
<tr>
<td>1942</td>
</tr>
<tr>
<td>1925</td>
</tr>
<tr>
<td>1930</td>
</tr>
<tr>
<td>1935</td>
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</table>

<table>
<thead>
<tr>
<th>Property number:</th>
<th>108416</th>
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<tbody>
<tr>
<td><strong>1920s</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Interwar</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Post WW2</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Early Victorian-era</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Edwardian-era</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Historical value</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Not assessed for heritage values</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Not significant or contributory</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Proposed for a Heritage Overlay</strong></td>
<td></td>
</tr>
<tr>
<td><strong>No</strong></td>
<td></td>
</tr>
</tbody>
</table>
SURVEYED PLACES

Rosslyn Street  288 -296

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? unknown
Creation era?
☐ Victorian-era
☐ Edwardian-era
☐ Post WW2

What  date or era does the place express (if any)?
Creation era?
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Part Festival Hall:
Single storey brick office. Refurbished from factory 1985.'

Property number: 108415

---

Rosslyn Street  300

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: C

Existing Streetscape Level: 3 Proposed Streetscape Level: 3

What date or era does the place express (if any)?
Creation date (if available)? 1889
Creation era?
☑ Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
Proposed: Australian Biscuit Company Ltd. stores, 300 Rosslyn Street, West Melbourne.

☐ Contributory to precinct
☐ Significant individually
☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
Proposed Heritage Overlay: Australian Biscuit Company Ltd. stores, 300 Rosslyn Street, West Melbourne;
Revise Heritage Places Inventory July 2015.

References (if any):
North and West Melbourne Conservation Study (1983)
Survey data: ‘302 4 3 BP (bricks painted over) c1890- D new Ds’ (doors)

i-Heritage
no listing

Heritage Places Inventory June 2015
302 D3

MMBW
DP 706, 727 1895 shown as ‘Australian Biscuit Company',

---
corner site to Railway Place- see also 268-270 Rosslyn Street (redevelopment )

**Lewis, M. Australian Architecture Index:**
- 30 01 1889 City of Melbourne registration no 3761 [Burchett Index]. Fee 2.10.0 brick store or factory Rosslyn St
- Architect/s Birtwistle, John
- Owner Australian Biscuit Co
- Builder Peirson & Wright - 105 Canning St Carlton.'
- 22/10/1891 City of Melbourne registration no 5256 [Burchett Index]. Fee 2.10.0 store in Franklin (later Batman St)
- Architect/s Birtwistle & Scanlan
- Owner Australian Biscuit Co
- Builder Tidswell, H - Northcote.'

**Newspaper:**
- ‘Standard’ (Port Melbourne, Vic. : 1884 - 1914) Saturday 23 June 1888
- ‘OUR INDUSTRIES. AUSTRALIAN BISCUIT CO. LIMITED.

On Thursday evening last the Australian Biscuit Company (late J. H. Walker and Son) opened their large and spacious factory in Jeffcott street (24 Jeffcott St -since redevelopment ), West Melbourne, by a social. The second floor was illuminated and decorated by colored lanterns and flowers, and each window all round the building was lighted up by a number of candles. The large floor of the building, which is four stories in height, was crowded by the workpeople and a number of invited guests, many of whom came from Port Melbourne. The proceedings opened with an entertainment in which Misses Vine, Haines, Harrison, Emblin and Rendall, and Messrs. Brooke, Francis, Rendall, Price, Stevens, Elder and Williams and Master Schroaefker took part...... During the evening Mr. P. M. Salmon proposed the health of the directors, coupled with the name of Mr. C. A. Walker, the managing director. Mr. Salmon, in the course of his remarks, referred to the narrowing of the gulf which once existed between capital and labor, and the action of Mr. Walker in giving each girl or boy a new dress and a suit of clothes, and 200 shares distributed among the senior employees. Mr Walker had entered the firm as office boy, and had climbed to his present position by sheer hard work. Protection was their mainstay, and he would like to see the system, as often the employee amassed a fortune and the employees had the same wage no matter how skilful they had become. ..... He was a man of energy and business aptitude, and he hoped to see him climb the ladder like Mr. Walker had done. Mr. Salmon was frequently applauded during his earnest and powerful address, and concluded amidst cheers and applause ...Mr. Rendall proposed a hearty vote of thanks to Mr. C. A. Walker for his kind hospitality’ that evening. This was carried by three cheers, and one for his respected father. The meeting shortly after broke up, all being delighted with the entertainment and their entertainer.'

‘The Argus’: 15/6/1889

‘AUSTRALIAN BISCUIT COMPANY.

The second half-yearly meeting of the shareholders of the above company was held at Scott’s Hotel yesterday. Mr. W. W. Thomas occupied the chair, and there was an attendance of about 12 shareholders, The directors' report stated that a profit of £956 9s. had been made, and though it was not as great as they could have desired, this result was wholly attributable to the unsettled state of the working plant, the whole period having practically been spent in the pulling down, removing, and re-erecting plant and ovens from the old factory and the Exhibition. Under these circumstances, they had, in many instances, been obliged to refuse orders, but were now settled in the new factory, and in thorough working order. The month of May showed an increase in biscuits alone of 33 per cent, over the average output, thus showing that the business was fast securing a sound footing. As regarded the profit shown, it was sufficient to pay 10 per cent, on the called-up capital, with the exception of the shares allotted for goodwill to the vendors, and the directors felt assured of the future success of the undertaking. The report was received and adopted, on the motion of Mr. J, K, Joynt, seconded by Mr. H. G. Cook. Mr. J. K. Joynt was unanimously re-elected a director. A vote of thanks to the chairman terminated the proceedings.

An extraordinary meeting was subsequently held, at which verbal alterations were made in the rules providing for a change of date in holding the half-yearly meetings and presenting the half-yearly statement.

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Thursday 16 December 1897

‘FIRE IN WEST MELBOURNE.

A BISCUIT FACTORY DESTROYED.

HEAVY LOSS SUSTAINED.

Michael Malone, the night watchman at the factory...in Jeffcott-street, West Melbourne was called upon last night ....The building is one of brick, four stories high, and, in view of the Christmas trade, it was full from floor to ceiling with high class goods for the holiday season...’

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Friday 17 December 1897

‘The West Melbourne Fire.

The Australian Biscuit Company’s Factory in West Melbourne, which was destroyed by fire early yesterday morning was insured ....The damage is estimated at about £2000.'

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Friday 2 September 1898

About damaged building and company in liquidation - vandals enter unsecured building loot and smash ovens and assembly lines for scrap.

**Sands & McDougall Directory of Victoria**

1893
296 Steel, R. J. F.
302 Australian Biscuit Co. Ltd
-Maskiell, Chas, mngr
Railway

1904
296 Steel, Rudolph J. F.
302 Turner & Co, sauce manufacturers
Railway pi
Railway

1910
292 Farres, Wm.
296 Steel, Rudolph J. F.
298 Vacant
West Melbourne Heritage Review

**SURVEYED PLACES**

**Railway pl**

1915
292 Ramsbottom, Wm.
296 Steel, Rudolph J.
298 Duerdin & Sainsbury, mfrng chemists

**Railway**

1925
292 Whiting, Edgar
296 Scott, Thos.
298-300 Burnside, W. K. & Co, merchnts

**Railway pl**

1930
292 Vacant
296 Farrell, John
298 Store room

**Railway pl**

1942
292 Graham, Richd, E.
296 Webb, Chas. S.
298 Burnside, W. K., Pty Ltd. (storage)

City of Melbourne Valuers Books

1891, 2559, Vinegar Company, John H Walker (before 290 Rosslyn) B store 3 flats 46x62 £200

Property number: 108414

---

**Silk Place**

Survey Notes:

Rear 423 Victoria Street. Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2010?

Creation era?

- Victorian-era
- Interwar
- Edwardian-era
- Early Victorian-era

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'Dwelling (House).'

Planning register online search results

1 Permit Number TP-2009-904
Date Received 9/10/2009
Address of Land 423 Victoria Street WEST MELBOURNE VIC 3003 (Zone HO3)
45 Silk Place WEST MELBOURNE VIC 3003 (Zone HO3)
Applicant's Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Construction of a two storey dwelling to the rear of the existing dwelling in a Heritage Overlay.
Officer's Name Connor Perrott
Change to Application YES
Property number: 639693

Survey Notes:
Rear of similar 111 Abbotsford St, has basalt rubble stone wall fragment at rear onto lane. Early bricks in part of side wall.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available): 2002-
Creation era?
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
MMBW DP705 c1895 - outbuilding shown at stone wall location

Property number: 579417
## Surveyed Places

<table>
<thead>
<tr>
<th>Silk Place</th>
<th>94</th>
<th></th>
</tr>
</thead>
</table>

### Survey Notes:
Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** -

### Existing Streetscape Level:
- -

### Proposed Streetscape Level:
- -

### What date or era does the place express (if any)?

- **Creation date (if available):** 2006-
- **Creation era:**
  - Early Victorian-era
  - Post WW2

### What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Social value**
- **Scientific value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
- **Contributory to precinct:** Not significant or contributory
- **Significant individually:** Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- City of Melbourne online maps
  - 'Dwelling (House).'

### Property number:
108728

---

### Spencer Street 317

#### Melbourne Remand Centre, later Assessment Prison

### Survey Notes:
Refer to Statement of Significance (Appendix 3).

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** B

### Existing Streetscape Level:
- -

### Proposed Streetscape Level:
- 3

### What date or era does the place express (if any)?

- **Creation date (if available):** 1989
- **Creation era:**
  - Early Victorian-era
  - Post WW2

### What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Social value**
- **Scientific value**
- **Not assessed for heritage values**

### Is the place in a Heritage Overlay?

- **No** Proposed: Melbourne Remand Centre, later Assessment Prison, 317 Spencer Street, West Melbourne;
- **Contributory to precinct:** Not significant or contributory
- **Significant individually:** Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 4.7 Policing the city

### Recommendations (if any)

Proposed Heritage Overlay: Melbourne Remand Centre, later Assessment Prison, 317 Spencer Street, West Melbourne;
Revise Heritage Places Inventory July 2015.

### References (if any):

- Wikipedia, online 2015
  - HM Melbourne Assessment Prison
  - From Wikipedia, the free encyclopedia
  - Melbourne Assessment Prison
  - Location West Melbourne, Victoria
  - Coordinates 37°48′46″S 144°57′2″E Coordinates: 37°48′46″S 144°57′2″E
  - Security class Maximum
  - Capacity 305 (as at 3 June 2014)[1]
  - Opened 6 April 1989
SURVEYED PLACES

Managed by Corrections Victoria
The Melbourne Assessment Prison is an Australian remand and reception prison located in Spencer Street, West Melbourne, Victoria. The facility is operated by the Department of Justice, of the Victorian Government.

Function and history...
The prison is also known by the nickname 'The Map'. Previously known as the Melbourne Remand Centre, the Melbourne Assessment Prison was originally built to accommodate Melbourne's remand prisoners and sits on the site of the former Western Hotel on the corner of Spencer Street and La Trobe Street just west of Melbourne's central business district.

The primary purpose of the facility is to provide statewide assessment and orientation services for all male prisoners received into the prison system.[1]

In 1997 the prison became the main reception prison for all male prisoners in Victoria. Initial planning for the prison commenced in 1974. Construction commenced in December 1983 and was completed in 1989 at a cost of A $80m. The prison was officially opened on 6 April 1989, and received its first prisoners on 29 May 1989.[1]

At least two prisoners have escaped from the Melbourne Assessment Prison. In one incident explosives smuggled into the unit were used to blow open the armoured plastic windows of a cell, while the two inmates hid behind mattresses (see Peter Gibb). Since then steel bars have been added to the windows to prevent a repetition.[citation needed]

The prison has seen a small expansion of its capacity over the years and now holds 305 prisoners as of mid 2014.

Notable prisoners
Lester Ellis[2] –
Peter James Knight[3] –
Gregory Brazel –
Peter Gibb –'

Daryl Jackson: Selected and Current Works
By Daryl Jackson- Melbourne Remand Centre included in list of works

Newspapers:
'The Age' - May 12, 1976
Fr. Brosnan criticises proposed remand centre plan in City-overseas experience cited.

'The Age' - Sep 28, 1983
'Melbourne Remand Centre
Scheduled to be built by end 1986 has been redesigned to occupy a city block in West Melbourne. Government already owns half block; Minister community Welfare Services, Mrs Toner; originally planned at 7 storeys for 218 prisoners, est. cost $21 million; includes basket ball, tennis courts, swimming pool, cell separation for dangerous prisoners.

'The Age' - Jan 16, 1989
**Surveyed Places**

**Spencer Street**

<table>
<thead>
<tr>
<th>Decision Permit - 29/03/1999</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property number: 108957</td>
</tr>
</tbody>
</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: -  
Proposed Grading: -

**Existing Streetscape Level:** -  
Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

Creation date (if available)? unknown  
Creation era?  
☐ Early Victorian-era  
☐ Victorian-era  
☐ Edwardian-era  
☐ Interwar  
☐ Post WW2

**What are the heritage values of the place (if any)?**

☐ Aesthetic value  
☐ Historical value  
☐ Scientific value  
☐ Social value  
☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

No  
☐ Contributory to precinct  
☐ Not significant or contributory  
☐ Significant individually  
☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.3 Developing a large, city-based economy

**Recommendations (if any)**

None.

**References (if any):**

- City of Melbourne online maps
- 'Verizon Australia: four storey concrete building.'

**Planning register online search results**

- Permit Number TP-1999-216  
Date Received 24/02/1999  
Address of Land 328-348 Spencer Street West Melbourne Vic 3003 (Zone DDO33 )  
Applicant’s Name and Address  
Proposed Use or Development Refurbishment of existing building for use as data processing centre  
Officer’s Name Stephen Wainwright  
Change to Application YES  
Objections Received 0  
Application Status Amendment
### Surveyed Places

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spencer Street</td>
<td>350</td>
<td>Spencer, Jeffcott Motor and Engineering Works, motor engineers</td>
</tr>
</tbody>
</table>

#### Survey Notes:

Part reclad, Interwar, much altered, reducing integrity.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
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<tbody>
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</tbody>
</table>

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1930-1935?
- **Creation era:**
  - Victorian-era
  - Interwar
  - Post WW2

#### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

5.4 Developing a retail centre

#### Recommendations (if any)

None.

#### References (if any):

- City of Melbourne online maps
- 'Single storey brick building. Primary landuse: Garage/Motor Vehicle Repair'

- Sands & McDougall Directory of Victoria
  - 1942
  - 346 Swaine, Charles A.
  - 348 B'ina, Jos.
  - 350 Spencer, Jeffcott Mtr & Engrng Wks, mtr engrs
  - 358 Vale Stokers Pty Ltd (works)

**Property number:** 108956
### Surveyed Places

**Spencer Street**  355 - 371  Sands and McDougall precinct

**Survey Notes:**
Refer to Statement of Significance (Appendix 3).

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing grading:</strong> A</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: 3 | **Proposed Streetscape Level:** 1 |

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1889, 1900, 1914
- **Creation era:**
  - ✔️ Early Victorian-era
  - ☐ Interwar
  - ☐ Edwardian-era
  - ☐ Post WW2

**What are the heritage values of the place (if any)?**
- ✔️ Aesthetic value
- ✔️ Historical value
- ☐ Scientific value
- ☐ Social value
- ☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- ✔️ Contributory to precinct
- ☐ Not significant or contributory
- ✔️ Significant individually
- ☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
- 5.6 Publishing newspapers and periodicals
- 5.5 Building a manufacturing industry

### Recommendations (if any)
Revise Heritage Overlay 771 name, address and map to reflect the identified contributory elements in this report: 'Sands and McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped in the place report, Appendix 3.  
Revise Heritage Places Inventory July 2015.

### References (if any):
- **Heritage Places Inventory June 2015**  
  355 A3
- **i-Heritage**  
  No listing.
- **Building Permit Application**  
  Index card 355-389 Spencer Street:

### Melbourne Planning Scheme
Heritage plan 8HO shows heritage overlay on main building, **south half of 371 Spencer Street** warehouse and all of factory at 102 Jeffcott Street.

### Lewis, M. Australian Architecture Index:
Sands & Kenny, Sands & McDougall

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1918</td>
<td>1095 £4500 alterations to brick store</td>
</tr>
<tr>
<td>1921</td>
<td>3759 £1000 addition to factory</td>
</tr>
<tr>
<td>1927</td>
<td>7634 £1500 addition to machine room factory</td>
</tr>
<tr>
<td>1947</td>
<td>23999 £15,000 als to offices and showrooms</td>
</tr>
<tr>
<td>1981</td>
<td>change of use</td>
</tr>
<tr>
<td>1984</td>
<td>change of use, warehouse to office.</td>
</tr>
</tbody>
</table>

**Hermes**
2709
'FORMER SANDS AND MCDougall WAREHOUSE 357 SPENCER STREET WEST MELBOURNE, MELBOURNE CITY  
1999/2010 DRAFT ONLY'  
(assumed for potential Victorian Heritage Register, 'Not Recommended')

'SOURCE: HERITAGE STUDY CITATION.  
Architecturally, like many other store/factory buildings of the period and earlier, this dominates its contemporaries in scale and like the Victoria bond and Lonsdale free store, 541-51 Lonsdale street (1890), adopts classical ornament in the commercial oeuvre current since the 1850s. however, both of these examples are comparatively altered. other examples include the former wool stores, brougham street; Geelong and the former robur tea building in Clarendon street, south melbourne. a later example is the former Victorian sugar company works which is architecturally later and a larger more varied complex. this building is a large and original, prominently sited and competently ornamented 19th century factory building, which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas watts and sons. it is of state importance as an indicative and surprisingly original, example of the fast disappearing large industrial buildings of the late 19th century. historically, the earliest known surviving and most substantial building linked with this most well known of stationary firms: of state importance.  

Graeme Butler & Associates 2015: Appendix 2: 918
**West Melbourne Heritage Review**

**SURVEYED PLACES**

McDougall Melbourne VIC Factory Spencer City of Melbourne registration no 3416 [Burchett Index]. Fee 3.10.0-Watts & Sons 1888 04 26
72808 Baxter & Boyne - Flinders St Sands & McDougall Melbourne VIC Warehouse Spencer Watts, Thomas & Sons 1900 07 19
45659 West Melbourne VIC Warehouses Watts, T & Sons 1900 7 21- Thos. Watts and Son Tenders accepted for erection of warehouse in Spencer Street, Melbourne for Sands & McDougall Ltd. (Building Engineering and Mining Journal 21.7.1900 sp.)
72603 McDonald, R - Hosier Lane Sands & McDougall West Melbourne VIC Factory cnr Adderley & Jeffcott Peck, A 1908 05 10
77466 Reynolds Bros - 118 Rose St Fitzroy Sands & McDougall West Melbourne VIC Factory Jeffcott St Peck, A & H 1914 04 21'

**National Trust of Australia (Vic)**
File only- Victorian Heritage Database early image

**Sands & McDougall Directory of Victoria**
1925
W Side
351 Tucker, W. A., hrdrsr & tbcrnt
351 Wilson. Chas.
Jettcott st
355-389 Sands & McDougall Pty Ltd mng statnrs (factory)
191 to 397 Wilson Bros.wheelwrights
Batman st
1893
Dunne, Edmund
Jeffcott st
357 Sands & McDougall Ltd, factory
391 Tucker, Edwin, butcher
397 Wilson Bros, wheelwrs
Franklin st

**North and West Melbourne Conservation Study (1983)**

History - Sands and Kenny ( .. 1857-61) and Sands and McDougall, (1862-c1974)were the publishers of the directory to commercial and general Melbourne, later, the Melbourne and suburban directory and the 'Directory of Victoria ' providing the longest issue of any other directory publisher in Victoria . They also published a directory of Canberra. 1 From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West (No.46) and stores in Little Flinders Street, their expansion provided for the erection of this factory building to the design of Thomas Watts and Sons, by builder F. Lavers of Hawthorn. Product s made there included cardboard and paper containers, those associated with book binding and general stationery and letterpress printing was combined with general publishing. 4 Watts is also known for, commercial buildings, such as 'Robb's Building (1866) formerly in Collins Street; t he early buildings of the Gordon Institute of Technology in Bowen Street, Melbourne; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in McKillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne.5

Description - A large six-storey, red brick and stucco factory building with basalt sills and parapeted roof line. Three facade bays are expressed by parapet pediments and some storeys divided by string-moulds, below the parapet cornice.

Reputedly riveted wrought-iron columns and beams are the internal structure with timber floors fire-proofed by the Traegerwellbech arched corrugated plate linings, with in combustible infill (refer . Victoria Bond 565-71 Lonsdale Street, Melbourne - a five-storey store claimed as the first to use the all-wrought-iron frame combined with the Traegerwellbech system, 1887). As befits its manufactory function, ornament derived from t he Italian Renaissance is applied sparingly (refer later Laurens - Munster Terrace complex).

Integrity - Generally original, some openings altered.

Streetscape - A corner site, original condition and gigantic proportions set amongst low-rise neighbours, determine t hat this is a period landmark.

Significance - Architecturally , like many other store/factory buildings of the period and earlier, this dominates it contemporaries in scale and like the Victoria Bond and Lonsdale Free Store, 541-51 Lonsdale Street (1890), adopts Classical ornament in the commercial oeuvre current since the 1850s . However, both of these examples are comparatively altered. Other examples include the former wool stores in Brougham Street Geelong and t he former Robur Tea Building in Clarendon Street, South Melbourne . A later example is the former Victorian Sugar Company Works which is architecturally later and a larger more varied complex. This building is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century. Historically, the earliest known surviving and most substantial building linked with this most well known of stationary firms: of State importance.

Recommendations - Prepare a conservation/restoration strategy for the building; restore and conserve.

**Property number:** 598605
**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available):** 1868
- **Creation era:**
  - Early Victorian-era
  - Victorian-era
  - Edwardian-era

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 5.4 Developing a retail centre
- 8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**Heritage Places Inventory July 2015**

362-364 D3

---

**Probate, VPRO**

'Norman Lamont McLeod Gent 364 Spencer Street, W Melb 22 Sep 1900 79/896 VPRS 28/P0, unit 1019; VPRS 28/P2, unit 587; VPRS 7591/P2, unit 321'

Son Norman G. McLeod of Glenferrie accountant and daughter Margaret Susanna McLeod of 364 Spencer Street as executor - gives household effects to daughter, tools and photographs to son. Also land in Walsh Street, Coburg.

**Australia, Death Index, 1787-1985**

- Name: Norman Labont McLeod
- Birth Year: abt. 1833
- Age: 67
- Death Place: West Melbourne, Victoria
- Father’s name: McLeod Wm
- Mother’s name: Janet McDougall
- Registration Year: 1900
- Registration Place: Victoria
- Registration Number: 10203.

**Hermes**

North and West Melbourne Conservation Study (1983)

1991 BIF, no Statement of Significance attached.

**Lewis, M. Australian Architecture Index:**

77447 Lever, James - Jeffcott St McLeod, Norman West Melbourne VIC Houses-City of Melbourne registration no 2768 (Burchett Index). Fee 4.0.0 two 2-storey brick houses 1868 08 17 Jeffcott near cnr Jeffcott & Spencer

**City of Melbourne City Maps**

Parish Plan: Grantee H Thomas 1864 CA 1/36

MMBW DP c1895: house rows adjoining in Spencer and Jeffcott Streets

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

362 TO 364 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

- D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study, Date, Status.

North and West Melbourne Conservation Study - Graeme Butler, no date

Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence/Shop

History Not Assessed

Description/Notable Features

Not Assessed

Statement of Significance

Not Assessed

Recommended Alterations

Shopfronts new, verandah gone (inappropriate - reinstate original design or sympathetic alternative) Trim colours (inappropriate - reinstate sympathetic alternative)

**Sands & McDougall Directory of Victoria**

1925 Spencer st

346 Swaine,
West Melbourne Heritage Review

**SURVEYED PLACES**

348 Cavanagh, Mrs Janet
350-8 Cooper Enginrng Co. Ltd. sheep shg mchns
... 860 Simpson, R., lie grcr
864 0 Brien, T. J., tchr
866 ...

Jeffcott St
N side
...
66-68 Gibson & Sons, disinfectant mfrs
Right-of-way
78 Simpson, R., bulk store
Spencer st
Sands & McDougall

1904
Right-of-way—
70aVacant
78 Edwards. Richd. J., genl store
Spencer st

1893
Spencer St
348 Out
354 Stewart, MrsE., dinrms
Jeffcott st
382 Edwards, R. J.

(alpha
McLeod, Norman, lighterman,366 Flinders-st
McLeod, Norman, 8 Derby-st, Rd.
McLeod, Norman,watchmr, jeweller,&c , 74 Bourke-st
McLeod, Norman, Walsh-st, Cobg.
McLeod, Norman, jun, 63A Evans-st, Pt. M.)

1880
Hillion, Francis
80 Gerald, Louis
Behan, P. H, grocer
Jeffcott st
138 Malone John George

City of Melbourne Valuers Books
1900, 321-
(Dick)
Norman McLeod owner, each 17x100
Sam Johnson 364 BS 8 rooms £34 x-out to 44
Rich, Edward 362 BS 6 rooms £56 x-out to 66
(Hennessey)

1891, 291-
(Dick)
Norman McLeod owner, each 17x100
NM 364 BS 8 rooms £45
Mrs Snadden 362 BH 6 rooms £60
(Davis)

1886, 305-
(Dick)
Norman McLeod owner, each 16.5x100
N M (364) 142? BH 5 rooms £35
Andrew Snadden (362) 140? BS 5 rooms £60
(Davis)

1870, 2285- Norman McLeod owner,
Geo Longbottom (150?)/ Smith (page gone)

---

**Survey Notes:**

**Property number:** 108955

<table>
<thead>
<tr>
<th>Street</th>
<th>Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spencer Street</td>
<td>366-370</td>
</tr>
</tbody>
</table>

**Survey Notes:**

Altered, reducing integrity.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** -  **Proposed Grading:** -

**Existing Streetscape Level:** -  **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

**Creation date (if available):** 1925, 2010?

**Creation era?**

- [ ] Victorian-era
- [x] Interwar
- [ ] Edwardian-era
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [x] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [ ] Yes
- [x] No

- [x] Contributory to precinct
- [ ] Not significant or contributory

- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'A single storey brick former warehouse. Built in 1925. Refurbished and converted to an office in 2010.'

**Property number:** 108954
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Street</th>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>371 Spencer St</td>
<td>371</td>
<td>Sands and McDougall Ltd factory and warehouse complex, warehouse part</td>
</tr>
</tbody>
</table>

**Survey Notes:**

Refer Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed Grading: A

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** 1

**What date or era does the place express (if any)?**

- Creation date (if available): 1900
- Creation era?
  - Early Victorian-era
  - Victorian-era
  - Interwar
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO771 355 Spencer Street, West Melbourne
  - Contributory to precinct
  - Significant individually
  - Not significant or contributory
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.6 Publishing newspapers and periodicals
- 5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Overlay 771 map, name and address to reflect the identified contributory elements in this report: 'Sands and McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped in the place report, Appendix 3.

**References (if any):**

- **Melbourne Planning Scheme**
  - Heritage plan 8HO shows heritage overlay on main building, south half of 371 Spencer Street warehouse and all of factory at 102 Jeffcott Street.

- MMBW

DP724, 1895 shows 'Sands and McDougall Factory' as 355 - vacant block for this building.

**North and West Melbourne Conservation Study (1983)**

History - Sands and Kenny (1857-61) and Sands and McDougall, (1862-1974) were the publishers of the directory to commercial and general Melbourne, later, the Melbourne and suburban directory and the 'Directory of Victoria' providing the longest issue of any other directory publisher in Victoria. They also published a directory of Canberra.

From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West (No.46) and stores in Little Flinders Street, their expansion provided for the erection of this factory building to the design of Thomas Watts and Sons, by builder F. Lavers of Hawthorn. Products made there included cardboard and paper containers, those associated with book binding and general stationery and letterpress printing was combined with general publishing.

Watts is also known for, commercial buildings, such as Robb's Building (1866) formerly in Collins Street; the early buildings of the Gordon Institute of Technology in Bowen Street, Melbourne; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in McKillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne.

**Description** - A large six-storey, red brick and stucco factory building with basalt sills and parapeted roof line. Three facade bays are expressed by parapet pediments and some storeys divided by string-moulds, below the parapet cornice.

Reputedly riveted wrought-iron columns and beams are the internal structure with timber floors fire-proofed by the Traegerwellbech arched corrugated plate linings, with in combustible infill (refer Victoria Bond 565-71 Lonsdale Street, Melbourne - a five-storey store claimed as the first to use the all-wrought-iron frame combined with the Traegerwellbech system, 1887). As befits its manufactory function, ornament derived from the Italian Renaissance is applied sparingly (refer later Laurens - Munster Terrace complex).

**Integrity** - Generally original, some openings altered.

**Streetscape** - A corner site, original condition and gigantic proportions set amongst low-rise neighbours, determine that this is a period landmark.

**Significance** - Architecturally, like many other store/factory buildings of the period and earlier, this dominates its contemporaries in scale and like the Victoria Bond and Lonsdale Free Store, 541-51 Lonsdale Street (1890), adopts Classical ornament in the commercial oeuvre current since the 1850s. However, both of these examples are comparatively altered. Other examples include the former wool stores in Brougham Street Geelong and the former Robur Tea Building in Clarendon Street, South Melbourne. A later example is the former Victorian Sugar Company Works which is architecturally later and a larger more varied complex. This building is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and
SURVEYED PLACES

was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century.

Historically, the earliest known surviving and most substantial building linked with this most well known of stationary firms: of State importance.

Recommendations- Prepare a conservation/restoration strategy for the building; restore and conserve.

Hermes
2709
'FORMER SANDS AND MCDougall WAREHOUSE
357 Spencer STREET WEST MELBOURNE, MELBOURNE CITY
1999/2010 DRAFT ONLY'
(assumed for potential Victorian Heritage Register, 'Not Recommended')

'SOURCE: HERITAGE STUDY CITATION.
Architecturally, like many other store/factory buildings of the period and earlier, this dominates its contemporaries in scale and like the Victoria bond and Lonsdale free store, 541-51 Lonsdale street (1890), adopts classical ornament in the commercial oeuvre current since the 1850s.
however, both of these examples are comparatively altered. other examples include the former wool stores, brougham street; Geelong and the former robur tea building in Clarendon street, south melbourne. a later example is the former Victorian sugar company works which is architecturally later and a larger more varied complex. this building is a large and original, prominently sited and competently ornamented 19th century factory building, which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas watts and sons. it is of state importance as an indicative and surprisingly original, example of the fast disappearing large industrial buildings of the late 19th century. historically, the earliest known surviving and most substantial building linked with this most well known of stationary firms: of state importance.

Lewis, M. Australian Architecture Index:
Sands and Kenny, Sands and McDougall:

'74346 McLaren, Alexander - Melbourne Sands & Kenny Melbourne VIC Offices; Shop Collins west - next Hall of Commerce 1857 01 6-
74423 Hill, William - 141 Latrobe St west Sands & McDougall Melbourne VIC alterations Collins west 1864 02 27
74472 Mitchell, David Sands & McDougall Melbourne VIC Building Collins - between King & Spencer 1872 02 3
76134 Leech & Bricknell - Young St Fitzroy Sands & McDougall Melbourne VIC Warehouse Coopers Alley near off Flinders Lane west - Coopers Alley 1874 02 24
74504 Turnbull, William Sands & McDougall Melbourne VIC Warehouse Collins west - at rear - Coopers Alley, off Flinders Lane 1876 08 3
74528 Reed & Leith - 44 Post Office Place Sands & McDougall Melbourne VIC alterations Collins St west Webb, Charles 1878 09 18

McDougall Melbourne VIC Factory Spencer City of Melbourne registration no 3416 [Burchett Index]. Fee 3.10.0-Watts & Sons 1888 04 26
72808 Baxter & Boyne - Flinders St Sands & McDougall Melbourne VIC Warehouse Spencer Watts, Thomas & Sons 1900 07 19
72603 McDonald, R - Hosier Lane Sands & McDougall West Melbourne VIC Factory cnr. Adderley & Jeffcott Peck, A 1908 05 10
77466 Reynolds Bros - 118 Rose St Fitzroy Sands & McDougall West Melbourne VIC Factory Jeffcott St Peck, A & H 1914 04 21'

National Trust of Australia (Vic) online, 2015.
File only- Victorian Heritage Database early image

Sands & McDougall Directory of Victoria
1925
W Side
351 Tucker, W. A., hrdrsr & tbcnst
351 Wilson. Chas.

Jeffcott st
355-389 Sands & McDougall Pty Ltd mnfng statnrs (factory)
191 to 397 Wilson Bros.wheelwrights

Batman st
1893
Dunne, Edmund

Jeffcot st
357 Sands & McDougall Ltd, factory
391 Tucker, Edwin, butcher
397 Wilson Bros, wheelers

Franklin st

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From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West (No.46) and stores in Little Flinders Street, their expansion provided for the erection of this factory building to the design of Thomas Watts and Sons, by builder F. Lavers of Hawthorn. Product s made there included cardboard and paper containers, those associated with book binding and general stationery and letterpress printing was combined with general publishing. 4

Watts is also known for, commercial buildings, such as 'Robb's Building (1886) formerly in Collins Street; the early buildings of the Gordon Institute of Technology in Bowen Street, Melbourne; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in Mckillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne.5

Description - A large six-storey, red brick and stucco factory building with basalt sills and parapeted roof line. Three facade bays are expressed by parapet pediments and some storeys divided by string-moulds, below the
parapet cornice.

Reputedly riveted wrought-iron columns and beams are the internal structure with timber floors fire-proofed by the Traegerwellbech arched corrugated plate linings, with in combustible infill (refer Victoria Bond 565-71 Lonsdale Street, Melbourne - a five-storey store claimed as the first to use the all-wrought-iron frame combined with the Traegerwellbech system, 1887). As befits its manufactory function, ornament derived from the Italian Renaissance is applied sparingly (refer later Laurens - Munster Terrace complex).

Integrity - Generally original, some openings altered. Streetscape - A corner site, original condition and gigantic proportions set amongst low-rise neighbours, determine that this is a period landmark. Significance - Architecturally, like many other store/factory buildings of the period and earlier, this dominates it contemporaries in scale and like the Victoria Bond and Lonsdale Free Store, 541-51 Lonsdale Street (1890), adopts Classical ornament in the commercial oeuvre current since the 1850s. However, both of these examples are comparatively altered. Other examples include the former wool stores in Brougham Street Geelong and the former Robur Tea Building in Clarendon Street, South Melbourne. A later example is the former Victorian Sugar Company Works which is architecturally later and a larger more varied complex. This building is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century. Historically, the earliest known surviving and most substantial building linked with this most well known of stationary firms: of State importance.

Recommendations - Prepare a conservation/restoration strategy for the building; restore and conserve.

Property number: unknown
**Spencer Street | 378-382**
Ross, J. and H., Pty. Ltd. toy importers, later GAA House

**Survey Notes:**
Not assessed.

| What is the heritage grading (A-D, 1-3) of the place (if any)? |
|---|---|
| Existing grading: | - |
| Proposed Grading: | - |

| Existing Streetscape Level: | - |
| Proposed Streetscape Level: | - |

| What date or era does the place express (if any)? |
|---|---|
| Creation date (if available)? | 1950s |
| Creation era? | | |
| [ ] Victorian-era | [ ] Early Victorian-era |
| [ ] Edwardian-era | [ ] Post WW2 |

| What are the heritage values of the place (if any)? |
|---|---|---|
| [ ] Aesthetic value | [ ] Historical value | [ ] Social value |
| [ ] Scientific value | [ ] Not assessed for heritage values |

| Is the place in a Heritage Overlay? |
|---|---|
| [ ] Contributory to precinct | [ ] Not significant or contributory |
| [ ] Significant individually | [ ] Proposed for a Heritage Overlay |

| What are the historic themes represented by the place? |
|---|---|
| 5.3 Developing a large, city-based economy |

**Recommendations (if any):**
None.

**References (if any):**
Sands & McDougall Directory of Victoria
1962
Ross, J & H P/L toy importers

**Property number:** 108952

---

**Spencer Street | 384**
Alexander Dick’s house also Tinto House, later Curtin House

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

| What is the heritage grading (A-D, 1-3) of the place (if any)? |
|---|---|
| Existing grading: | D |
| Proposed Grading: | C |

| Existing Streetscape Level: | 2 |
| Proposed Streetscape Level: | 2 |

| What date or era does the place express (if any)? |
|---|---|
| Creation date (if available)? | 1879 |
| Creation era? | | |
| [ ] Victorian-era | [ ] Early Victorian-era |
| [ ] Edwardian-era | [ ] Interwar |
| [ ] Post WW2 | |

| What are the heritage values of the place (if any)? |
|---|---|
| [ ] Aesthetic value | [ ] Not assessed for heritage values |
| [ ] Historical value | [ ] Scientific value |
| [ ] Social value | |

| Is the place in a Heritage Overlay? |
|---|---|
| [ ] Contributory to precinct | [ ] Not significant or contributory |
| [ ] Significant individually | [ ] Proposed for a Heritage Overlay |

| What are the historic themes represented by the place? |
|---|---|
| 8.2 Housing the population |

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015.

**References (if any):**
i-Heritage search results: Abstract of Building Identification Form (BIF)
384 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
child in the first instance, and averred that plaintiff struck defendant first at the building. Defendant also said that he only went to plaintiffs house to know why he struck him in the day time, and that plaintiff then at once assaulted him, and fell down while he was doing so. A good number of witnesses were examined on each side, and the jury of four who heard the case returned a verdict for plaintiff. 

damages £20.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 2 August 1886

'Dick.— On the 31st July, at his residence, Tinto House, 160 Spencer-street, West Melbourne. Alexander Dick, late of Turnbull and Dick, contractors, aged 54 years. Deeply regretted...' 

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 31 August 1886

'Dick.— On the 31st ult., at his residence, Tinto- house, Spencer-street, West Melbourne, after a long and painful illness, Alexander Dick (late of Turnbull and Dick, contractors), aged 54 years. Deeply regretted. Home papers please copy.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 31 July 1890

'In Memoriam. Dick.— In affectionate remembrance of Alexander Dick, who departed this life 31st July, 1886, at his residence, Tinto House, Spencer-street, West Melbourne. Inserted by his loving wife, Jessie Dick.'

Probate, VPRO

'Alexander Dick Contractor Melbourne 31 Jul 1886 33/128 VRPS 28/P0, unit 400; VRPS 28/P2, unit 209; VRPS 7591/P2, unit 118'

Real estate includes five cottages in Abbotsford Street £1500; four cottages in Parkside £1200; and Yarra Cottage in Spencer Street nine brick houses four rooms each-£4500 plus two two-storey houses in Wicks place at rear, also Gable Factory, etc. Also five four-room cottages in Spencer Street plus four three-room cottages and his house of ten rooms 22x100’ £1500, etc.. Also Hill-Side 'Dick's well known' farm near Lilydale- Total with personal estate £24443.'

Australia, Death Index, 1787-1985

'Name: Alexander Dick
Birth Year: abt. 1832
Age: 54
Death Place: West Melbourne, Victoria
Father's name: Jno
Registration Year: 1886
Registration Place: Victoria
Registration Number: 10205'

City of Melbourne Valuers Books

1891, 281
Owner: Dick's trustees (also owns adjoining 366-382 9 4-room cottages), occupied by Mrs Dick, BH 10 rooms, 22x100 £80

1886, 295
(Fitzgibbon)
Owner: Alexander Dick owner-occupier (also owns adjoining 160-144, 9 4-room cottages) BH 10 rooms, 22x100 £80 (Dick, Mcleod)
### Surveyed Places

1880, 2781-(Fitzgibbon)

Owner: Alexander Dick owner-occupier 160 Spencer St (also owns adjoining 158-146, 7 4-room cottages) BH 10 rooms, 22x100 £80
(Dick, McLeod)

1875, 2520
Alex Dick owner-occupier (158) BH 4 rooms, also 156-152
(McLeod)

Property number: 108951

---

**Survey Notes:**

- Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results:
  Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:** 3

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)? 1908-9</th>
</tr>
</thead>
</table>

**Creation era?**

- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
</table>

- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry
- 5.2 Melbourne as a trading port

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- City of Melbourne - Melbourne CAD Conservation Study 1985
  Cites as Danks Buildings, Danks, John & Co. At 391-403 Bourke Street, built 1918, graded C

- Building Permit Application
  386
  1925, 1945 petrol installation
  388
  1931 £30 addition etc
  390

---
DEATH AFTER BRIEF ILLNESS.
Noted Charitable Worker.

We regret to announce the death of Sir Aaron Danks, which occurred at his residence, Balwyn road, Canterbury, on Monday evening, after a brief illness. Several years ago Sir Aaron Danks was in poor health, but there was some improvement following a tour abroad in 1925. Sir Aaron Danks was a noted worker in many charitable causes, and an able business administrator and his death will remove from the community one of its most generous and energetic figures. For nine years he was president of the Melbourne Hospital, and in that capacity alone his work was sufficient to have earned deep gratitude from the people of Melbourne. The large amount of time given to work to the Melbourne Hospital, however was only a portion of that which he devoted to philanthropic institutions. Sir Aaron Turner Danks was born at South Melbourne in 1861, and was educated at Wesley College and at Horton College, in Tasmania. After leaving school he entered the business of John Danks and Son (one of the oldest in Melbourne) of which his father, Mr. John Danks, was managing director. The business progressed rapidly under the capable management of father and son, and upon the death of Mr. John Danks the son became head of the firm, which continued to expand as a result of his wise direction. Through his charitable work Sir Aaron Danks was very widely known. Many philanthropic and charitable causes have been indebted to his sympathy. For 23 years he was a member of the Melbourne Hospital committee. Throughout the long period of his association with the Melbourne Hospital he had taken a leading part in the control and management of the institution. He was a past president of the Metropolitan Hospitals’ Association, He was also Chairman of the Walter and Eliza Hall Research Institute, and had occupied that position since its inception. Sir Aaron Danks had taken particular interest in movements to promote the welfare of children both as a special children’s magistrate, and for several years as president of the Child Welfare Association. He acted several years ago on the executive of the Protectionist Association of Victoria, and was a leading member of the Chamber of Manufacturers. He was also a member of the Melbourne Rotary Club. In 1925 he received the honour of Knight Bachelor. Only last Wednesday Sir Aaron Danks attended a meeting at his office in his capacity as managing director of John Danks and Son Pty. Ltd. He is survived by Lady Danks, by a son (Mr. Frederick Danks, who was his co-director in the business), and by a daughter (Miss Annie Danks). His elder son, Mr. John Danks, died several years ago. The funeral will take place this afternoon in the Melbourne General.
Cemetery. It will be preceded by a short service at the Methodist Church, at the corner of Balwyn road and Erica street, Canterbury. Hospital Committee's Regret. When the committee of management of the Melbourne General Hospital assembled for the monthly meeting yesterday afternoon Dr. J. H. Stawell, who was elected chairman, said that they met with the knowledge of the death of their president (Sir Aaron Danks). Dr. Stawell explained that, after the transaction of one item of formal business, the committee would adjourn out of respect to the memory of its late president. He then submitted the following resolution, which was passed while members, of the committee stood in silence:— "The committee of management has learned with profound regret of the death of the president Sir Aaron Danks, and desires to express its deep sympathy with Lady Danks and her family in their bereavement. From the date of his election to the committee of management in ???? Sir Aaron Danks took an active part in its deliberations and his election to the office of president in 1918 was a recognition of his abiding interest in everything which promoted the welfare of the hospital. He never spared himself in the advocacy of its claims upon the support of the community. He was always eager to see the adoption of every improvement in medical science to alleviate suffering, and to enhance the prestige of the Hospital and of its research institute, established by the Walter and Eliza Hall trustees. He was a regular visitor to the wards and cheered and encouraged many patients by his kindly disposition, which was touched so readily in the presence of the sick. His courtesy, patience and generosity admirably fitted him for the position which he filled, and his colleagues on the committee of management deplore the loss of one with whom their associations have been so happy. Auxiliary Meeting Postponed. Owing to the sudden death of Sir Aaron Danks, president of the Melbourne Hospital, the annual meeting of the Melbourne Hospital Red Cross auxiliary, which was to have been held today, has been postponed indefinitely. Members are asked to accept this notification as it has been impossible to notify them individually by letter. At the rehearsal of the Melbourne Philharmonic Society last evening the choir stood in silence as a tribute to the memory of Sir Aaron Danks, who was for many years a vice-president and a generous supporter of the society.'

Danks Company web site 2015
Timeline
1859
John Danks & Son Pty Ltd began as a plumbing business in 1859, established by brothers John and Samuel. It occupied a prominent site in Bourke Street, Melbourne, for 100 years. The business quickly grew to include factories in Melbourne and Sydney which manufactured and supplied a variety of plumbing and engineering products such as brassware, pumps, windmills and bells.
1889
John Danks & Son Limited was formed
1902
Following John Danks' death in 1902, his son Aaron, later Sir Aaron led the company. Aaron's son Fred, became Chairman and Managing Director upon his father's death in 1928.
1951
n 1951, Danks Holdings Limited was incorporated as a public company and John Danks & Son Pty Ltd became its wholly owned subsidiary. At this time, the company was operating retail and wholesale shops in Bourke Street, Melbourne, and Pitt Street, Sydney, as well as its manufacturing plants in Melbourne and Sydney.
1956
In the mid 1950s, the decision was made to phase out retailing and manufacturing to concentrate on distribution to independent hardware retailers. This decision spurred the construction of a new warehouse in Alexandria, New South Wales, in 1956 and in South Melbourne in 1958 - both situated on the company’s previous factory sites. The city premises were then sold.
1958-70
958 John Danks was appointed as General Manager and subsequently in 1966 Managing Director. Over the next two decades, the company acquired the hardware interests of EL Yencken & Co Pty Ltd and JS Kidd & Co Pty Ltd. To accommodate the rapidly expanding businesses, a decision was made in 1970 to construct the company’s first high-rise distribution centre at Braeside, Victoria, and expand facilities in Alexandria New South Wales.
1971
Homestead (hardware) was established as a marketing group for the benefit of the company’s independent retailer customers.
1974
Victorian operations were moved to a purpose built, state of the art, distribution centre in Braeside.
1993
Recognizing the need to have a strong retail brand to combat the rapidly emerging corporate warehouse operators, Danks united the members of its Homestead and Homesaver retail groups under one banner - Home Timber & Hardware. Home featured a distinctive turquoise colour scheme and the loveable Sandy and Rusty as advertising icons for the new brand.
2004
The company employs over 400 staff dedicated to servicing the needs of over 240 Home Timber & Hardware Stores, nearly 400 Thrifty Link Stores Hardware Stores, and 100 Plants Plus Garden Centres. The company has restructured to ensure a clear focus on the functions that drive the business with the appointment of a National Supply Chain manager and the realignment of other operations to increase focus on customers, consumers and suppliers. Danks continues to develop products, systems and services to help make independent retailers successful in a highly competitive market.

Australian Dictionary of Biography, 2015
Danks, John (1828–1902)
by J. Ann Hone
This article was published in Australian Dictionary of Biography, Volume 4, (MUP), 1972

John Danks (1828-1902), businessman, was born in January 1828 at Wednesbury, Staffordshire, England, son of John Danks, a wrought iron and gas tube manufacturer, and his wife Hannah, née Hickman. At 8 he was apprenticed to his father but finished his training with another firm and then joined his brothers, Samuel and Thomas, in starting an iron and tube works in Wednesbury. In 1857 the brothers and their families arrived in the Shaftesbury at Melbourne. After several unsuccessful ventures the brothers became hardware manufacturers, dealing 'in nearly everything suitable for plumbers, engineers, gasfitters and water supply'; one of their first jobs was the manufacture of pipe connexions for
In 1860 Thomas retired and the firm continued as J. & S. Danks until 1871 when Samuel retired. The next twenty years brought rapid expansion: branch shops were established in Sydney and in Christchurch, New Zealand; John's son, Aaron, became a partner and in 1885 started a brass foundry in England; Danks won prizes at the Philadelphia, Sydney and Melbourne International Exhibitions. The number of his employees grew from 35 to 150 and his contemporaries attributed his success to his being 'just the man for the time', one 'whose business was continually enlarged by the demands of a growing city'. Danks believed more in his own ability and in the beneficial effects of the tariff which he had forcefully advocated when the question was vital to manufacturers. In September 1874 he had helped to form the Manufacturers' Association and next year called the meeting from which the Protection League developed; Danks became president of the Emerald Hill (South Melbourne) branch.

The first serious check to Danks's success was the depression of the 1890s; by the end of 1892 the sheet lead mill was idle and 1894 brought a £1503 deficit. Danks was severely shocked but his son could soon write, 'my father has quite pulled himself together again and looks as well as ever'. Indeed, in that year manufacturing was started in Sydney, to the annoyance of their Melbourne rival, John McIlwraith, with whom, however, they reached an agreement. In 1896 Danks won the contract for the City of Melbourne sewerage and two years later it was still making up for the decline in ordinary business. By 1900 he had 200 employees and a capital of £300,000.

Danks was a member of the Emerald Hill Council in 1871-80 and as mayor in 1874-76 was painstaking in his efforts for the ratepayers. In 1877 he unsuccessfully contested the Emerald Hill seat in the Legislative Assembly. He was a founder and director of the Australian and European Bank and a commissioner at the 1888 Paris Exhibition. Deeply religious, he was active in the Methodist Church and a Sunday school-teacher for thirty years. He gave £3000 to the Cecil Street Wesleyan Church, supported many charities and hospitals, and towards the end of his life marked each birthday by giving away £100. A charming man of slight build, Danks was little changed by success. In his few years of semi-retirement he was happiest at his turning lathe, explaining 'I was always a mechanic and all my people before me were mechanics . . . [there are] few better mechanics here than myself'. He loved his garden and enjoyed music, being able to 'knock out a tune on almost any instrument'. He filled his house with paintings (he gave £100 to the Wednesbury Art Gallery) and his fine library included many books on art, science and metal-work. He continued to own land in Staffordshire but had no wish to return there because 'an Australian can never get used to the English climate'. He died after a short illness at his home, Vermont, Merton Crescent, South Melbourne, on 28 February 1902; he was survived by his wife Ann, née Turner, and by one daughter and one son of their eight children.

Select Bibliography
H. M. Humphreys (ed), Men of the Time in Australia: Victorian Series (Melbourne, 1878)
A. Sutherland et al, Victoria and its Metropolis, vol. 2 (Melbourne, 1888)
J. Smith (ed), Cyclopaedia of Victoria, vol. 1 (Melbourne, 1903)
Australasian Trade Review, 15 Feb 1882
Table Talk, 26 Sept 1901
Age (Melbourne), 1 Mar 1902
Danks papers (Australian National University Archives).

Sands & McDougall Directory of Victoria
1930
384 Riggs, Thomas
386 Jones, Motor Service
388 Marrickville Margarine Ltd
388 Nut Foods Ltd
390 Twentieth Century Manuf Co Pty Ltd, manuf chemists
398 Carron Hotel—Halliday, Chas.
Batman st

1925
384 Riggs, Thomas
386-388 Tait & Son, hardware merchs
390 Twentieth Centry Manf Co Pty Ltd, manuf chemist
398 Carron htl—Dondey, John J.
Batman st

1915
1184 Riggs, Thomas
386-388 Adams. H.. Pty Ltd. cake mfg
390 Southern Cross Mfg Co—, Law, H., mgr
398 Carron htl—Jhonson, Thomas 11.
Batman st

1911
386 Herbert Adams, manuf of Rose cake maker
390 Southern Cross Manuf Co, manager E Law
398 Carron hotel
Batman st

1910
384 Thomas, Miss Mrgt.
386 Vacant
388 Vacant
390 Southern Cross Mfg Co—, Law, E., mgr
398 Carron htl—Hughes, Mrs Sarah
Batman st

1909
(residential)

1904
(residential)

City of Melbourne Valuers Books
1900, 310
(Hotel Carron)
Edward Fitzgibbon between 398 and 384 land 90x102
£68 x-out to 80
(Dick)

1902, 312
(Hotel Carron)
SURVEYED PLACES

Edward Fitzgibbon between 398 and 384 land 90x102
£80

1907, 297 Aaron Danks land 90x102 £80

1909, 300
Danks & Son (x-out empty), A T Danks B Factory 90x102
£250

1915, 285-
(Carron)
owner Danks, Aaron x-out to Investments P/L 391
Bourke St (J Eva & Company)
Southern Cross Manuf Company x-out to Emergency Fire
Company P/L7 390 B factory 30x102 £80 noted at £130
Herbert Adams 388 B factory 30x102 £80 noted at £130
Herbert Adams 386 B factory 30x102 £80 noted at £130

Property number: 108950

Spencer Street 396-400 The Carron Tavern

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? 1973
Creation era? Early Victorian-era
Edwardian-era Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Scientific value
Historical value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No
Contributory to precinct Not significant or contributory
Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?
13.6 Eating and drinking
13.1 Public recreation

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
The Carron Tavern:
A two storey brick hotel. Built for Carlton United
Breweries in 1973 at a cost $223,000. It features a steel
deck roof, skylights and a central atrium. There has been a
hotel on this site since the 1870’s with several name
changes. Initially known as Lemmes Family Hotel in the
1880’s it became Stewart’s Family then Pecotshs and
when Emily Mehrten became the licensee in 1893 it
became Mehrtens Family. By 1905 it was known as the
Carron. Last refurbished in 2004.'

MMBW
DP c1895- shown as hotel
West Melbourne Heritage Review

SURVEYED PLACES

Newspapers:
`The Age' 20/6/2015

'The fast-growing Menzies Institute of Technology has snared a prominent West Melbourne hotel which it plans to refurbish as a medical centre and education facility. Menzies, headed by Korean-born Dr Uck Han Chun, is forecast to invest more than $10 million, sources say, redeveloping the 40-year old Carron Tavern at 396-400 Spencer Street, on the corner of Batman Street, near the CBD and Docklands border.'

Property number: 108949

Spencer Street 404 -418 Vacant land

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? unknown
Creation era?
☐ Victorian-era ☐ Early Victorian-era
☐ Edwardian-era ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
unknown

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
MMBW DP725 c1895: shown as row houses

Property number: 108948
SURVEYED PLACES

Spencer Street  405-407  Bennett’s Dalston Bakery

Survey Notes:

Existing individual Heritage Overlay and generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  C

Proposed Grading:  B

Exisitng Streetscape Level:  3

Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1906

Creation era?

☐ Victorian-era  ☑ Edwardian-era  ☐ Interwar  ☐ Post WW2

What are the heritage values of the place (if any)?

☒ Aesthetic value  ☐ Historical value

☐ Scientific value  ☐ Social value

☒ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO779  405 Spencer Street, West Melbourne.

☐ Contributory to precinct  ☐ Not significant or contributory

☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Electoral Rolls

‘Name: Henry William Bennett
Electoral Year: 1927
Subdistrict: Melbourne West
Residence Address: 405 Spencer St
Occupation: Bread Manfr
also Ethel Clarice Bennett HD and Victor Hugo Bennett baker’

1936

Victor Hugo Bennett baker 405 Spencer Street also Emma Elizabeth H.D.

Australia, Birth Index, 1788-1922
‘Name: Victor Hugo Bennett
Father’s name: Henry William Bennett
Mother’s name: Emma Pearson
Birth Place: Melbourne, Victoria
Registration Year: 1887
Registration Place: Victoria
Registration Number: 13225’

Probate

‘Victor H Bennett X Baker Melbourne 29 Jan 1954 475/042
VPRS 28/P4, unit 713; VPRS 7591/P3, unit 37’

Newspapers:

‘The Ballarat Courier’ (Vic. : 1869 - 1878; 1914 - 1918) Wednesday 17 July 1918
‘HEAVY INCOME TAX PENALTY MELBOURNE, Tuesday. At the City Court today Henry William Bennett, baker, of Spencer street, West Melbourne. was charged with having willfully made a false income tax return. The defence was that Bennett had been absent from business a good deal and had relied on the figures of a clerk. Fraud was not intended.’

‘£51,950 will
Victor Hugo Bennett, of Spencer St., West Melbourne, retired baker, who died on January 29, left estate valued at £51,950 to his mother and sister.’

i-Heritage search results: Abstract of Building Identification Form (BIF)

405 SPENCER STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date NWMCS

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence

History Not Assessed

Description/Notable Features

Notable features include the brick finishes and design. South elevation notable (Haddon)

Statement of Significance Not Assessed

Recommended Alterations Openings closed

( inappropriate - reinstate original deign or sympathetic alternative)

Lewis, M. Australian Architecture Index:

‘72548 Builder: Timmins, John - James St Northcote

Graeme Butler & Associates 2015: Appendix 2: 933
West Melbourne Heritage Review

SURVEYED PLACES

Bennett, Mrs West Melbourne VIC City of Melbourne registration no 201 [Burchett Index]. Fee 2.10.0 shop & dwelling, Spencer & Franklin; King, R M 1906 09 7'
R. M. King:
81214 Dakin, Samuel - 80 Bridge Rd Richmond Roche,
MRS - Punt Road, Richmond East Melbourne VIC House
King, R M 1903 08 24
75896 Smith, H - 23 Wilson St Moonee Ponds Sargood,
late Sir F - Trustees Melbourne VIC Shop King, R M 1906
03 31
80530 King, R M - 70 Elizabeth St Redmond, John H
Carlton VIC Shop King, R M 1914 06 19'

Sands & McDougall Directory of Victoria
1942
Batman st
405-411 Bennett, V. H., baker
413 Miller, C. H.. Pty Ltd. case maker (wood)
419-421 M.G. Servex Electrics Pty Ltd, electric appliances
mnfrs
1925
191 to 397 Wilson Bros. wheelwrights
Batman st
405-411 Bennett, Hy., bkr
413 Gadsen & Sons, paper bag mnfrs
1920
Batman st
405 Bennett, Hy., baker
409 Fisher, John
411 Monaghan, Mrs A.
413 Thompson, Herbert
1915
Franklin st
405 Bennett, Hy., baker
409 Carson. George
1910
Franklin st
405 Bennett, Hy., baker
409 Soderstrom, Mrs M.
411 Morley, John W.

City of Melbourne Valuers Books
1915, 96
Henry W Bennett/ Bennett, Emma Eliz. 405 BS bakery
30x87 £60 x-out to 70

Property number: 108848

Spencer Street | 409-413 | Gadsen and Sons,
later Henry
Bennett, baker

Survey Notes:
Bricks painted over, reducing integrity; relates to adjoining
bakery 405-407, once a part.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1919-1945
Creation era? ☑ Early Victorian-era
☐ Victorian-era ☑ Interwar
☐ Edwardian-era ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results, North and West Melbourne
Conservation Study (1983), Heritage Places Inventory
June 2015
No listing.

City of Melbourne online maps
‘405-417 Spencer Street, West Melbourne
Comprising 2 separate buildings. 405 Spencer a 2 storey
brick building built 1906. 409 Spencer a single storey brick
building.’

Newspapers:
‘The Age’ 19/9/2015
409 Spencer Street sold - has residential development permit more than 25 levels.

**Sands & McDougall Directory of Victoria**

1942

Batman st
405-411 Bennett, V. H., baker
413 Miller, C. H., Pty Ltd. case maker (wood)
419-421 M.G. Servex Electrics Pty Ltd, electrical appliances mnfrs
433 Taylor, E., wood trnr
437 Butt, Chas.
441 Hopkinson, W. J., hrdrsr

Dudley st

1935
405-411 Bennett, Hy., baker
413 Konkrete Paint (A'sia) Pty
419 Langley, Jas.
421 Wells, Wm. T.

1930

Batman at
405-411 Bennett, Hy., baker
413 Downer, Geo. & Co Pty Ltd, store
419 Brown, —
421 Flaherty, Mrs Mary
427a Malone, Miss M.
431 "Quic Kleen" Co, plshng mnfrs

1925

413 Gadsen & Sons, paper bag mnfrs
419 Hopkins, Mrs Rosa
421 Hughes, Alfred E.
Middleton pl—
421a Stables

1920
(residential)

**Survey Notes:**

Bricks painted over, reducing integrity; altered Moderne façade.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
</table>
| 1919-1945                    | Early Victorian-era

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results, North and West Melbourne Conservation Study (1983)
No listing.

Sands & McDougall Directory of Victoria

1942

Batman st
405-411 Bennett, V. H., baker
413 Miller, C. H., Pty Ltd. case maker (wood)
419-421 M.G. Servex Electrics Pty Ltd, electrical appliances
## Surveyed Places

<table>
<thead>
<tr>
<th>Address</th>
<th>Property Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>420 TO 434 SPENCER STREET WEST MELBOURNE 3003</td>
<td>108849</td>
</tr>
</tbody>
</table>

### Survey Notes:

Changed since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>B</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation era</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
<td>1937</td>
</tr>
</tbody>
</table>

### What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct: [ ]
- Not significant or contributory: [ ]
- Significant individually: [x]
- Proposed for a Heritage Overlay: [ ]

### What are the historic themes represented by the place?

- 5.5 Building a manufacturing industry
- 5.4 Developing a retail centre

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 420 TO 434 SPENCER STREET WEST MELBOURNE 3003
- Conservation Grading
- Building Grading Streetscape Level Laneway Level C 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
The building is located in an area that does not include serve the needs of the local community. landmark and should be preserved and re-developed to appropriate to the lower levels of activities in this area. Given its corner location, it is significant as a local historic, social, reasons at a local level.

Why is it significant?

No. 420 Spencer St. is one of the few Streamline Moderne buildings in West Melbourne, and is an outstanding example of this style of building. It was constructed in 1930 and extended to its current form in 1937. The building was commissioned by Australian Glass Manufacturers Co. Ltd. and designed by HW and FB Tompkins. It utilizes both flat and curved surfaces, has little external ornamentation and features vertical fins and horizontal spandrels. The use of materials such as metal windows and door frames reflects an innovative approach to construction consistent with the style. The building was constructed as a showroom, with large spaces. It reflects the desire for a building in 'the latest' style which was sure to attract attention and prominence for the manufacturers products. How is it significant? The building is significant for aesthetic/architectural, historic, social, reasons at a local level.

Why is it significant?

No. 420 is an excellent intact example of the Streamline Moderne style of architecture. The style was more typically used for commercial properties. The building was designed by the firm of HW and FB Tompkins, who were responsible for a number of significant commercial buildings in the Melbourne business centre in the interwar period, notably Myers in Bourke Street. Whilst this building differs in scale from their larger commissions in the centre of the city, it also represents their most innovative work in the use of the Streamline Moderne building style. 420 Spencer is a rare example of a Moderne building in the western end of the City of Melbourne, and is of a scale appropriate to the lower levels of activities in this area. Given its corner location, it is significant as a local landmark and should be preserved and re-developed to serve the needs of the local community. The building is located in an area that does not include many other heritage buildings. Neighbouring buildings include a service station, double storey commercial building, Metropolitan Fire Station and a Motor Inn. Other neighbouring properties are generally of a commercial nature with some residential developments. The integrity of the building stands alone, regardless of its neighbours, and the lack of other heritage buildings is even more reason for preserving this example. There is a scarcity of buildings of this type and style in the City of Melbourne, and the building's architectural style is rare in this area of Melbourne, thus adding to its physical character and visual quality. Clearly the major architectural significance of the building is found largely in its exterior. The interest is aroused by its use of modernistic styling to create a striking appearance in a utilitarian building housing showrooms, and by the fact that the building is highly visible from Spencer Street and Dudley Street. According to conservation architects Allom Lovell and Associates, the existing building is: "of architectural, aesthetic and historic significance at the local level", and "is significant at the local level within West Melbourne as a building with landmark qualities in a prominent corner location, and a typology which reflects the suburb's industrial character" (420 Spencer Street, West Melbourne: Heritage Assessment; Allom Lovell & Associates, June 2002) Historically, the building was the local headquarters and showroom of Australian Glass Manufacturers. The innovations in glass manufacture was an important factor in the development of Moderne buildings in the pre-war period. Classified: 07/04/2003'

Sands & McDougall Directory of Victoria
1942
416 Kvackaj, Jos.
418 Kernick, Mrs D. M.
420-434 Aust'n Consolidated Industries Ld, glassware mnfrs
420-434 Aust'n Glass Mnfrs Co Py Ld, glassware mnfrs
Dudley st
438 "Fairies," Tuck Shop

1935
Batman st
404 Lyne's Cafe
406 Grace, E., confr
408 Simmonds, Harry
410 Monahan, Mrs Margt.
412 Monaghan, Mrs A.
414 Carson, John
416 Mamro, Jno.
418 Vacant

Property number: 108947
SPENCER STREET
423-435 Development site

SURVEYED PLACES

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 2013-
Creation era?
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
Two storey brick building built 1950's (former building?)

Planning register online search results
Permit Number TP-2011-479
Date Received 24/06/2011
Address of Land 433-435 Spencer Street WEST
MELBOURNE VIC 3003 (Zone DDO33 )
423-435 Spencer Street WEST MELBOURNE VIC 3003
(Zone DDO33 )
Applicant's Name and Address Restricted - Can be viewed at Council
Proposed Use or Development For construction of a multi-level residential building including a basement car park, use of the ground level for two retail tenancies, a reduction in car parking requirement and a waiver of the
West Melbourne Heritage Review

## Surveyed Places

### Spencer Street

<table>
<thead>
<tr>
<th>Property</th>
<th>Grade</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>437</td>
<td>D</td>
<td>Edward Jacks shops and residences, part Victorian-era commercial streetscape</td>
</tr>
</tbody>
</table>

### Survey Notes:

Refer to 437-441 Spencer Street, West Melbourne Statement of Significance.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation era</th>
<th>Date (available)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>1870-1890</td>
</tr>
</tbody>
</table>

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

5.4 Developing a retail centre

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

- Refer to 441 Spencer Street, West Melbourne

#### Hermes, i-Heritage

No listing.

#### North and West Melbourne Conservation Study (1983)

437 c1880 graded E

### Parish Plan

CA 10/48 A Gabrielli grantee (also CA11/48).

### Newspapers:

- 'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 24 May 1884
  
  '... On the 13th May, at Adderley-street, West Melbourne, the wife of Edward Jacks, Victorian railways, of a daughter.'

- 'The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 19 February 1898
  
  'JACKS—On the 9th February, at his residence, Jack-street, Newport, Edward Jacks, late loco, superintendent Victorian Railways, in his 69th year.'

### Victorian Government Gazette (VGG)

1887 Victorian Railways employees list: Edward Jacks, inspector.

### Sands & McDougall Directory of Victoria

1893

W Side

Franklin st....

435 Peterson Martin, d ealer
439 Giblett, Mrs Cath., gngr
441 Peterson, John, hairdr Dudley st.
445 Gardiner Bros dairy
459
463 Fuller, FP butcher

1880

57 Mooney, Daniel, grocer
Jack Misses, milliners and dressmakers
59 Rundstrom, Peter F, hairdresser and tobacconist Dudley st.
Thornton, W, and Sons, contractors and builders

### City of Melbourne Valuers Books

1900, 137

Owned by Jacks trust 433-435 (occupied by Peterson), also 439 as two BS 45x180 ₤28 each

1891, 117

(Dunn)

Ed Jacks owns 433 2 BS 8 rooms, 40x180, £120, occupied by Peterson

### Property number:

608842
SURVEYED PLACES

| Spencer Street | 437-441 | Victorian-era commercial streetscape |

Survey Notes:
Refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References as below and for contributory places.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: varies

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1868-c1890
Creation era? ☑ Victorian-era ☐ Interwar ☐ Edwardian-era ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value ☐ Scientific value ☐ Social value ☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO780 437-441 Spencer Street, West Melbourne
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
North and West Melbourne Conservation Study (1983)
Survey data: 441 Spencer Street c1870 graded D

Newspapers:
'The Australasian' (Melbourne, Vic. : 1864 - 1946) (about) Saturday 1 December 1906
'CRAWTREE.—On the 23rd November, at her residence, 518 Lygon-street, Carlton, Elizabeth, dearly beloved wife of John Crabtree, and dearly beloved mother of Mrs. Lindsay, Mrs. Kenwood, James, Samuel, Aberdeen, John, Hannah, and Florence Crabtree, aged 73 years.'

'The Argus': 20 Dec 1919
THE Family of the late Mr. JOHN CRABTREE desire to THANK their many friends for the letters of condolence and kind expressions of sympathy in their recent sad bereavement. 518 Lygon street. Carlton.'

i-Heritage search results: Abstract of Building Identification Form (BIF)
441 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Shop
History
The shop and dwelling at 441 Spencer Street was constructed c1868. The Sands & McDougall directories seem to indicate that there was an earlier building on the site, occupied by Nankivell Fanning & Co. stores, but described as vacant in 1865 and 1866 and then not listed at all in 1867 and 1868. In 1869 the building reappears, occupied by John Crabtree. In 1872 the building was occupied by John Andrews, a tailor, and then from 1873 until 1890 by a number of hairdressers and tobacconists.

Description/Notable Features
The building at 441 Spencer Street is a double storey rendered Victorian shop, with a splayed corner and a corrugated galvanised steel roof. The plinth is of bluestone. The entrance is located on the corner, and the narrow Spencer Street facade has a shopfront, now altered. All of the other windows have also been replaced, probably originally double hung sashes.

Statement of Significance
The building at 441 Spencer Street, West Melbourne is of local aesthetic and historical interest. The building is demonstrative of the early phase of development of the suburb in the mid-nineteenth century. Despite alterations, the overall nineteenth century form of the shop is intact.

Lewis, M. Australian Architecture Index:
77210 Sean, Joseph - Peel St West Melbourne Crabtree, - West Melbourne VIC City of Melbourne registration no 2627 [Burchett Index]. Fee 2.10.0 shop and dwelling Dudley near cnr. Dudley & Spencer 1868 05 16'.
### Surveyed Places

<table>
<thead>
<tr>
<th>Property number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>108946</td>
<td>Property number: unknown</td>
</tr>
</tbody>
</table>

#### Survey Notes:

- Mostly vacant land, corner site

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

- Creation era? (if available): unknown
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Post WW2

#### What are the heritage values of the place (if any)?

- Aesthetic value: Not evaluated for heritage values
- Historical value: Not evaluated for heritage values
- Scientific value: Not evaluated for heritage values
- Social value: Not evaluated for heritage values

#### Is the place in a Heritage Overlay?

- No
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Not significant for a Heritage Overlay

#### What are the historic themes represented by the place?

- unknown

#### Recommendations (if any)

- None.

#### References (if any):

- City of Melbourne online maps
  - Watershed Hand Car Wash:
    - A single storey brick building. Refurbished and converted to a carwash facility in 2002.

- Property number: 108946
**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) Refer to 437-441 Spencer Street, West Melbourne Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 3

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1868</th>
</tr>
</thead>
</table>
| Creation era? | Early Victorian-era ✔
| Victorian-era | ✔
| Edwardian-era | ✗
| Interwar | ✗
| Post WW2 | ✗

**What are the heritage values of the place (if any)?**

| Aesthetic value | Historical value ✔
| Scientific value | Social value ✗
| Not assessed for heritage values | ✔

**Is the place in a Heritage Overlay?**

HO780 437-441 Spencer Street, West Melbourne

- Contributory to precinct ✔
- Not significant or contributory ✗
- Significant individually ✔
- Proposed for a Heritage Overlay ✗

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre
- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- North and West Melbourne Conservation Study (1983)
  Survey data: 441 c1870 graded D
- Lewis, M. Australian Architecture Index:
  77210 Sean, Joseph - Peel St West Melbourne Crabtree, - West Melbourne VIC City of Melbourne registration no 2627 (Burchett Index). Fee 2.10.0 shop and dwelling Dudley near cnr. Dudley & Spencer 1868 05 16'
- Sands & McDougall Directory of Victoria 1893

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**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre
- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- North and West Melbourne Conservation Study (1983)
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**Survey Notes:**

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</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 3

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1868</th>
</tr>
</thead>
</table>
| Creation era? | Early Victorian-era ✔
| Victorian-era | ✔
| Edwardian-era | ✗
| Interwar | ✗
| Post WW2 | ✗

**What are the heritage values of the place (if any)?**

| Aesthetic value | Historical value ✔
| Scientific value | Social value ✗
| Not assessed for heritage values | ✔

**Is the place in a Heritage Overlay?**

HO780 437-441 Spencer Street, West Melbourne

- Contributory to precinct ✔
- Not significant or contributory ✗
- Significant individually ✔
- Proposed for a Heritage Overlay ✗

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre
- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- North and West Melbourne Conservation Study (1983)
  Survey data: 441 c1870 graded D
- Lewis, M. Australian Architecture Index:
  77210 Sean, Joseph - Peel St West Melbourne Crabtree, - West Melbourne VIC City of Melbourne registration no 2627 (Burchett Index). Fee 2.10.0 shop and dwelling Dudley near cnr. Dudley & Spencer 1868 05 16'
- Sands & McDougall Directory of Victoria 1893

---

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) Refer to 437-441 Spencer Street, West Melbourne Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

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<th>Existing grading:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 3

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1868</th>
</tr>
</thead>
</table>
| Creation era? | Early Victorian-era ✔
| Victorian-era | ✔
| Edwardian-era | ✗
| Interwar | ✗
| Post WW2 | ✗

**What are the heritage values of the place (if any)?**

| Aesthetic value | Historical value ✔
| Scientific value | Social value ✗
| Not assessed for heritage values | ✔

**Is the place in a Heritage Overlay?**

HO780 437-441 Spencer Street, West Melbourne

- Contributory to precinct ✔
- Not significant or contributory ✗
- Significant individually ✔
- Proposed for a Heritage Overlay ✗

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre
- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- North and West Melbourne Conservation Study (1983)
  Survey data: 441 c1870 graded D
West Melbourne Heritage Review

SURVEYED PLACES

W Side
Franklin st....
435 Peterson Martin, d ealer
439 Giblett, Mrs Cath., gngr
441 Peterson, John, hairdr
Dudley st.
445 Gardiner Bros dairy
459
463 Fuller, FP butcher

1880

57 Mooney , Daniel , grocer
Jack Misses , milliners and dressmakers
59 Rundstrom , Peter F, hairdresser and tobacconist
Dudley st
Thornton , W, and Sons , contractors and builders

City of Melbourne Valuers Books
1900, 137-138 owner Jack Trees
Edwd Peterson (x-out) 433-435, BS 45x180 £28
Peter o'Brien 439 BS 45x180 £28

George Douglas, Crabtree, 441 BS 6 room 18x71 £40

City of Melbourne Heritage Review (1999)

History
The shop and dwelling at 441 Spencer Street was constructed c1868. The Sands & McDougall directories seem to indicate that there was an earlier building on the site, occupied by Nankivill Fanning & Co. stores, but described as vacant in 1865 and 1866 and then not listed at all in 1867 and 1868. In 1869 the building reappears, occupied by John Crabtree. In 1872 the building was occupied by John Andrews, a tailor, and then from 1873 until 1890 by a number of hairdressers and tobacconists.

Description
The building at 441 Spencer Street is a double storey rendered Victorian shop, with a splayed corner and a corrugated galvanised steel roof. The plinth is of bluestone. The entrance is located on the corner, and the narrow Spencer Street facade has a shopfront, now altered. All of the other windows have also been replaced, probably originally double hung sashes.

Significance
The building at 441 Spencer Street, West Melbourne is of local aesthetic and historical interest. The building is demonstrative of the early phase of development of the suburb in the mid-nineteenth century. Despite alterations, the overall nineteenth century form of the shop is intact.

Grading Review
Previous grading of D confirmed. The building is representative of its style and type.

Property number: 108852

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1935
Creation era? Early Victorian-era

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No

Proposed: Brown's factory, later Preston Motors Pty. Ltd., 445 Spencer Street, West Melbourne;

Contributory to precinct
Not significant or contributory
Significant individually

Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)


References (if any):

Building Permit Application
1934 15968 £3000 erection of building
Factory premises corner Spencer, Dudley Streets, for EW & ES Brown Esq. 120 Orrong Crescent, Caulfield; Builder: WG Rothwell, Richmond.
1.5 levels, 2 levels over part of site on hill; steel-framed windows, roller shutters, brickwork- no designer name; concrete floors, steel trussed roofing; Finished 15 November 1935.

North and West Melbourne Conservation Study (1983)
i-Heritage, Heritage Places Inventory June 2015

Not listed.

Newspapers:

1916 `The Argus': Various advertisements- Preston Motors, Northcote, used cars.

`The Argus': 9/9/ 1916
`MOTOR-CYCLIST WON OUTRIGHT. No matter what others advertise, to the winner must go all honour. AUSTRALIAN M.C. 24 HOURS’...the biggest -event held South of Equator-must be added to long list of J.A.P. Successes.

`The Argus': 20/11/1922
`E. W. BROWN MOTORS PTY. LTD, 400 Swanston Street. Advert Overland.'

`Table Talk' (Melbourne, Vic. : 1885 - 1939) Thursday 8 August 1935
`PRESTON MOTORS
Chevrolet Metropolitan Distributors:
It's a Chevrolet LANDSLIDE! Chevrolet sales in Greater Melbourne for July totalled 189 units ... the biggest monthly volume for six years!! ... And, in spite of this amazing increase, we are in the happy position of having Master Sedans, Tourers and Roadsters for IMMEDIATE DELIVERY! You've no need to wait branches most convenient—
103 QUEEN'S PDE, CLIFTON HILL
474 CHAPEL STREET, SOUTH YARRA
SPENCER & DUDLEY STS., WEST MELBOURNE
Cr. RUSSELL and LITTLE
COLLINS STREETS, CITY.'

`The Argus': 21/10/1950
`THURSDAY NOVEMBER 2
At 2 30 p m On the Property EXECUTORS AUCTION Estate E W Brown Deceased 126 DUDLEY STREET, West Melbourne Between King and Spencer Streets BRICK FACTORY
Front Part Two storey The Ground Floor Section of the Building Covers the Whole of the Land and the Two storey Portion Occupies the Full Frontage by a Depth of Approx. 71ft The Ground Floor is Paved with Concrete the First Floor Wood. Fire Isolated Staircase to Upper Floor Single Entrance with Wide Roller Shutter Entrance. Conveniences for Both Sexes The Building, which Is Mainly Roofed with Corrugated Fibro Cement Sheets has an area of Approx. 73.5 Sqs. The Property is Let on a Monthly Tenancy Land 33ft 4.3/4 in x Approx. 149ft Terms £2000 Deposit Balance 30 Days Title Certificate Coltman Wyatt & Anderson Solicitors 456 Lit Collins St

W B SIMPSON & SON'

Preston Motors web page, 2015

The Preston Carrying Company was started in 1912 with the belief that one day trucks would replace horse drawn vehicles. The business thrived, operating five-tonne chain driven trucks principally to transport milk from the dairy farms of Thomastown and Epping to Melbourne. In the spirit of innovative customer service, the company’s Buick doubled as a hire vehicle on weekends to chauffeur city folk around the countryside. One weekend, a passenger asked where she could buy a Buick. And so, Preston Motors was born...Australia’s own car, the Holden was launched in 1948 with Preston Motors operating as an appointed distributor from the inception of Holden vehicles. The Essendon North location continues to serve their loyal Holden customers.'

Business of Australia web site, 2015
`E.W. BROWN MOTORS P/L
Deregistered
Date deregistered: 13/05/1926'.
## Surveyed Places

### Spencer Street 456

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960s</td>
<td>Early Victorian-era</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No

- Contributory to precinct

- Significant individually

- Proposed for a Heritage Overlay

**References (if any):**

- City of Melbourne online maps
  '2 storey brick building built early 1960's.'

**Property number:** 108945

### Spencer Street 465

**Survey Notes:**
Modernistic sloping façade; random stone facing, bricks & metal painted over, altered, reducing integrity but potentially significant.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** 3

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1946-2015</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No

- Contributory to precinct

- Significant individually

- Proposed for a Heritage Overlay

**References (if any):**

- Newspapers:
  'The Argus' (Melbourne, Vic.: 1848 - 1957) Saturday 22 October 1955

  'The Age' (Melbourne, Vic.: 1854 - 1954) Tuesday 5 September 1950 p 10 Advertising
  'WOMAN with some experience of sewing machining. 5-day week: excellent wages and conditions; overtime

---

Graeme Butler & Associates 2015: Appendix 2: 945
### Survey Notes:
Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** -  
  - **Proposed Grading:** -  

### Existing Streetscape Level:
- **Proposed Streetscape Level:** -  

### What date or era does the place express (if any)?
- **Creation date (if available):** unknown
- **Creation era?**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

### What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?
- No
- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?
- 8.2 Housing the population

### Recommendations (if any)
None.

### References (if any):
- City of Melbourne online maps
  - 'A two storey brick office and showroom building'

---

**Property number:** 108944
### Surveyed Places

#### Spencer Street

- **Property number:** 108855
- **Survey Notes:** Not assessed.
- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: -  Proposed Grading: -
- **What date or era does the place express (if any)?**
  - Creation date (if available): 1960-1980
  - Creation era?
    - [ ] Victorian-era
    - [ ] Edwardian-era
    - [x] Post WW2
- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Social value
  - Not assessed for heritage values
- **Is the place in a Heritage Overlay?**
  - No
  - [ ] Contributory to precinct
  - [x] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay
- **What are the historic themes represented by the place?**
  - 5.3 Developing a large, city-based economy
- **Recommendations (if any)**
  - None.
- **References (if any):**
  - City of Melbourne online maps
  - 'Single storey brick building. This property contains 1 shop. Primary landuse: Duty Free Store'
- **Property number:** 108855

#### English Scottish and Australian Bank Limited

- **Property number:** 467
- **Survey Notes:** Corner site to Rosslyn Street, adding prominence, Moderne style - altered, bricks painted over, reducing integrity. Not individually significant.
- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: -  Proposed Grading: -
- **What date or era does the place express (if any)?**
  - Creation date (if available): 1935-1940
  - Creation era?
    - [x] Edwardian-era
    - [ ] Victorian-era
    - [ ] Post WW2
- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - [x] Historical value
  - [ ] Social value
  - [ ] Not assessed for heritage values
- **Is the place in a Heritage Overlay?**
  - No
  - [ ] Contributory to precinct
  - [x] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay
- **What are the historic themes represented by the place?**
  - 5.3 Developing a large, city-based economy
  - 6.3 Providing essential services
  - 5.4 Developing a retail centre
- **Recommendations (if any)**
  - None.
- **References (if any):**
  - Heritage Places Inventory June 2015
  - No listing.
  - Sands & McDougall Directory of Victoria
  - 1942
  - 464 Hepburn, Francis J.
  - ENGLISH SCOTTISH & AUSTRALIAN BANK LIMITED (THE), 468-70 J. D. McIntosh, Branch Manager
  - Rosslyn St
West Melbourne Heritage Review

**SURVEYED PLACES**

1935
468 Massey, Miss E., dairy produce
470 Connor, H., produce mercht
470 Gray, Wm. H.
Rosslyn st

1930
464 Trapp, Mrs Mary J., confr
466 Trapp, W C
468 Massey, Miss, dairy produce
470 Fenton, Miss Ida, confr
Rosslyn st

**Property number:** 108943

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>B</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation era</th>
</tr>
</thead>
<tbody>
<tr>
<td>1926-7</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>Contributor to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

13.6 Eating and drinking

**Recommendations (if any)**

Remove 171-175 Rosslyn Street from HO781 Hotel Spencer, 475 Spencer Street, West Melbourne, as mapped in the place report Appendix 3.

**References (if any):**

Heritage Places Inventory July 2015
C3

Building Permit Application
Oct 1926 8977 Re-erecting hotel
New building: Sydney Smith Ogg & Serpell Architects for Mrs M Riordan

i-Heritage search results: Abstract of Building Identification Form (BIF)
475 SPENCER STREET WEST MELBOURNE 3003

Graeme Butler & Associates 2015: Appendix 2: 948
SURVEYED PLACES

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Inter War
Period 1916-25 - Inter War
Construction Date

Source for Construction Date

Architect
First Owner
Integrity Good
Condition Good

Original Building Type Hotel
History Not Assessed
Description/Notable Features Not Assessed
Recommended Alterations

Air-conditioning units (inappropriate - reinstate original design or sympathetic alternative)

Victorian Heritage Database
'Sydney Smith and Ogg ...'
PRINCE ALBERT HOTEL 149 DOUGLAS PARADE
WILLIAMSTOWN, Hobsons Bay City
Prince Albert Hotel, designed by Sydney Smith and Ogg for the Carlton & United Brewery Company was built in 1915-16... Victorian Heritage Register

STATE SAVINGS BANK 13 BALLARAT STREET YARRAVILLE, Maribyrnong City
The commissioners of the State Savings Bank of Victoria engaged the architects Sydney Smith and Ogg to design a branch bank at Yarraville in 1909. Victorian Heritage Register

FORMER PORT OF MELBOURNE AUTHORITY BUILDING 29-31 MARKET STREET MELBOURNE, Melbourne City
The Former Port of Melbourne Authority Building is a nine storey structure erected by Hansen and Yuncken in 1929-1931 to a design by Sydney Smith, Ogg and Serpell... Victorian Heritage Register

MILTON HOUSE 21-25 FLINDERS LANE MELBOURNE
Victorian Heritage Register

Terminus Hotel (Former) 40 Hamner Street
WILLIAMSTOWN, Hobsons Bay City
The former Terminus Hotel, designed by Sydney Smith & Ogg and constructed in 1911-12, Spotwood State Savings Bank (Former) 96 Hudsons Road
SPOUTWOOD, HOBSONS BAY CITY
The Spotwood State Savings Bank (former), possibly designed by Smith & Ogg and constructed in 1928-29... Victoria Inn 65 Douglas Parade WILLIAMSTOWN, Hobsons Bay City
The Victoria Inn designed by Sydney, Smith and Ogg and constructed in 1916,... Prince Albert Hotel 147-149 Douglas Parade
WILLIAMSTOWN, Hobsons Bay City
The Prince Albert Hotel, designed by Sydney, Smith & Ogg and constructed in 1915-16,... Kilkenny Inn 250 King Street, MELBOURNE, MELBOURNE CITY
Built in 1915 for Mrs Helen Horgan, hotelier,... Sir Robert Peel Hotel 125 Wellington Street
COLLINGWOOD,
Yorkshire Stingo Hotel 48 Hoddle Street ABBOTSFORD
Former Reads Store 325 Chapel Street & 220 Commercial Road, and 220 Commercial Road PRAHRAN'

Hermes
North and West Melbourne Conservation Study (1983)
BIF 1991

Newspapers:
'The Argus': 11/6/1926
COMMISSION ON LOAN.
Claim for £125.
Claiming £125 commission alleged to be due for having procured a loan of £5,000 on the freehold of the Sir James Watt Hotel, Spencer street, West Melbourne, together with £5/3/ valuation fee, It. E. McKenzie, of the Royal Arcade, Bourke street, sued Mary Riordan, of the Champion Hotel, Gertrude street,...'

'The Argus': Monday 8 August 1927
ROBBERY AT HOTEL.
Thieves broke into the Spencer Hotel, Spencer St, West Melbourne and stole large quantity of liquor, Mrs Prosser wife of licensee heard entry via temporary door used during renovations.'

'The Argus': 8/1/1938
'Margot Pretty, the holder of a Victualler's licence for Spencer Hotel, at Spencer street, West Melbourne. In the Melbourne Licensing District, and I, Elsie O'Callaghan, of Royal Mail Hotel, Spencer street, West Melbourne, hereby give notice that we will APPLY to the Licensing Court at Melbourne on Monday, the 17th day of January, 1038, for the TRANSFER Of the LICENCE to the said Elsie O'Callaghan. Dated this 7th day of December, 1937.
MARGOT PRETTY.
ELSIE O'CALLAGHAN'

Sands & McDougall Directory of Victoria
1942
Dudley at
443-5 Preston Mtrs Pty Ltd. sery stn
465 TRURGRADE HOUSE-
465 Whyte, E. J., Pty Ltd, yarn merchants
467-469 Adie. A.. frtr
475 Hotel Spencer—O’Callaghan, Mrs E.
475 O’Callaghan, David M.

1935
Dudley at
445 Will, R., engnr & blacksmith
463-465 Storage only
467-469 Adie. A.. frtr
475 Hotel Spencer—Pretty, Mrs M.
Rosalyn st

1920
467 Adic. Adam
467-9 Adic, Mrs A.. Wdyd
475 James Watt hotel Hill, Jas.
Rossalyn st

City of Melbourne Valuers Books
1930, 801
Mary Riordan owner-occupier 475-481 B Hotel, 3 flrs,
40x90 Hotel Spencer £1200
1920, 892
Mary Riordan /owner-Maria Houston 477 B Hotel, 2 flrs, 10 rooms 40x90 'James Watt' written in £300

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? 1960s

Creation era?
☐ Victorian-era ☐ Interwar
☐ Edwardian-era ☑ Post WW2

What are the historic themes represented by the place?
8.2 Housing the population

Is the place in a Heritage Overlay?
No

☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Single storey brick building. Primary landuse: Private Catering (Not for public).'

Property number: 108858
## Surveyed Places

<table>
<thead>
<tr>
<th>Property Number</th>
<th>Street</th>
<th>Legacy ID</th>
<th>Building Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>530925</td>
<td>Spencer Street</td>
<td>490</td>
<td></td>
</tr>
<tr>
<td>951</td>
<td>Ethelboro or Clarke's house, part Commercial streetscape 491-501 Spencer Street</td>
<td>491</td>
<td></td>
</tr>
</tbody>
</table>

### Survey Notes:

Not assessed.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

### Existing Streetscape Level

<table>
<thead>
<tr>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation era</th>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>1866-</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Interwar</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

### What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Is the place in a Heritage Overlay?

No

### What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

### Recommendations (if any)

None.

### References (if any):

City of Melbourne online maps

'2 storey concrete office building built 1988.'

### Property number:

530925
Ethelboro, at 491 Spencer Street, West Melbourne, is of local aesthetic and historical interest. The house is representative of residential development of the nineteenth century Boom period, an important phase in the history development of West and North Melbourne. Superficially altered externally, the building is a typical example of a Boom style terrace form residence, and is an important heritage element in the streetscape.

City of Melbourne Heritage Review (1999)

History
The rate books and Sands & McDougall directories are unclear as to the history of the house at 491 Spencer Street. A house on this site, then numbered 89, is recorded in the rate books as early as 1865, described as a brick house with four rooms, valued at 26 (pounds) and owned by William Clark, who also owned adjacent properties. There appears to have been a wooden house at the rear, with 2 rooms and valued at 14 (pounds).

From 1866 David Clark (sic) is recorded as the owner, presumably a relative, and the Clark family continued to own the property until the 1880’s; in 1880 the owner is listed as Mrs Clark, presumably a widow, who resided next door at No. 87 for a brief period.

By 1890 the owner was listed as Mrs A Cook (she appears in the Sans (sic) & McDougall directories from c1885), by which time the Average Annual Value of the property had increased to 70 (pounds), suggesting that the original house had been replaced or substantially refurbished and enlarged. The wooden house is still recorded as being at the rear at that time.

Description
Ethelboro is a double storey rendered brick Italianate style residence. Windows at first floor level are semi circular arched with moulded architraves, while that at ground floor level is a tripartite double hung sash with segmented arched heads and no architraves. The house has a double storey verandah terminated by wing walls embellished with ornate consoles, the timber verandah decoration is not original. The roof is concealed behind an ornate pierced parapet with a central panel bearing the name of the house in raised rendered lettering above a dentilated cornice.

Significance
Ethelboro, at 491 Spencer Street, West Melbourne, is of local aesthetic and historical interest. The house is representative of residential development of the nineteenth century Boom period, an important phase in the history development of West and North Melbourne. Superficially altered externally, the building is a typical example of a Boom style terrace form residence, and is an important heritage element in the streetscape.
**Surveyed Places**

**Property number:** 108859

---

**Spencer Street** 491-501 Commercial streetscape, 491-501 Spencer Street

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) for Commercial streetscape 491-501 Spencer Street and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** varies
- **Proposed grading:** varies

**Existing Streetscape Level:** 2
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1866-c1905
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- **Aesthetic value**
- **Historical value**
- **Social value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**
- **HO782 491-501 Spencer Street, West Melbourne**
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

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**What are the historic themes represented by the place?**
5.4 Developing a retail centre

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**Recommendations (if any):**

None.

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**References (if any):**

**Probate**

Robert Barnes Meat Salesman 24 South St, Ascot Vale 12 Feb 1920 173/942 VPRS 28/P3, unit 1080; VPRS 7591/P2, unit 629

Real estate: Spencer Street- three brick shops and dwellings 495, 497, 499 Spencer Street £1250 also 503 with brick shop and dwelling of three rooms £350 also Stanley Street house, and Ascot Vale- total £2905 with overall total £3211 - executor Matthew Barnes, shoe retailer, Ascot Vale.
i-Heritage search results: Abstract of Building Identification Form (BIF)

499 TO 501 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level C 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian

Construction Date
Source for Construction Date

Architect
Builder
First Owner
Integrity Fair

Original Building Type Residence
Condition Fair

Description/Notable Features
Notable features include render finishes and design.

Statement of Significance Not Assessed
Recommended Alterations
Street verandah removed, shopfront, parapet urns
( inappropriate - reinstate original design or sympathetic alternative)

Lewis, M. Australian Architecture Index:
‘72812 Farnsworth & Potts - Dryburgh St, Hotham Hill
Barnes, R West Melbourne VIC City of Melbourne registration no 8171 [Burchett Index]. Fee 2.10.0 shop & dwelling - Shalless 1879 11 17, Spencer near Stanley’
See also
‘72631 Wilkinson, Musgrave Barnes, R West Melbourne VIC City of Melbourne registration no 1630 [Burchett Index]. Fee 3.10.0 two cottages Builder’s Address Grace St Moonee Ponds 1885 07 20, Spencer between Rosslyn & Stanley’

Newspapers:
‘North Melbourne Advertiser’ (Vic. : 1873 - 1894)
Saturday 4 May 1889
‘DEATH OF AN OLD RESIDENT.
A resident of North Melbourne of 37 years standing, passed away very suddenly on Saturday, in Mr Henry Shalless, Architect, of Leveson street. The deceased gentleman sat down to tea on Saturday evening, apparently in good health, but about 10 o’clock was found on the floor of the front room rolling about as if in great pain. He said he thought it was nothing serious, but on Dr Workman being called in, he expressed an opinion that an artery in the region of the heart had been ruptured. Mr Shalless lingered till between 11 and 12 o’clock, when he expired. The deceased gentleman was 68 years of age at the time of his death, and was quiet and unobtrusive in his demeanour, but owing to his gentlemanly consideration towards others and probity in business, was universally respected. Mr Shalless took no part in public affairs, but his friendship was much valued by those who knew him best, and he will be greatly missed by the members of his immediate circle of acquaintances. The funeral took place

at 2.30. p.m. on Monday, the Rev. W. C. Bunning officiating, the burial service of the Order of Oddfellows, of which deceased was a member, being also read at the grave. Mr Shalless was interred in the Melbourne General Cemetery.’

Property number: unknown
West Melbourne Heritage Review

SURVEYED PLACES

| Spencer Street | 493 | Clark and Heron's building, part commercial streetscape 491-501 Spencer Street |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance for Commercial streetscape 491-501 Spencer Street and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Exisiting Streetscape Level: 2

Proposed Streetscape Level: 2

What is the date or era does the place express (if any)?

Creation era?

Victorian-era

Edwardian-era

Interwar

Post WW2

1905 approx.

What are the heritage values of the place (if any)?

☐ Aesthetic value

☒ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO782 491-501 Spencer Street, West Melbourne

☒ Contributory to precinct

☐ Not significant or contributory

☐ Significant individually

☒ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

North and West Melbourne Conservation Study (1983)

493 Spencer Street: c1900 graded D

City of Melbourne Heritage Review (1999)

History

The entries in the Sands & McDougall directories are unclear for the building at 493 Spencer Street. A building at this address is first listed in the directory for 1889, when it was occupied by Alexander Maitland. However, in 1900, no building is recorded at this address, but in 1905 it reappears and was occupied by Clark & Heron, plumbers.

Description

The building at 493 Spencer Street is a double storey shop and dwelling constructed of red brick with a parapeted roof. At first floor level there is a pair of timber framed double hung sash windows. A simple moulded brick cornice extends across the upper level of the facade, above which is an unusual curved parapet which, together with the red face brickwork, imparts an Edwardian character to the building. The shopfront has been altered c1970's.

Statement of Significance

The building at 493 Spencer Street, West Melbourne, is of local aesthetic and historical interest. The building is demonstrative of late nineteenth and early twentieth century commercial development of the inner city area, and contributes the heritage nature of this part of Spencer Street. Of note is the unusual sinuous parapet.

Sands & McDougall Directory of Victoria

1904

489 Quinn, Miss Nora

491 Madder, William R.

495 Arthur, A., hairdrr

497 Smith, Alf., confetr

499 Barnes. R., butcher

Graeme Butler & Associates 2015: Appendix 2: 955
timber framed double hung sash windows. A simple moulded brick cornice extends across the upper level of the facade, above which is an unusual curved parapet which, together with the red face brickwork, imparts an Edwardian character to the building. The shopfront has been altered c1970’s.

Significance
The building at 493 Spencer Street, West Melbourne, is of local aesthetic and historical interest. The building is demonstrative of late nineteenth and early twentieth century commercial development of the inner city area, and contributes the heritage nature of this part of Spencer Street. Of note is the unusual sinuous parapet.

Property number: 108860

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance for Commercial streetscape 491-501 Spencer Street and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1886
Creation era? victorian-era

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☑ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO782 491-501 Spencer Street, West Melbourne
☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):
North and West Melbourne Conservation Study (1983)
495 Spencer Street, 497 c1890 graded D

I-Heritage search results: Abstract of Building Identification Form (BIF)
495 TO 497 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
City of Melbourne Heritage Review (1999)

History
The pair of shops at 495-497 Spencer Street was constructed c1886. It first appears in the Sands & McDougall directory for 1887, when No. 495 was occupied by John R Greenwood, and No. 497 was listed as vacant. In the following year, the occupants were William Beech and Mrs Catherine Morris.

Description
The building at 495-497 Spencer Street is a single storey rendered Italianate style building, originally two shops but now combined as one. A moulded string course extends across the facade between corbels, and the parapet is surmounted by a pair of scrolled segmented arched pediments. The shopfronts have been altered.

Significance
The building at 498-497 Spencer Street, West Melbourne, is of local aesthetic and historical significance. The building is demonstrative of commercial development of the nineteenth century Boom period, a major phase in the history of West and North Melbourne. Despite alterations, the overall nineteenth century form of the building is apparent, and contributes to the heritage character of the streetscape in this part of Spencer Street.
West Melbourne Heritage Review

SURVEYED PLACES

Spencer Street 499 Barnes’ shop and residence, part commercial streetscape 491-501 Spencer Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to the Statement of Significance (Appendix 3), Statement of Significance for Commercial streetscape 491-501 Spencer Street and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C  Proposed Grading: C

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1879-80

Creation era? Early Victorian-era  Victorian-era  Post WW2

What are the heritage values of the place (if any)?

Aesthetic value  Checking  Historical value  Checking

Scientific value  Not assessed for heritage values  Social value

Is the place in a Heritage Overlay?

HO782 491-501 Spencer Street, West Melbourne

Contributory to precinct  Checking  Not significant or contributory  Not assessed for heritage values  Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):

Probate

‘Robert Barnes Meat Salesman 24 South St, Ascot Vale 12 Feb 1920 173/942 VPRS 28/P3, unit 1080; VPRS 7591/P2, unit 629’

Real estate: Spencer Street- three brick shops and dwellings 495, 497, 499 Spencer Street £1250 also 503 with brick shop and dwelling of three rooms £ 350 also

Stanley Street house, and Ascot Vale- total £2905 with overall total £3211 - executor Matthew Barnes, shoe retailer, Ascot Vale.

i-Heritage search results: Abstract of Building Identification Form (BIF)

499 TO 501 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 2

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence

History Not Assessed

Description/Notable Features

Notable features include render finishes and design. Upper level notable.

Statement of Significance Not Assessed

Recommended Alterations Street verandah removed, shopfront, parapet urns (inappropriate - reinstate original design or sympathetic alternative)

Lewis, M. Australian Architecture Index:

‘72812 Farnsworth & Potts - Dryburgh St, Hotham Hill Barnes, R West Melbourne VIC City of Melbourne registration no 8171 [Burchett Index]. Fee 2.10.0 shop & dwelling - Shalless 1879 11 17, Spencer near Stanley’

See also: ‘72631 Wilkinson, Musgrave Barnes, R West Melbourne VIC City of Melbourne registration no 1630 [Burchett Index]. Fee 3.10.0 two cottages Builder’s Address Grace St Moonee Ponds 1885 07 20, Spencer between Rosslyn & Stanley’

Newspapers:

North Melbourne Advertiser (Vic.: 1873 - 1894)  Saturday 4 May 1889

DEATH OF AN OLD RESIDENT.

A resident of North Melbourne of 37 years standing, passed away very suddenly on Saturday, in Mr Henry Shalless, Architect, of Leveson street. The deceased gentleman sat down to tea on Saturday evening, apparently in good health, but about 10 o’clock was found on the floor of the front room rolling about as if in great pain. He said he thought it was nothing serious, but on Dr Workman being called in, he expressed an opinion that an artery in the region of the heart had been ruptured. Mr Shalless lingered till between 11 and 12 o’clock, when he expired. The deceased gentleman was 68 years of age at the time of his death, and was quiet and unobtrusive in his demeanour, but owing to his gentlemanly consideration towards others and probity in business, was universally respected. Mr Shalless took no part in public affairs, but his friendship was much valued by those who knew him.
West Melbourne Heritage Review

SURVEYED PLACES

best, and he will be greatly missed by the members of his immediate circle of acquaintances. The funeral took place at 2.30 p.m. on Monday, the Rev. W. C. Bunning officiating, the burial service of the Order of Oddfellows, of which deceased was a member, being also read at the grave. Mr Shalless was interred in the Melbourne General Cemetery.'

Sands & McDougall Directory of Victoria

W side, near Stanley
1920
493 Clark, J. N., plumber
495 Dempsey, Mrs Lena
497 Dickenson, Hy. W.
499 Manning, Fredk. J.
503 Wilkie, T. & J. R., grocers
505-507 Doyle, Saml. Bkr

1904
489 Quinn, Miss Nora
491 Maddera, William R.
495 Arthur. A., haldrsr
497 Smith, Alf., confetr
499 Barnes, R., butcher
503 Liew Yick. Indry
505 Doyle. Samuel, bkr
Stanley st

1893
491 Gilman, Mrs Mary
495 Reed & Son, bootmkrs
497 Murphy, Frank, tailor
501 Neal, John, butcher
503 Wilson, F. S., dairy prod
505 Gale, Benjamin, baker
Telegram office
Stanley st

1880
77 Burrell , James , greeng ro cer, &c.
79 James Watt hotel , Grace , Michael
Rosslyn st
85 Thomas , George
87 Lamont, Neil
89 Cantwell , Mrs Johanna
89A Schnieder , Philip
89 Claydon , J. W, bootmaker
91 Weeding , J. H, baker
Stanley st

City of Melbourne Valuers Books

1920,
(897 owner Robert Barnes 495-499 all BS 17x77 )
899, Fred Jas Manning occupier / owner-RB -BS 5 rooms £60
(503 Barnes Est)

1915, 118- owner Robert Barnes 495-499 all BS 17x77
Robert Barnes owner-occupier 499

1900, 150- Robert Barnes owns 495-503 most BS 14x89
499 Scott & Jones x-out to Robert Barnes butcher, BS 5 rooms 32x89 £60

1891, 128-
(Cook)
RB owns 495-503 most BS 14x89
499 John Neil BS 5 rooms 32x89 £80

(Yule)

Property number: 108862

Spencer Street 500

Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1990

Creation era?
☐ Victorian-era ☐ Edwardian-era 
☐ Early Victorian-era ☑ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☐ Historical value
☐ Scientific value ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

No

☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
Two storey concrete office building with ground level parking. Built 1990.'

Property number: 108940

Graeme Butler & Associates 2015: Appendix 2: 959
Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

- Creation date (if available): 1881
- Creation era:
  - Victorian-era
  - Not assessed for heritage values

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Not assessed for heritage values
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 5.4 Developing a retail centre

Recommendations (if any)

- Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
c1890, graded D

Newspapers:

- ‘Bendigo Advertiser’ (Vic.: 1855 - 1918) Saturday 15 December 1881
  - DIVORCE COURT.

  Thursday, 13th December.

  The Divorce Court made very good progress with the list of cases to-day. Proceedings opened with Campbell v. Campbell, which was, a petition by James Campbell, a blacksmith, resident of West Melbourne, for a divorce from his wife on the grounds of adultery and cruelty. The union took place in 1874, but soon after wards Mrs. Campbell went in for steady drinking, which involved her husband in debt, and resulted, as is, so often the case, a falling away from the paths of virtue. The co-respondent, Edward Flannagan, appeared in court to defend himself, and denied that he had acted so as to place himself in that position, but after hearing the evidence of his own sister and that of other witnesses the court dissolved the marriage. '

i-Heritage search results: Abstract of Building Identification Form (BIF)

502 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
- Building and History Information
- Architect
- Builder Not Assessed
- First Owner
- Integrity Good
- Condition Good
- Original Building Type Residence
- History

The building at 502 Spencer Street first appears in Sands & McDougall directories in 1882-83. Melbourne City Council rate books first list the buildings in 1882, describing it as a brick house of five rooms. Originally one of a pair, or possibly a row of four similar houses, it was owned by a Mr James Campbell.

Description/Notable Features

The building at 502 Spencer Street is a double storey rendered Victorian residence built to the property and with a parapeted roof. The upper level is intact, comprising and a tripartite arrangement of timber framed double hung sash windows with a rendered hood mould and bracketed sill. The facade has quoining, and the parapet is surmounted by a scrolled pedestal. The ground floor has been altered.

Statement of Significance

The building at 502 Spencer Street, West Melbourne, is of local aesthetic and historical significance. The house is demonstrative of residential development of the nineteenth century Boom period, an important phase in the history of West and North Melbourne. Although altered at ground floor level, the overall nineteenth century form is apparent.

MMBW

DP728, etc. 1895 502 Spencer Street shown with street verandah, adjoining one shop and residence also with street verandah and a house pair to south 496-500 Spencer Street.

Levis, M. Australian Architecture Index:

Campbell in Spencer Street:

‘72830 Johnson, Henry - 121 Brougham St Hotham’
The building at 502 Spencer Street, West Melbourne, is of local aesthetic and historical significance. The house is demonstrative of residential development of the nineteenth century Boom period, an important phase in the history of West and North Melbourne. Although altered at ground floor level, the overall nineteenth century form is apparent.

**Property number:** 108939

---

**History**

The building at 502 Spencer Street first appears in Sands & McDougall directories in 1882-83. Melbourne City Council rate books first list the buildings in 1882, describing it as a brick house of five rooms. Originally one of a pair, or possibly a row of four similar houses, it was owned by a Mr James Campbell.

**Description**

The building at 502 Spencer Street is a double storey rendered Victorian residence built to the property and with a parapeted roof. The upper level is intact, comprising and a tripartite arrangement of timber framed double hung sash windows with a rendered hood mould and bracketed sill. The facade has quoining, and the parapet is surmounted by a scrolled pediment. The ground floor has been altered.
**Survey Notes:**

Contributory to adjoining streetscape heritage overlays (see HO845, 505-511 Spencer Street, West Melbourne).

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

Existing Streetscape Level:

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1875-1900</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td></td>
</tr>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td></td>
</tr>
<tr>
<td>Early Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
  - Proposed: part HO845, as 505-511 Spencer Street, West Melbourne.
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

**Recommendations (if any):**

Consider including the Victorian-era shop and residence at 503 Spencer Street in Heritage Overlay 845, 505-511 Spencer Street, West Melbourne to become '503-511 Spencer Street, West Melbourne'.

Revise Heritage Places Inventory July 2015.

**References (if any):**

North and West Melbourne Conservation Study (1983)
Graded E, c1880

Heritage Places Inventory June 2015
No listing.
## Surveyed Places

### Spencer Street

| Property number | 108938 |

**Survey Notes:**
Altered Edwardian-era shop and residence.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**Existing Streetscape Level:** 2
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1900-1918
- **Creation era:**
  - ✔ Edwardian-era
  - ❑ Interwar
  - ❑ Post WW2

**What are the heritage values of the place (if any)?**

- ❑ Historical value
- ❑ Not assessed for heritage values
- ❑ Not significant or contributory

**Is the place in a Heritage Overlay?**

- ❑ Not significant or contributory
- ❑ Not assessed for heritage values
- ❑ Contributory to precinct
- ❑ Significant individually
- ✔ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- North and West Melbourne Conservation Study (1983)
  - Graded E, c.1905

- Heritage Places Inventory June 2015
  - No listing

- **Yule's shops and residences**

**Survey Notes:**
Generally unchanged since the City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**Existing Streetscape Level:** 2
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1878
- **Creation era:**
  - ✔ Victorian-era
  - ❑ Early Victorian-era
  - ❑ Post WW2

**What are the heritage values of the place (if any)?**

- ❑ Historical value
- ❑ Not assessed for heritage values
- ❑ Not significant or contributory

**Is the place in a Heritage Overlay?**

- ❑ Contributory to precinct
- ❑ Not significant or contributory
- ❑ Significant individually
- ✔ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre

**Recommendations (if any)**

None.

**References (if any):**

- North and West Melbourne Conservation Study (1983)
  - Graded E, c.1890

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 505 TO 507 SPENCER STREET WEST MELBOURNE 3003
  - Heritage Gradings
  - Building Grading Streetscape Level Laneway Level
  - D 2

- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
West Melbourne Heritage Review

SURVEYED PLACES

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
(City of Melbourne Heritage Review 1999 ?)

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Good
Original Building Type Shop

History
The Sands & McDougall directories suggest that this building was constructed c1878. A building, which may be this shop at 507 Spencer Street, appears in the directory for 1880, then numbered 91 (later No. 505), occupied by J Weeding, a baker. The owner is recorded in the rate books as William Yule, and the building is described as a brick shop with six rooms, valued at 80 (pounds).

Description/Notable Features
The building at 507 Spencer Street is a double storey rendered Italianate style shop built to the property line. The first floor is intact and comprises three double hung sash windows with moulded architraves and bracketed sills. Above these, a rendered cornice extends across the parapet between console brackets. Scrolled decoration terminates the ends of the parapet, an unusual element. The ground floor shopfront has been altered.

Statement of Significance
The building at 507 Spender Street, West Melbourne, is of local aesthetic and historical interest. The building is demonstrative of commercial development of the nineteenth century Boom period, a major phase in the history of West and North Melbourne. Except for the shopfront the building is substantially intact and contributes to the heritage character of the streetscape in this part of Spencer Street.

City of Melbourne Heritage Review (1999)

History
The Sands & McDougall directories suggest that this building was constructed c1878. A building, which may be this shop at 507 Spencer Street, appears in the directory for 1880, then numbered 91 (later No. 505), occupied by J Weeding, a baker. The owner is recorded in the rate books as William Yule, and the building is described as a brick shop with six rooms, valued at 80 (pounds).

Description
The building at 507 Spencer Street is a double storey rendered Italianate style shop built to the property line. The first floor is intact and comprises three double hung sash windows with moulded architraves and bracketed sills. Above these, a rendered cornice extends across the parapet between console brackets. Scrolled decoration terminates the ends of the parapet, an unusual element. The ground floor shopfront has been altered.

Significance
The building at 507 Spender Street, West Melbourne, is of local aesthetic and historical interest. The building is demonstrative of commercial development of the nineteenth century Boom period, a major phase in the history of West and North Melbourne. Except for the shopfront the building is substantially intact and contributes to the heritage character of the streetscape in this part of Spencer Street.

Grading Review
Previous grading of D confirmed. Except for the shopfront, the building is intact, and is a contributory heritage element in the streetscape.

Property number: 108864
SURVEYED PLACES

**Spencer Street** 505 - 511 Edwardian and Victorian-era commercial streetscape

**Survey Notes:**
Generally unchanged since the City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in Yule's shops and residences at 505-507 Spencer Street, built 1878; and Doyle's shops and residences, 509-511 Spencer Street.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>varies</td>
<td>varies</td>
</tr>
</tbody>
</table>

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**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>Creation era</th>
</tr>
</thead>
<tbody>
<tr>
<td>1878-1915</td>
<td>Victorian-era</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

---

**Is the place in a Heritage Overlay?**

- **Contributory to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

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**What are the historic themes represented by the place?**

5.4 Developing a retail centre

---

**Recommendations (if any):**

Consider including the Victorian-era shop and residence at 503 Spencer Street in Heritage Overlay 845, 505-511 Spencer Street, West Melbourne to become '503-511 Spencer Street, West Melbourne'.

Revise Heritage Places Inventory July 2015.

---

**References (if any):**

Refer to assessments of contributory places in this streetscape:
- Yule's shops and residences at 505-507 Spencer Street,
### Surveyed Places

<table>
<thead>
<tr>
<th>Street</th>
<th>Property number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stanley st</td>
<td>108937</td>
</tr>
</tbody>
</table>

**Survey Notes:**
Refinished? Ground level changed, corner site, adding prominence.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

### Existing Streetscape Level

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>2</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- Creation date (if available): 1930-1?
- Creation era:
  - [ ] Early Victorian-era
  - [x] Interwar
  - [ ] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- No
- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 6.7 Transport

### Recommendations (if any)

- Revise Heritage Places Inventory July 2015.

### References (if any):

- City of Melbourne online maps
  'Two storey brick building built early 1900's.'

- Sands & McDougall Directory of Victoria
  1930
  502 Burge, Fredk., bt rpr
  504 Southwood, C., marble manfrs
  **506 Garage being built**
  Stanley st

  1935
  500 Sutherland, R. H., news agt
  502 Lockie, Miss E., frtr
Spencer Street 509

Doyle's shop and residence, part 509-511 Spencer Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: C

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)?

1915

Creation era?

[ ] Early Victorian-era
[ ] Interwar
[ ] Post WW2

[ ] Victorian-era

What are the heritage values of the place (if any)?

Aesthetic value: [ ]

Historical value: [ ]

Scientific value: [ ]

Social value: [ ]

[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO845 505-511 Spencer Street, West Melbourne

[ ] Contributory to precinct

[ ] Not significant or contributory

[ ] Significant individually

[ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):

Newspapers:

'Advocate' (Melbourne, Vic.: 1868 - 1954) Saturday 5 August 1916

'WEDDING BELLS. MCDONALD — DOYLE.'

A quiet but very pretty wedding was celebrated on Thursday, July 27th, at St. Mary's Church, Star of the Sea, West Melbourne, when Dr. Edward McDonald, son of Mr. and Mrs. Michael McDonald, of Carlton, was married to Miss . Esther Doyle, daughter of Mr. and Mrs. Samuel Doyle, West Melbourne

The Rev. Joseph Egan officiated. The bride, who was given away by her father, looked very pretty and dainty in a smart costume of cream gabardine, with small silk hat to match. The bridesmaids wore Miss Mary McDonald, sister of bridegroom, and Miss Fraser, cousin of the bride, the best man and groomsman being respectively Mr. John McDonald and Mr. Joe Doyle. After the ceremony an adjournment was made to the Café Francais, where a sumptuousdejeuner was partaken of. After the usual toasts were honoured, the -happy couple left for their home in Bacchus Marsh, carrying .with them the good wishes of their large circle of friends. Many useful and beautiful presents were received.'

'Relief fund for families OF INTERNED IRISHMEN.'

The Irish National Association wish to thankfully acknowledge the following additional subscriptions towards the Sustenance Fund for tile dependents of the Irish internees ...Mr. Samuel Doyle, Spencer St., West Melbourne

Probate

'Samuel Doyle Baker East St Kilda 10 Sep 1929 231/993 VPRS 28/P3, unit 2044; VPRS 7591/P2, unit 813'

i-Heritage search results: Abstract of Building Identification Form (BIF)

509 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date

Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type Shop

History Not Assessed

Description/Notable Features

Notable features include the finishes. Notable upper level details, unpainted stucco.
Surveyed Places

SURVEYED PLACES

Statement of Significance
Not Assessed

Recommended Alterations
Verandah added, shopfront replaced (inappropriate - reinstate original design or sympathetic alternative)
Bricks - lower - painted (inappropriate - remove by approved method)

MBBW
DP728:.. 1895 vacant land

Lewis, M. Australian Architecture Index:
`72763 Wheeler, W J - 49 Brougham St Nth Melb Doyle, Samuel? (sic) West Melbourne VIC -City of Melbourne registration no 5564 [Burchett Index]. Fee 5.0.0 two 2-storey brick shops & dwellings 1915 06 2`

Sands & McDougall Directory of Victoria
W Side
1942
509 Condon, Miss Eliz., pstrycook
511 Arthur, Alb., tbcnst
Stanley st

1925
505-507 Doyle, Sml bkr
509 Condon, Miss J., pstryck
511 Arthur, Alb., tbcnst
Stanley st

1920
503 Wilkie, T. & J. grocers
505-507 Doyle, Sml.
509 Hodges. A. G.
509 Hodges, Mrs Anstsa., confn & pstryck
511 Arthur, Alb., tbcnst
Stanley st

1915
503 Rottey Yen. laundry
505-507 Doyle, Saml. bkr
Stanley st

1893
501 Neal, John, butcher
503 Wilson, F. S., dairy prod
505 Gale, Benjamin, baker
Telegraph office
Stanley st

City of Melbourne Valuers Books
1920, 901-
Saml Doyle owns 505-7, 509, 511
S Doyle owner-occupier 505-7 BS 7 rooms, stabling
31x86 £56 x-out 70
Anastasia Hodges 509 BS 6 rooms 15x75 £50
Albert Arthur 511 BS 6 rooms 15x75 £50

1915, 122-
Saml Doyle owner-occupier 505-7, BS 7 Rooms 31x86 £56
Fed Bank of Australia land 30x86 £20 (2 shops 15' each £50/44 written in)

Property number: 108865

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: C

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1915

Creation era?

Edwardian-era ✔
Victorian-era

Interwar
Post WW2

What are the heritage values of the place (if any)?

Aesthetic value ✔
Historical value ✔
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO845 505-511 Spencer Street, West Melbourne

Contributory to precinct ✔
Not significant or contributory

Significant individually ✔
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):

Newspapers:
'Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 1 July 1916

'AMOUNT GROWING SLOWLY.
Intending subscribers to the most worthy object of founding" a scholar ship to the; memory of the late Mr. Joseph Winter are reminded that the committee has decided to close the fund at the end of July..... Sir, — I am enclosing cheque for ,£3/3 /-. which, I have very much pleasure in donating to the Joseph Winter memorial in the Catholic College at the Melbourne
Surveyed Places

University. — I am, etc.,

SAMUEL DOYLE.

505 Spencer-street, West Melbourne.¹

'Advocate' (Melbourne, Vic.: 1868 - 1954) Saturday 5 August 1916

WEDDING BELLS.

McDONALD — DOYLE.

A quiet but very pretty wedding was celebrated on Thursday, July 27th, at St. Mary's Church, Star of the Sea, West Melbourne, when Dr. Edward McDonald, son of Mr. and Mrs. Michael McDonald, of Carlton, was married to Miss. Esther Doyle, daughter of Mr. and Mrs. Samuel Doyle, West Melbourne.⁰ The Rev. Joseph Egan officiated. The bride, who was given away by her father, looked very pretty and dainty in a smart costume of cream gabardine, with small silk hat to match. The bridesmaids wore Miss Mary McDonald, sister of bridegroom, and Miss Fraser, cousin of the bride, the best man and groomsman being respectively Mr. John McDonald and Mr. Joe Doyle. After the ceremony an adjournment was made to the Café Francais, where a sumptuous dejeuner was partaken of. After the usual toasts were honoured, the -happy couple left for their home in Bacchus Marsh, carrying with them the good wishes of their large circle of friends. Many useful and beautiful presents were received.¹

'Advocate' (Melbourne, Vic.: 1868 - 1954) Saturday 30 November 1918

'Relief fund for families

OF INTERRED IRISHMEN.

The Irish National Association wish to thankfully acknowledge the following additional subscriptions towards the Sustenance Fund for tile dependents of the Irish internees ...Mr. Samuel Doyle, Spencer St., West Melbourne'

Probate

'Samuel Doyle Baker East St Kilda 10 Sep 1929 231/993

VPRS 28/P3, unit 2044; VPRS 7591/P2, unit 813'

i-Heritage search results: Abstract of Building Identification Form (BIF)

511 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level C 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type Shop

History Not Assessed

Description/Notable Features

Notable features include the finishes. Notable upper level details, unpainted stucco.

Statement of Significance

Not Assessed

Recommended Alterations

Verandah added, shopfront replaced (inappropriate - reinstate original design or sympathetic alternative)

Bricks - lower - painted (inappropriate - remove by approved method)

MMBW

DP728. 1895 vacant land

Lewis, M. Australian Architecture Index:

'72763 Wheeler, W J - 49 Brougham St Nth Melb Doyle, Samuel? (sic) West Melbourne registration no 5564 [Burchett Index]. Fee 5.0.0 two 2-storey brick shops & dwellings 1915 06 2'

Sands & McDougall Directory of Victoria

W Side

1942

509 Condon, Miss Eliz., pastrycook

511 Arthur, Albt., tbcnst

Stanley st

1925

505-507 Doyle, Sml bkr

509 Condon, Miss J., pstryck

511 Arthur. Albt., tbcnst

Stanley st

1920

503 Wilkie, T. & J. grocers

505-507 Doyle, Saml.

509 Hodges. A. G.

509 Hodges, Mrs Anstsa., confr & pstryck

511 Arthur, Albt., tbcnst

Stanley st

1915

503 Rottey Yen. laundry

505-507 Doyle, Saml. bkr

Stanley st

1893

501 Neal, John, butcher

503 Wilson, F. S., dairy prod

505 Gale, Benjamin, baker

Telegram office

Stanley st

City of Melbourne Valuers Books

1920, 901-

Saml Doyle owns 505-7, S09, 511

S Doyle owner-occupier 505-7 BS 7 rooms, stabling 31x86 £56 x-out 70

Anastasia Hodges 509 BS 6 rooms 15x75 £50

Albert Arthur 511 BS 6 rooms 15x75 £50

1915, 122-

Saml Doyle owner-occupier 505-7, BS 7 Rooms 31x86 £56

Fed Bank of Australia land 30x86 £20 (2 shops 15' each £50/44 written in)

Property number: 108866
SURVEYED PLACES

Spencer Street 512-542 Woolworth’s (Victoria) Ltd.

Survey Notes:
Moderne style Interwar warehouse at corner, part reclad.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1935-1940
Creation era?
Victorian-era
Edwardian-era
Interwar
Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No
Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
Two storey brick warehouse built mid 1930's.

Sands & McDougall Directory of Victoria
1942
522-540 Woolworth’s (Vc) Ltd (office)
542 Aldred. C., butcher
542 Pearson, Hy.
Roden st

1935
(mainly residential)

Property number: 108936

Spencer Street 519 Royal Mail Hotel (formerly Cook’s Hotel)

Survey Notes:
Refer to Statement of Significance (Appendix 3) i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C Proposed Grading: C

Existing Streetscape Level: 3 Proposed Streetscape Level: 3

What date or era does the place express (if any)?
Creation date (if available)? 1938 renovation
Creation era?
Victorian-era
Edwardian-era
Interwar
Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO783 519-523 Spencer Street, West Melbourne
Not significant or contributory
Contributory to precinct
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
13.6 Eating and drinking

Recommendations (if any)
None.

References (if any):
Heritage Places Inventory July 2015
Spencer Street 519 C 3
Spencer Street 523 D 3

City of Melbourne online maps
Shown as 519 (519, 523)

Building Permit Application
1920 £300 alterations to hotel
1924 £2000 alterations additions to hotel
1938, 19474 £2200 alts to building, etc
P J O’Connor Architect, shows application of cement detail
and window changes, existing tiled dado to be modified, new Public Bar with island counter, entrance hall, parlor, revised bar parlor, kitchen; temporary bar in dining room. Upper level has 10 bedrooms, two bathrooms, two water closets, sitting room; new flor to existing cellar.

Admin files: owner Ann and Elizabeth O’Brien and Mary C Conlan, 17 Browning St, St Kilda; Builder W A O’Donnell P/L, Doncaster St, Ascot Vale.


i-Heritage search results: Abstract of Building Identification Form (BIF) 515 TO 523 SPENCER STREET WEST MELBOURNE 3003 Heritage Grading
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Inter War
Period 1926-39 - Inter War
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Hotel
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations Ground floor openings (inappropriate - reinstate original design or sympathetic alternative)

No Statement of Significance

Hermes
No listing

North and West Melbourne Conservation Study (1983)
Survey data: '519 Royal Mail Hotel c1935 E SE cnr. Stanley St'

Newspapers:
'Advocate' (Melbourne, Vic. : 1868 - 1954) Thursday 21 June 1934

'MRS. HANNAH O'BRIEN.
The death of Mrs. Hannah O'Brien took place at her home, "Neirboh," 35 Mitford-street, St. Kilda, on June 2. A native of County Tipperary, Ireland, Mrs. O'Brien came to Victoria with her husband, Dennis O'Brien, and a short time after their arrival they took over the management of the Royal Mail Hotel, Spencer-street, West Melbourne.

After the death of her husband, Mrs. O'Brien carried on the business for many years before retiring with her family to St. Kilda. Three years ago she again took over the licence of the Royal Mail, assisted by two of her daughters, Betty and Nancy. Mrs. O'Brien is survived by her four daughters, Nellie (Mrs. O'Sullivan), Betty, May (Mrs. F. Conlon), and Nancy. A Requiem Mass for the repose of her soul was celebrated at St. Columba's Church, Elwood, at 9.15 on June 4, and after the Mass the funeral left for the Melbourne General Cemetery, Carlton.'

'The Argus': 28/5/1938
P J. O'CONNOR. ARCHITECT,
317 COLLINS STREET,
MELBOURNE,
invites TENDERS for Alterations und Additions to ROYAL MAIL HOTEL, Spencer St., West Melbourne. Tenders close 11th June, 1938, Noon.'

'The Argus': 28/10/1939
'Stanley George Lehman the holder of a l Victuallers licence for Royal Mail Hotel at Spencer street West Melbourne in the Melbourne- transfer to Spencer Roy Job of the Federal Hotel.'

Sands & McDougall Directory of Victoria
W Side
1942
Stanley st
519 Royal Mail Htl—Esmonde, Jno.
521 Mead, W., plumber

1893
505 Gale, Benjamin, baker
Telegraph office
Stanley st
519 Royal Mail hotel -O'Brien,Denis
521 Mead, Mrs J., ironmgr

1880
Cook's hotel , Cook, Walter G.
99 Clarke, H bootmaker

City of Melbourne Valuers Books
1930, 814
Percy John Gillick/ Hannah O'Brien 515-19 B Hotel 2 flrs 42x80 Royal Mail £800

Property number: 108867
Spencer Street 525

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation era? unknown
Creation era?
Victorian-era
Edwardian-era
Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No

Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.3 Developing a large, city-based economy

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'2 storey brick office building.'

Property number: 108868

---

Spencer Street 527

Survey Notes:
Not assessed. Post Modern style.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation era? unknown
Creation era?
Victorian-era
Interwar
Edwardian-era
Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No

Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Single storey brick shop.'

Property number: 108869
### Surveyed Places

| Spencer Street | 535 - 539 | Vulcan Motors Pty. Ltd., motor garage, part |

**Survey Notes:**

Altered, reducing integrity, but relates historically to adjoining Embassy Taxi café, 541-547 Spencer Street, Associated Taxi Services offices and service station, later Embassy café and service station—refer Statement of Significance.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | - | Proposed Grading: | D |

| Existing Streetscape Level: | - | Proposed Streetscape Level: | 3 |

**What date or era does the place express (if any)?**

| Creation date (if available): | 1925-1930 |

| Creation era? | ☐ Early Victorian-era |

| ☑ Interwar |

| ☐ Edwardian-era |

**What are the heritage values of the place (if any)?**

| ☑ Historical value |

| ☐ Scientific value |

| ☐ Aesthetic value |

| ☐ Not assessed for heritage values |

**Is the place in a Heritage Overlay?**

| No |

| ☑ Not significant or contributory |

| ☐ Contributory to precinct |

| ☐ Significant individually |

| ☑ Proposed for a Heritage Overlay |

**What are the historic themes represented by the place?**

6.7 Transport

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**City of Melbourne online maps**

'Single storey brick shop built around 1905 (sic).'

**Sands & McDougall Directory of Victoria**

1925

525 Bourke, Mrs Eliz,

527 Mead. W., plmbr

545-7 Diggle, G., und'

Roden st

1930

527 Ronaldson Bros & Tippett, motor cars

529 Dawson Mtrs Pty Ltd, mtr engnrs

545-7 Diggle, G., undertaker

Roden st

1935

527 Houghton & Byrne, pest exterminators

529 Vulcan Motors Pty Ltd, garage

545-7 Diggle, G., undertaker

Roden st

1942

527 Spicer’s Spring Works, spring

529 Vulcan Mtrs Pty Ltd, Diesel engnrs

545-7 Diggle, G., undertaker

Roden st

**Property number:** 108870

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**Graeme Butler & Associates 2015: Appendix 2:** 973
West Melbourne Heritage Review

SURVEYED PLACES

**Spencer Street 541-547**
Associated Taxi Services offices and service station, later Embassy café and service station

Survey Notes:

Refer Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: -  
Proposed Grading: C

**Existing Streetscape Level:** -  
Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**

Creation date (if available)? 1956

Creation era:
- Early Victorian-era
- Victorian-era
- Interwar
- Edwardian-era
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No

Proposed: Associated Taxi Services offices and service station, later Embassy café and service station, 541-547 Spencer Street, West Melbourne.

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

6.7 Transport

**Recommendations (if any)**

Proposed Heritage Overlay: Associated Taxi Services offices and service station, later Embassy café and service station, 541-547 Spencer Street, West Melbourne; Revise Heritage Places Inventory July 2015.

**References (if any):**

**Building Permit Application**

545-547 Spencer Street: 1919-1960s.
1956 30507 new building £21000:
Client: Dr J L Diggle
Designer: Charles Weight, ARAIA Architect 78 Hotham Street, East Melbourne.

Specification: allow existing car service to operate, demolition of houses at 129-133 Roden St, delicensed hotel at corner; etc.

Engineer: Edward Campbell and Son Pty. Ltd., steel structural engineers, Melbourne.

Plans: The Shell Company of Australia April 1956:
Service Station - Taxi Office, cnr. Spencer, Roden Streets
Ground: merchandising, service bay, offices, toilets, wash bays, lubritorium and hoist rooms, bulk oil store;
First floor: five offices, dining recreation room, toilets, showers.

Coloured plans: differing and larger 1st floor plan with toilets for women

Ground: has three hoists, one wash, one service bay, stores, large merchandising room with counter. Petrol pumps etc. by others (Shell?)

1957 new sign assorted taxis
1969 additions

**Electoral Rolls**

Electoral Year: 1922, 1954, 1963

- Name: James Leslie Diggle
- Gender: Male
- Subdistrict: Malvern East, south
- State: Victoria
- District: Henty
- Country: Australia
- Residence Address 1922: 2 Finch St., Malvern E
- Occupation: Doctor

1980 J.L. Diggle and Vida at 105 Princess Street, Kew

**Probate**

James Leslie Diggle Surgeon Kew 08 Feb 1992 902/728
VPRS 28/P12, unit 89; VPRS 7591/P8, unit 18

**Newspapers:**

- The Sydney Mail’ 20/1/1909
- The Prahran Telegraph’ (Vic. : 1889 - 1930)   Saturday 2 February 1918
- Engagement.
  An engagement is announced between Miss Vida Nelson, only daughter of Mr. and Mrs. Wm. Nelson, of “Carlowrie”, Elsternwick, and Captain James Leslie Diggle, A.A.M.C., Base Hospital, St. Kilda road. Captain Diggle leaves for service abroad at the end of this month.’

- The Age’ 10/11/1948
- Melbourne’s inadequate taxi service, urges City of Melbourne and taxi groups to increase license numbers.

- The Argus' (Melbourne, Vic. : 1848 - 1957)   Friday 17 September 1948
- LUCY DIGGLE Late of 547 Spencer Street Melbourne

Graeme Butler & Associates 2015: Appendix 2: 974
Widow Deceased - After 14 clear days James Leslie Diggle of Finch street, East Malvern medical practitioner the executor appointed by deceased 8 will dated the 18th June 1941 will APPLY to the Supreme Court for PROBATE'

'The Age' 15/11/1951
Opinion that Melbourne is undersupplied because of a 'baretaced racket', unlike any other city in Australia.

'The Age' 29/6/1954
Transport Regulation Board inquiry on taxi and hire car shortage in evening peak- fraction of taxi fleet stayed in the City. The Embassy Private Hire Company was the only one operating in the City.

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 20 July 1954
Petrol
"Service to the public" was the reason given by Associated Taxis Service Ltd., of Spencer St.. West Melbourne, charged with having sold petrol out of trading hours and with having failed to keep an "emergency book" in the prescribed form. The firm was fined £2, with, three guineas costs'

'MR. JAMES L. DIGGLE wishes to advise that he has RESUMED PRACTICE at 120 Collins street.'

'The Age' 20/6/1956
Transport Regulation Board recommended 125 more cab licenses for the Olympic Games with additional temporary licenses for use during the Games.

'The Age' - Apr 1, 1958
Associated Taxi Service driver robbed.

'The Age' 19/4/1963
Transport Regulation Board inquiry told by Silver Top operator Melbourne’s taxis best in world. Board wants to increase license numbers- has not increased since 1956

Built Heritage, web site 2015

Dictionary of Unsung Architects
HIPWELL, WEIGHT & MASON (later HIPWELL, WEIGHT & ROSS)

Biographical Overview
Like the more well-known partnership of Grounds, Romberg & Boyd, the firm of Hipwell, Weight & Mason (later Hipwell, Weight & Ross) was founded by three young Melbourne architects who had already made names for themselves as individuals: John Hipwell (1920-2007), Charles Weight (1927-1968) and Peter Mason (1920-2007). Seven years Hipwell’s junior, Charles Ernest Weight began his architectural career in the early 1950s in the office of Frederick Romberg. Weight was elected as an associate of the RAIA in 1952 and, by the following year (coinciding with Romberg entering into partnership with Roy Grounds and Robin Boyd), had opened his own office. Like John Hipwell, Weight commenced his independent practice by designing a house for himself, which (as had been the case for Hipwell) garnered much attention in the architectural press. Weight went on to complete several other residential projects, as well as commissions for factories and a medical clinic.

Five years younger than Weight and twelve years younger than Hipwell, Peter Mason completed a Diploma of Architecture at the Melbourne Technical College (now RMIT) and a Bachelor of Architecture at the University of Melbourne. He became an associate of the RAIA in 1955 and obtained a position in the office of H A & L Norris. In 1957, while still working there, Mason and three other young architects entered a design competition for the "Ideal Family Home", and won second prize. '

Sands & McDougall Directory of Victoria
1925
525 Bourke, Mrs Eliz,
527 Mead. W., plmbbr
545-7 Diggle, G., und'

1930
527 Ronaldson Bros & Tippett, motor cars
529 Dawson Mtrs Pty Ltd, mtr engnrs
545-7 Diggle, G., undertaker

1935
527 Houghton & Byrne, pest exterminators
529 Vulcan Motors Pty Ltd, garage
545-7 Diggle, G., undertaker

1942
527 Spencer’s Spring Works, spring
529 Vulcan Mtrs Pty Ltd, Diesel engnrs
545-7 Diggle, G., undertaker

1955
545-547 Associated Taxi Services Ltd
### Surveyed Places

#### 547 Haydar, E cafe

- **Property number:** 108871

**Survey Notes:**

Inter-war shop (c1925-30) in front of Edwardian-era residence- shop much altered, reducing integrity. Corner site

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing grading:</strong> -</td>
</tr>
<tr>
<td><strong>Proposed Grading:</strong> D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level: -</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Streetscape Level: 3</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1900-1918
- **Creation era:**
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [x] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [x] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- **City of Melbourne online maps**
  - ‘Single storey brick showroom/warehouse built mid 1930’s.’

- **MMBW**
  - DP729 c1895 shows shop with street verandahs on two sides.

- **Sands & McDougall Directory of Victoria**
  - 1942
  - 522-540 Woolworth’s (Viet) Ltd (office)
  - 542 Aldred. C., butcher
  - 542 Pearson, Hy.
SURVEYED PLACES

Roden st

1935
540 Stirton, Alexr.
542 Aldred, A., butcher
542 Arnott, Horace D.

1930
538 Martin, Mrs H., confr
540 Stirton, Alexr.
542 Aldred, A., butcher
542 Arnott, Horace D.

1925
538 Martin. Mrs H.. confr
540 Stirton, Alexr.
542 Woolcock, Edmund

1915
538 Martin. E. dairy
540 Greig, George
542 Dudley. William

Property number: 108935

Spencer Street  550-558  Car wash

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -  Proposed Grading: -

What date or era does the place express (if any)?
Creation era?: unknown
Creation era?
☐ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
6.7 Transport

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
TP-2014-884 - Proposed demolition of existing building and construction of a six-storey building for use as 42 residential apartments and a reduction in the car parking requirements.
This application was made on 13th of October, 2014 and its status is "At Referral".

Property number: 108934
SURVEYED PLACES

Spencer Street  551  Henry B. Smith Ltd., wool broker

Survey Notes:

Bricks painted over, reducing integrity, sawtooth roof profile as showroom floor, openings refitted, corner site, adding prominence. Wool showroom use relates to local themes, wool boom era of 1950s. See adjoining.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: -

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

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<th>Creation date (if available)?</th>
<th>1946-2015</th>
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<tbody>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>HO3</th>
<th>North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>Contribute to precinct</td>
</tr>
<tr>
<td></td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td></td>
<td>Significant individually</td>
</tr>
<tr>
<td></td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

- 8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

City of Melbourne online maps
MMBW 1895: shows row houses
1945 Aerial: shows row houses

Sands & McDougall Directory of Victoria
1942
551 Murphy, E., grocer
553 Storage
555 Keenan, Mrs Mary
557 Clarke, Mrs Margt.

1962

559-565 Henry B Smith Ltd, wool broker

Property number: 108873

Spencer Street  560-576

Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: -

Proposed Streetscape Level: -

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1950s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>HO3</th>
<th>North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Contribute to precinct</td>
</tr>
<tr>
<td>✓</td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td></td>
<td>Significant individually</td>
</tr>
<tr>
<td></td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

- 8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'564-576 Spencer Street, West Melbourne
A three storey brick building built in the 1950’s. Converted from a carpark to a warehouse.'

Property number: 108933
SURVEYED PLACES

Spencer Street 561
Smith, Henry, B., wool broker, later Cinnabar Square

Survey Notes:

Altered, rebuilt-bricks painted over, reducing integrity, openings changed, entry portal. Interwar character well-preserved - see adjoining at 551 Spencer Street. Wool sales theme.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1930-1935, 1999-

Creation era?

- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.2 Melbourne as a trading port

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

City of Melbourne online maps
MMBW DP731 c1895- shown as large garden

Planning register online search results
'Permit Number TP-1998-658
Date Received 3/07/1998
Address of Land Cinnabar Square 559-565 Spencer Street
WEST MELBOURNE VIC 3003 (Zone DDO29 )
Applicant's Name and Address
Proposed Use or Development Warehouse conversion into 12 units, home occupation, and associated car

Property number: 108874

Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 5 November 1932
'WOOL Sheepskins Hides ...skins, Tallow -Cash sent any goods ... No commission Price full market ..HENRY B SMITH 559 Spencer St' (1st entry)

'TYPIST, for wool merchant, familiarity with Remington vertical adder desirable. Henry B. Smith Ltd.. 559 Spencer St.. Melbourne.'

Sands & McDougall Directory of Victoria
1962
559-565 Henry B Smith Ltd, wool broker

1942
551 Murphy, E., grocer
553 Storage
555 Keenan, Mrs Mary
557 Clarke, Mrs Margt.
559-565 Smith, Hy. B., wool broker.

1935
557 Clark, Mrs Eliz.
559-565 Smith, Hy. B., wool broker
567 Mayne, R. J. R.
569 Walker, Thos., wood & coal yard

1930
553 Chinese Laundry
555 Richards, —
557 Hughes, Mrs Hannah
567 Fraser, Mrs Mary
569 Walker, Thos., wood & coal yard
573 Burge, Fredk., bt rprs
573 Monk, Abraham R.

1925
527 Mead. W., plmbr
545 -7 Diggle, G., und`kr Roden st
551 Woodland, Hy., gcr
653 Sam Lee. Indry
555 Papley, Wm.
557 Davenport, John R.
567 Fraser. Wwiliam Ti

Graeme Butler & Associates 2015: Appendix 2: 979
**Survey Notes:**

Upper level additions; well-preserved Moderne design-backs onto similar Moderne Style 97 Hawke Street—both converted to residential in a related manner.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1935-40, 2000
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct: Yes
- Not significant or contributory: No
- Significant individually: Yes
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**References (if any):**

- Heritage Places Inventory July 2015
- No listing.

**City of Melbourne online maps**

- '3 storey apartment building with gnd level parking. Conversion of 1930’s warehouse & sub-divided 2000.'

**Newspapers:**

- 'The Argus': Friday 8 November 1946 and 7/8/1952 LEVER BROS. PTY. LTD. At 567 Spencer Street, West Melbourne. See similar Modern Style building.

---

**Trove, NLA**

Lever Bros. (1899-1962)
Lever Brothers, Ltd.
Lever Brothers Pty Ltd. (1899-1962)

**Fishermans Bend Heritage Study -2013**

One of the earliest of the noxious trades was Kitchen & Sons soap and candle works on Ingles Street. Established initially in 1856 as a backyard concern, but forced to move by the council, the company acquired the Ingles Street site in 1859 manufacturing candles, washing blue, soap, soda crystals, glycerine and baking powder. The works was substantial with more than a dozen buildings, marked as the "Apollo Candle factory" on MMBW Plans (note a similarly named Apollo candle factory was on the Maribyrnong River at Flemington). Kitchen had acquired the Apollo company in 1883. In 1962 J. Kitchen & Sons Pty Ltd joined fellow soap manufacturer Lever Brothers Pty Ltd, forming Lever & Kitchen Pty Ltd. The firm was later restructured as Unilever in 2000, and later taken over by Pental and very recently Symex Holdings Limited. The Ingles Street works progressively expanded with its southern boundary street moving twice. Initially this was "Kitchen Street", which aligned with White Street on the west side of Boundary Street, 37 then opposite the 'Unnamed govt road' (1950s photo) and finally becoming Munro Street to align with the through route to Montague Street.'

**Technology in Australia 1788-1988 web site 2015**

Beginnings 1865-1919...

The first sulphuric acid manufacture in Victoria goes probably back to 1862, when Messrs. Forbes and Co. produced it on the Yarra Bank 'in a very small way'. The enterprise was followed by Clark and Hoffman, later Smith and Co. and finally Cuming Smith and Co., who round about 1872 built a modern, medium scale mineral acids complex producing concentrated sulphuric acid, nitric and sulphurous acid, ammonium nitrate and phosphatic fertiliser. The acid chambers were sizeable 90 x 20 x 14 feet, compared with the UK plant built shortly before then by Muspratt 120 x 24 x 20 feet. The manager of the establishment, James Cuming, the entrepreneur’s son, had received his chemical education in Victoria; the firm received two gold medals at the Melbourne International Exhibition and was 'recommended for the Emperor of Germany’s grand prize to the premier industry in the colony’. The Victoria Bone Mills at Yarraville founded 1870 was part of this early complex.

Remarkably, 3 000 tonnes of calcium superphosphate were exported to Mauritius and New Zealand. Also at Yarraville were the Victorian Pyrites and Smelting Works and a substantial sugar refinery, the Victorian Sugar Company’s Works, and Melbourne Woollen Mills. Nearby, at Footscray, the Apollo Company Works, established in 1873, produced organic chemicals from slaughter yards, glycerine, stearine, oleine and household soap. The company’s successor in Sydney, Apollo Stearine Candle Cpy, and another Melbourne soaper,[13] J. Kitchen and Sons eventually, in 1912-14, were absorbed by Lever Bros. Ltd. [14] Unilever web site 2015.


Australasia’s history

William Hesketh Lever was the first person to stamp soap with a brand name and wrap it before selling it to the...
public. The brand was Sunlight soap and the year was 1885. In the late 1880s, Lever Brothers Sunlight soap was first imported to NZ from the UK. In 1899, Lever Brothers began soap production at Balmain in Sydney, followed by the commencement of production in New Zealand in 1919.

On 2 September, 1929, the UK-based Lever Brothers and the Dutch union of fats and oils businesses Margarine Unie, signed an agreement to create Unilever. The businesses initially aimed to negotiate an arrangement to keep out of each other's principal interests of soap and margarine production, but ultimately decided on an amalgamation instead.

The years following saw significant expansion around the world, and Australasia was no exception. In 1959, Unilever acquired McNivens Ice Cream in Australia followed by Streets and Sennitts. In 1963, the business acquired Rosella Foods (established 1896). In 1968, the John West operation began in Australia and in 1971 Unilever acquired Lipton Tea.

Modern history
In 1982, the Rosella factory in Richmond, Victoria, closed and dry foods production transferred to Knoxfield. In 1988, the Bushells, Rosella Lipton and John West businesses combined to form Unifoods in Australia. In the same year, the New Zealand acquisitions of Oxo, Bushells, Faggs and Quality Packers merged with John West to form Unifoods NZ…'

Sands & McDougall Directory of Victoria
1942
555 Keenan, Mrs Mary
557 Clarke, Mrs Margt.
559-565 Smith, Hy. B., wool broker
567-569 Lever Bros Pty Ltd, soap manufacturers
573 Ross, W., bt rpr
573 Murphy, Mrs M. A.

1935
557 Clark, Mrs Eliz.
559-565 Smith, Hy. B., wool broker
567 Mayne, R. J. R.
569 Walker, Thos., wood & coal yard

1930
553 Chinese Laundry
555 Richards, —
557 Hughes, Mrs Hannah
567 Fraser, Mrs Mary
569 Walker, Thos., wood & coal yard
573 Burge, Fredk., br rprs
573 Monk, Abraham R.

1925
527 Mead. W., plmbr
545 - 7 Diggle, G., und'kr
Rodent st
551 Woodland, Hy., gcr
653 Sam Lee, Indry
555 Papley, Wm.
557 Davenport, John R.
567 Fraser. WWilliam Ti

Property number: 559229

References (if any):
City of Melbourne online maps
'Made on the site of the Recreational Hall Hotel. A two storey rendered brick hotel.'

MMBW
DP707- 1895 shown as 577 Spencer Street 'Recreation Club Hotel'

Google Earth, 2015
Shows Victorian-era roof form

Building Permit Application
VPRS 11200/P/0001 438
Building Permit Application 4129?


**Surveyed Places**

Existing conditions at Recreation Club hotel and shop for Mr J Hooper, 1920s.

**Property number:** 108876

---

**Survey Notes:**

Corner site to Hawke St, adding prominence, conservative design, but altered, reducing integrity. Significant designer. Fence replaced non-matching former. Major changes since 2004, assumed 2009-10. Relates to adjoining row, also owned by Burke. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

**Creation date (if available)?** 1900

**Creation era?**

- [ ] Victorian-era
- [x] Edwardian-era

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

H03 North & West Melbourne Precinct

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

The works carried out after c2004 should be compared with planning application documentation to ensure conformity. The facade should be restored using the photographic evidence from the *North and West Melbourne Conservation Study* (1983).

**References (if any):**

- MMBW
  - DP707- 1895 Shown as fenced vacant site adjoining row 582-588 Annagh Terrace.

- Lewis, M. *Australian Architecture Index*:
  - (date range, location filter) 77329 McConnell & McIntosh - Leveson St Nth Melb
**Surveyed Places**

Burke, Mrs D West Melbourne VIC City of Melbourne registration no 7744 [Burchett Index]. Fee 2.10.0 two-storey house at Hawke near cnr Hawke & Spencer Hyndman & Bates 1899 12' 2''

City of Melbourne online maps

'The planning application listed below relate to this property and has been determined TP-2009-875/A - Alterations to previously approved works including fence to generally match that now demolished. This application was made on 2nd of November, 2011. Its status is "Amended Permit Issued" and it was decided on 28th of November, 2011. Assumed the evident major changes made in this work'

Planning register online search results

'Permit Number TP-2009-875/A Date Received 2/11/2011 Address of Land 580 Spencer Street WEST MELBOURNE VIC 3003 (Zone HO3 ) Applicant’s Name and Address Restricted - Can be viewed at Council Proposed Use or Development Alterations to previously approved works including fence to generally match that now demolished Officer’s Name Connor Perrott Change to Application YES Objections Received 0 Application Status Amended Permit Issued Decision Amend Permit - 28/11/2011'

i-Heritage search results: Abstract of Building Identification Form (BIF)

580 SPENCER STREET WEST MELBOURNE 3003 Heritage Gradings Building Grading Streetscape Level Laneway Level D 2 Conservation Study Details Precinct Conservation Management Plan North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status North and West Melbourne Conservation Study - Graeme Butler, no date Adopted Building and History Information Architectural Style Victorian Period 1876-99 - Victorian Construction Date Source for Construction Date Architect Builder Not Assessed First Owner Integrity Fair Condition Fair Original Building Type Residence History Not Assessed Description/Notable Features Notable features include the verandah decoration. Statement of Significance Not Assessed Recommended Alterations Balustrade ( sympathetic - reinstate original design) Fence replaced ( inappropriate - reinstate original design or sympathetic alternative) Frieze gone (inappropriate - reinstate original design - see lower frieze)

Image, BIF, 1983 survey images show: Balustrade replaced with wrought iron, posts in different location to existing, fence probably as original.

North and West Melbourne Conservation Study (1983)

Survey data: '"580 Glencoe c1895 D NW Hawke'

Sands & McDougall Directory of Victoria

1904
580 Mrs Elizabeth White 1893 No 580

City of Melbourne Valuers Books

1900, 259
(Minne Burke owns 588-580) 'building erecting'

Property number: 108931
West Melbourne Heritage Review

SURVEYED PLACES

Spencer Street 582 Annagh Terrace, part 582-588
Spencer Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: C

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1871-6

Creation era?
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015
582-588 Spencer Street D2

i-Heritage search results: Abstract of Building Identification Form (BIF)
582 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity poor/fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the verandah decoration (No 588), verandah roof and structure and unpainted decorative brickwork.
Statement of Significance
Not Assessed
Recommended Alterations
Verandah frieze (sympathetic - reinstate original design)
Verandah detail gone (inappropriate - reinstate original design)
Part bricks painted (inappropriate - remove by approved method)
Fences replaced (inappropriate - reinstate original design or sympathetic alternative)

Probate, VPRO

'Alex McIntosh Grocer 186 King St, Melbourne 2 Jan 1884 27/219 VPRS 28/P0, unit 320; VPRS 28/P2, unit 160; VPRS 7591/P2, unit 89'

Detailed list of house contents, many book creditors, 82x110' in Hawke Street, five brick cottages known as Claremont Terrace, each four rooms, and bathroom: Walter Hamilton 17/- per week, John Wooldridge 16/-, Mrs McInnes, Mr Hill, Thomas Westhorpe. Plus vacant land with 66' to Hawke St, Curzon Street suitable for building: 102' Spencer St four houses known as Armagh Terrace, 23' and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week.

Lewis, M. Australian Architecture Index

'7270 McIntosh, A - Melbourne McIntosh, A Melbourne VIC City of Melbourne registration no 4516 [Burchett Index]. Fee 3.0.0 two 2-storey houses 1871 02 14'

136 Davidson, J.
138 Gleason, Cornelius, cab owner
582 Vacant

Sands & McDougall Directory of Victoria

1880
1893
138 Roden st
Hawke st
Armagh ter-4 to 1
4 Hitchins, James, solicitor
3 Haslam, John
2 Steele, Robert C.
1 McLean, Alexander
Hawke et
Armagh ter-
West Melbourne Heritage Review

SURVEYED PLACES

681 McPherson, Mrs
586 Venables, Miss Jane
688 Vacant

City of Melbourne Valuers Books
1891, 233-
(Robt Taylor 596-590)
William Saddler owns 582-588 Spencer Street each BH 8 rooms 25x80 £50, and land at 580 21x60, £20
Mrs McCarthy, Jos Toothill, Mrs McPherson, Richd Lodding occ. 588-582
(Munro etc)

1880 2747-
(Robt Taylor 596-590)
Alex McIntosh owns 582-588 Spencer Street each BH 8 rooms 25x80 £50,
(Gleeson £20)

Property number: 108930

Spencer Street 583 Eagle Hotel, later shop and residence

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
</table>

What date or era does the place express (if any)?

- Creation date (if available)? 1869
- Creation era?
  - ✔ Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- ✔ Aesthetic value
- ✔ Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- ✔ Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

13.6 Eating and drinking

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015
583 Spencer Street D2

i-Heritage search results: Abstract of Building Identification Form (BIF)
583 TO 585 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
MELBOURNE CATHOLIC YOUNG MEN'S SOCIETY.

The society meet every Friday evening at 5 o'clock for mutual improvement — debating, essay reading, and for practice in the art of elocution, in St. Mary's schoolroom, Victoria street, West Melbourne.

The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 23 January 1877

THE Friends of Mr. THOMAS HEARTY are respectfully invited to follow the remains of his late stepson Patrick to the place of Interment, Melbourne General Cemetery. The funeral will move from his late residence, corner of Spencer and Hawke streets, West Melbourne, on Wednesday, 24th inst, at 1 o'clock.'

The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 29 May 1880

'A case was heard yesterday before Mr. Justice Molesworth, Chief Judge of the Court of Insolvency, in which Thomas Hearty, an insolvent, whose certificate was suspended for six months by Judge Noel, on the ground of fraud and negligence, appealed against the decision. Judge Molesworth upheld the finding of the lower court, but so far varied the Order as to strike out the ground of fraud, and suspended the certificate only upon the plea of gross negligence. His Honour thought that the insolvent's conduct was culpably negligent, but not fraudulent, but in other respects he confirmed the decision given by Judge Noel.)

The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 24 August 1900

'INSOLVENCY COURT. MONDAY, 2ND DECEMBER. (Before Judge Noel.) re Thomas Hearty, of Melbourne, brewer '

The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 25 June 1870

'NOTICE OF INTENTION for TRANSFER of PUBLICAN'S LICENCE. - I, MAURICE BLEANEY MURPHY, the holder of a publican's licence for the house and premises known as the Eagle Hotel, situated at Spencer-Street, West Melbourne, do hereby give notice that it is my Intention to APPLY to the justices, sitting at the Court of Petty Sessions to be holden at Melbourne on July 5, to TRANSFER the said LICENCE to Thomas Hearty, gentleman, of West Melbourne'

The Argus' (Melbourne, Vic. : 1848 - 1957) (about) Wednesday 5 April 1871

'WANTED, TENDERS for Brick and Mason and Stone-cutting WORKS. Eagle Hotel, Spencer street. Thomas Hearty'

Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 8 March 1873

MELBOURNE CATHOLIC YOUNG MEN'S SOCIETY.—At a meeting of this society held on Friday, February 28th, the following were elected office-bearers: Spiritual director,
was nursing her... Under such circumstances surely a woman cannot be expected to rush downstairs, and open the door with the alacrity of a fireman swinging himself on a hose cart, and the time that elapsed cannot be said, in view of the surroundings, to be ‘unreasonable’.'

Sands & McDougall Directory of Victoria
W Side, NW corner Hawke
1893
579 Recreation Club hotel-Punch, Mrs L.
Hawke st
685 Eagle hotel - Keleher, Mrs Bridget

1880
Eagle hotel , Emery, E. J.
Williams , William
Eagle brewery
157 Claydon , J. W, bootmaker
Franklin, Theophilus

City of Melbourne Valuers Books
1930, 829
Hugh McBean/ George Henry Gray 583-5 BS 2flrs 48x80 £100
also owns 587, 589 each BH 4 rooms 16x80 £40

1915, 142
(Hooper)
Eliz Costello/ Melb City Property Trust 583-7 BS 8 xout
13 rooms £65
(McCracken)

1891, 153
Mrs Keleher/ McCracken’s Brewery 583 BH 8 rooms
33x80 £150
also 585, 589

1875, 2460 TH owner-occupier Hotel, 9 rooms, £80

1870, 2229 Thos Hearty owner-occupier Eagle Hotel, 9 rooms, bar & cellar £80
(Thompson BH 4 rooms 16x80)

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: C

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation era?
✓ Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
✓ Aesthetic value
✓ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
✓ Contributory to precinct
☐ Not significant or contributory
✓ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Probate
Alexr McIntosh Grocer 186 King St, Melbourne 2 Jan 1884
27/219 VPRS 28/P0, unit 320; VPRS 28/P2, unit 160; VPRS 7591/P2, unit 89'
Detailed list of house contents, many book creditors, 82x110' in Hawke St, five brick cottages known as Claremont Terrace, each four rooms, and bathroom: Walter Hamilton 17/- per week, John Wooldridge 16/-, Mrs McInnes, Mr Hill, Thomas Westhorpe. Plus vacant land with 66' to Hawke Street, Curzon Street suitable for building; 102' Spencer Street four houses known as
### Armagh Terrace, 23' and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week.

### i-Heritage search results: Abstract of Building Identification Form (BIF)

<table>
<thead>
<tr>
<th>Property number:</th>
<th>108929</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Street</th>
<th>584 SPENCER STREET WEST MELBOURNE 3003</th>
</tr>
</thead>
</table>

#### Heritage Gradings

<table>
<thead>
<tr>
<th>Building Grading</th>
<th>Streetscape Level</th>
<th>Laneway Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>D 2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Conservation Study Details

- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

#### Building and History Information

- Architect: Sands & McDougall Directory of Victoria
- Period: 1876-99 - Victorian
- Construction Date: Source for Construction Date
- Architect: Not Assessed
- Integrity: Fair
- Condition: Fair
- Original Building Type: Residence

#### Description/Notable Features

- Notable features include the verandah decoration (No 588), verandah roof and structure and unpainted decorative brickwork.

#### Statement of Significance

- Not Assessed

#### Recommended Alterations

- Part bricks painted (inappropriate - remove by approved method)
- Fences replaced (inappropriate - reinstate original design or sympathetic alternative)

### Sands & McDougall Directory of Victoria

1880
- 136 Davidson, J.
- 138 Gleason, Cornelius, cab owner
- Roden st
- Hawke st
- Armagh ter-4 to 1
- 4 Hitchen, James, solicitor
- 3 Haslam, John
- 2 Steele, Robert C.
- 1 McLean, Alexander

1893
- Roden et
- Hawke et
- Armagh ter-
- 582 Vacant
- 681 McPherson, Mrs
- 586 Venables, Miss Jane
- 688 Vacant

### City of Melbourne Valuers Books

1891, 233-
- William Saddler owns 582-588 Spencer Street each BH 8 rooms 25x80 £50, and land at 580 21x60, £20
- Mrs McCarthy, Jos Tootill, Mrs McPherson, Richd Lodding occ. 588-582
- (Munro etc)
## Surveyed Places

### Spencer Street

<table>
<thead>
<tr>
<th>586</th>
<th>Annagh Terrace, part 582-588</th>
</tr>
</thead>
<tbody>
<tr>
<td>586</td>
<td>Spencer Street</td>
</tr>
</tbody>
</table>

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- Creation date (if available): 1871-6
- Creation era: [ ] Victorian-era [ ] Early Victorian-era [ ] Edwardian-era [ ] Interwar [ ] Post WW2

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - [ ] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

#### Probate

- Alex McIntosh Grocer 186 King St, Melbourne 2 Jan 1884
- 27/219 VPRS 28/P0, unit 320; VPRS 28/P2, unit 160; VPRS 7591/P2, unit 89
- Detailed list of house contents, many book creditors, 82x110” in Hawke St, five brick cottages known as Claremont Terrace, each four rooms, and bathroom: Walter Hamilton 17/- per week, John Wooldridge 16/-, Mrs McInnes, Mr Hill, Thomas Westhorpe. Plus vacant land with 66’ to Hawke Street, Curzon Street suitable for building; 102’ Spencer Street four houses known as

---

Armagh Terrace, 23’ and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week.

### i-Heritage search results: Abstract of Building Identification Form (BIF)

- 586 SPENCER STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
- Architect
- Builder Not Assessed
- First Owner
- Integrity fair/poor
- Condition Fair
- Original Building Type Residence
- History Not Assessed
- Description/Notable Features
- Notable features include the verandah decoration [No 588], verandah roof and structure and unpainted decorative brickwork.
- Statement of Significance
- Not Assessed
- Recommended Alterations Verandah detail gone (inappropriate - reinstate original design) Part bricks painted (inappropriate - remove by approved method) Fences replaced (inappropriate - reinstate original design or sympathetic alternative)

### Sands & McDougall Directory of Victoria

- 1880
- 136 Davidson, J.
- 138 Gleason, Cornelius, cab owner
- Roden st
- Hawke st
- Armagh ter-4 to 1
- 4 Hitchins, James, solicitor
- 3 Haslam, John
- 2 Steele, Robert C.
- 1 McLean, Alexander
- 1893
- Roden et
- Hawke et
- Armagh ter-582 Vacant
- 681 McPherson, Mrs
- 586 Venables, Miss Jane
- 688 Vacant

### City of Melbourne Valuers Books

- 1891, 233
- (Robt Taylor 596-590)
- William Saddler owns 582-588 Spencer Street each BH 8 rooms 25x80 £50, and land at 580 21x60, £20
- Mrs McCarthy, Jos Toothill, Mrs McPherson, Richd Lodding occ. 588-582 (Munro etc)
West Melbourne Heritage Review

SURVEYED PLACES

1880 2747-
(Robt Taylor 596-590)
Alex McIntosh owns 582-588 Spencer Street each BH 8 rooms 25x80 £50,
(Gleeson £20)

Property number: 108928

Spencer Street 587

Survey Notes:
Infill-587 has been redeveloped with at least an added upper level - 589 verandah rebuilt.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1946-2015
Creation era?
☑ Victorian-era ☐ Early Victorian-era
☐ Edwardian-era ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
587 TO 589 SPENCER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
West Melbourne Heritage Review

SURVEYED PLACES

**Surveyed Places**

| Property number | 108878 |

**Construction Date**

**Source for Construction Date**

**Architect**

**Builder**

**First Owner**

**Integrity Fair**

**Condition Fair**

**Original Building Type** Residence

**History Not Assessed**

**Chimney detail see 1985 BIF**

**Statement of Significance**

**Not Assessed**

**Recommended Alterations**

New fence, new verandah detail (sympathetic - no recommendations) Chimneys removed (inappropriate - reinstate original design or sympathetic alternative)

**North and West Melbourne Conservation Study (1983)**

587 2 storey c1883 graded D

589 1 storey c1883 graded D

BIF 1991 for 589 shows as existing; 1985 BIF needed

**Heritage Places Inventory June 2015**

No listing.

589 D2

**Spencer Street 588 Annagh Terrace, part 582-588 Spencer Street**

**Survey Notes**:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level</td>
<td>2</td>
<td>Proposed Streetscape Level</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Victorian-era</th>
<th>Early Victorian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edwardian-era</td>
<td>Interwar</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Scientific value</th>
<th>Social value</th>
<th>Not assessed for heritage values</th>
</tr>
</thead>
</table>

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Probate**

'Alex Mcintosh Grocer 186 King St, Melbourne 2 Jan 1884
27/219 VPRS 28/P0, unit 320; VPRS 28/P2, unit 160; VPRS 7591/P2, unit 89'

Detailed list of house contents, many book creditors, 82x110' in Hawke St, five brick cottages known as Claremont Terrace, each four rooms, and bathroom: Walter Hamilton 17/- per week, John Wooldridge 16/-, Mrs McInnes, Mr Hill, Thomas Westhorpe. Plus vacant land with 66' to Hawke Street, Curzon Street suitable for building; 102' Spencer Street four houses known as
SURVEYED PLACES

Armagh Terrace, 23' and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week.

i-Heritage search results: Abstract of Building Identification Form (BIF)

588 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the verandah decoration (No 588), verandah roof and structure and unpainted decorative brickwork.
Statement of Significance
Not Assessed
Recommended Alterations
Part bricks painted (inappropriate - remove by approved method) Fences replaced (inappropriate - reinstate original design or sympathetic alternative)

Sands & McDougall Directory of Victoria
1880
136 Davidson, J.
138 Gleason, Cornelius, cab owner
Roden st
Hawke st
Armagh ter-4 to 1
4 Hitchings, James, solicitor
3 Haslam, John
2 Steele, Robert C.
1 McLean, Alexander
1893
Roden et
Hawke et
Armagh ter-
582 Vacant
681 McPherson, Mrs
586 Venables, Miss Jane
688 Vacant

City of Melbourne Valuers Books
1891, 233-
(Robt Taylor 596-590)
William Saddler owns 582-588 Spencer Street each BH 8 rooms 25x80 £50, and land at 580 21x60, £20
Mrs McCarthy, Jos Tootill, Mrs McPherson, Richd Lodding occ. 588-582
(Munro etc)
West Melbourne Heritage Review

SURVEYED PLACES

Spencer Street  589

Infill-587 has been redeveloped with an added upper level - 589 verandah rebuilt, façade renovated. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streetscape Level:</td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

Creation date (if available)?  1875-1900

Creation era?

☑ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Historical value  ☐ Aesthetic value
☐ Social value  ☐ Scientific value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

587 TO 589 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information

Graeme Butler & Associates 2015: Appendix 2:  993
West Melbourne Heritage Review

SURVEYED PLACES

Spencer Street 590 Linton terrace or Taylor’s row houses, part 590-596

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C Proposed Grading: C

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1876 Creation era? Early Victorian-era

Victorian-era Interwar

Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value

Scientific value Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
590 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect Robert Taylor
Builder Robert Taylor
First Owner Intergary Fair

Recommendations Colours (sympathetic - no recommendations) Parapet urns gone (inappropriate - reinstate original design or sympathetic alternative)
Recommendations - Repaint in typical or original colours, replace urns.

Other Comments

Lewis, M. Australian Architecture Index:
‘23 08 1876 City of Melbourne registration no 6883 [Burchett Index]. Fee 7.0.0 four 2-storey houses; Owner Taylor, R
Builder Taylor, R’

See also
‘77321 Taylor, R - Spencer St Taylor, R West Melbourne VIC City of Melbourne registration no 1009 [Burchett Index]. Fee 3.10.0 two, two-storey houses Hawke St 1884 08 5’

Sands & McDougall Directory of Victoria
1893
688 Vacant
Linton ter-
590 Barnard, John
592 Vacant
594 Day, Edward
596 Williams, Mrs Sarah
598 Angland, Daniel
600 Townsend, Mrs,grngr
602 Hepburn. Walter, bthur
604 Fitzgerald, John

City of Melbourne Rate Books

Graeme Butler & Associates 2015: Appendix 2: 994
North and West Melbourne Conservation Study (1983)

History
Robert Taylor, the owner of these row houses, was also their architect and builder in 1876. He lived in 239 Spencer Street until 1886, but retained ownership for another 10 years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.

Description
A two storeyed, parapeted and stuccoed brick row of four, with cast iron two level verandahs and iron fences. Typical of their time and type, the houses have little decoration except the roundel pattern iron cornices and other stucco mouldings, together with the parapet urns.

Integrity - Parapet urns missing on Nos. 592-6. See No.590.

Streetscape - Contributing part of a long residential streetscape, with limited integrity.

Significance
Architecturally, an early and near original row of a common form type and part of a streetscape, of regional importance. Historically, a speculative row by the architect-owner-builder.

Recommendations - Repaint in typical or original colours, replace urns.

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1882?
Creation era?
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
- 8.2 Housing the population

Recommendations (if any)
None.

References (if any):
North and West Melbourne Conservation Study (1983) graded E, c1883

i-Heritage search results: Abstract of Building Identification Form (BIF)
591 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
The house at 591 Spencer Street was built c1881. The house is first listed in the Sands & McDougall directories in 1882, occupied by Benjamin Woods. In 1890, when the house was given its present street number, the house was owned and occupied by James T Millerd (sic). At that time the house was described in the rate books as a brick house with four rooms.

**Description**
The house at 591 Spencer Street is a single storey, single fronted Victorian cottage. The walls are of brick, and the steeply pitched transverse gabled roof is clad in corrugated galvanised steel. It has a concave profile verandah which spans between wing walls. The facade is presently obscured by a high fence.

**Significance**
The house at 591 Spencer Street, West Melbourne, is of local aesthetic and historical significance. The house is representative of the cottages which were constructed in large numbers in West and North Melbourne in the nineteenth century. Although a high brick fence presently obscures the facade, the house otherwise relates visually to its neighbour at No. 589. Its unusual side elevation also contributes to the streetscape.

**Grading Review**
Previous grading of D confirmed. The house is representative of modest Victorian residential development in West and North Melbourne. The appearance and streetscape value of the house would be enhanced by the removal of the high brick fence.

**Property number:** 108879
SURVEYED PLACES

Spencer Street 592 Linton terrace or Taylor's row houses, part 590-596

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: C
- Proposed Grading: C

What date or era does the place express (if any)?
- Creation date (if available)? 1876
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2
- Victorian-era

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
592 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect Robert Taylor
Builder Robert Taylor
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence

History
Robert Taylor, the owner of these row houses, was also their architect and builder in 1876. He lived in 239 Spencer Street until 1886, but retained ownership for another 10 years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.

Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure.

A two storeyed, parapeted and stuccoed brick row of four, with cast iron two level verandahs and iron fences. Typical of their time and type, the houses have little decoration except the roundel pattern iron cornices and other stucco mouldings, together with the parapet urns. Integrity - Parapet urns missing on Nos. 592-6. See No.590.

Streetscape - Contributing part of a long residential streetscape, with limited integrity.

Statement of Significance
Architecturally, an early and near original row of a common form type and part of a streetscape, of regional importance. Historically, a speculative row by the architect-owner-builder.

Recommended Alterations
Parapet urns gone (inappropriate - reinstate original design or sympathetic alternative) Recommendations - Repaint in typical or original colours, replace urns.

Lewis, M. Australian Architecture Index:
'23 08 1876 City of Melbourne registration no 6883 [Burchett Index]. Fee 7.0.0 four 2-storey houses; Owner Taylor, R
Builder Taylor, R'

Sands & McDougall Directory of Victoria
1893
688 Vacant
Linton ter-
590 Barnard, John
592 Vacant
594 Day, Edward
596 Williams, Mrs Sarah
598 Angland, Daniel
600 Townsend, Mrs, greengr
602 Hepburn. Walter, btuir
604 Fitzgerald, John

City of Melbourne Rate Books
590- 6 Spencer Street
1877, 2552-5; 1885-86
239-42; 1878, 2708; 1881-82, 2768; 1896-97
244- 47
History
Robert Taylor, the owner of these row houses, was also their architect and builder in 1876. He lived in 239 Spencer Street until 1886, but retained ownership for another 10 years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.

Description
A two storeyed, parapeted and stuccoed brick row of four, with cast iron two level verandahs and iron fences. Typical of their time and type, the houses have little decoration except the roundel pattern iron cornices and other stucco mouldings, together with the parapet urns.

Integrity - Parapet urns missing on Nos. 592-6. See No.590.

Streetscape - Contributing part of a long residential streetscape, with limited integrity.

Significance
Architecturally, an early and near original row of a common form type and part of a streetscape, of regional importance. Historically, a speculative row by the architect-owner-builder.

Recommendations - Repaint in typical or original colours, replace urns.

Property number: 108924
**West Melbourne Heritage Review**

### Surveyed Places

| Spencer Street | 594 | Linton terrace or Taylor's row houses, part 590-596
|----------------|-----|----------------------------------------------------------------------------------|

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

### What is the date or era does the place express (if any)?

- **Creation date (if available):** 1876
- **Creation era:**
  - [✓] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2

### What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
  - [✓] Contributory to precinct
  - [ ] Not significant or contributory
  - [✓] Significant individually
  - [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 594 SPENCER STREET WEST MELBOURNE 3003
  - Heritage Gradings
  - Building Grading Streetscape Level Laneway Level C 2
  - Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status

- North and West Melbourne Conservation Study - Graeme Butler, no date
  - Adopted
- Building and History Information
  - Architectural Style Early Victorian
  - Period 1850-75 - Early Victorian
- Construction Date
- Source for Construction Date NWMCS
  - Architect Robert Taylor
  - Builder Robert Taylor
  - First Owner
  - Integrity Fair
  - Condition Fair

Original Building Type Residence

History Robert Taylor, the owner of these row houses, was also their architect and builder in 1876. He lived in 239 Spencer Street until 1886, but retained ownership for another 10 years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.

Description/Notable Features Notable features include the fence, verandah decoration and verandah roof and structure. A two storeyed, parapeted and stuccoed brick row of four, with cast iron two level verandahs and iron fences. Typical of their time and type, the houses have little decoration except the roundel pattern iron cornices and other stucco mouldings, together with the parapet urns. Integrity - Parapet urns missing on Nos. 592-6. See No.590. Streetscape - Contributing part of a long residential streetscape, with limited integrity.

Statement of Significance Architecturally, an early and near original row of a common form type and part of a streetscape, of regional importance. Historically, a speculative row by the architect-owner-builder.

Recommended Alterations

- Parapet urns gone (inappropriate - reinstate original design or sympathetic alternative) Recommendations - Repaint in typical or original colours, replace urns.

**Other Comments**

**Lewis, M. Australian Architecture Index:**

'23 08 1876 City of Melbourne registration no 6883

Burchett Index]. Fee 7.0.0 four 2-storey houses;

Owner Taylor, R

Builder Taylor, R'

**Sands & McDougall Directory of Victoria**

1893

- 688 Vacant
  - Linton ter-
  - 590 Barnard, John
  - 592 Vacant
  - 594 Day, Edward
  - 596 Williams, Mrs Sarah
  - 598 Angland, Daniel
  - 600 Townsend, Mrs, greengr
  - 602 Hepburn, Walter, btuir
  - 604 Fitzgerald, John

**City of Melbourne Rate Books**

1893

- 590- 6 Spencer Street
  - 1877, 2552-5; 1885-86
  - 239-42; 1878, 2708;
  - 1881-82, 2768; 1896-97
  - 244- 47

- North and West Melbourne Conservation Study (1983)

**History**
Robert Taylor, the owner of these row houses, was also their architect and builder in 1876. He lived in 239 Spencer Street until 1886, but retained ownership for another 10 years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.

**Description**
A two storeyed, parapeted and stuccoed brick row of four, with cast iron two level verandahs and iron fences. Typical of their time and type, the houses have little decoration except the roundel pattern iron cornices and other stucco mouldings, together with the parapet urns.

**Integrity** - Parapet urns missing on Nos. 592-6. See No.590.

**Streetscape** - Contributing part of a long residential streetscape, with limited integrity.

**Significance**
Architecturally, an early and near original row of a common form type and part of a streetscape, of regional importance. Historically, a speculative row by the architect-owner-builder.

**Recommendations** - Repaint in typical or original colours, replace urns.

**Property number:** 108923

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**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1876 |

**Creation era?**

- [x] Victorian-era
- [ ] Early Victorian-era
- [ ] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

**Lewis, M. Australian Architecture Index:**

- '23 08 1876 City of Melbourne registration no 6883 [Burchett Index]. Fee 7.0.0 four 2-storey houses; Owner Taylor, R
- Builder Taylor, R'

**Newspapers:**

- 'The Argus': 2/3/1881
- THE Friends of Messrs A and R TAYLOR contractors, are respectfully invited to follow the remains of their late
beloved mother to the place of interment, Melbourne General Cemetery. The funeral will leave her late residence, 13 Miller street, West Melbourne, THIS DAY, at half past 3pm.

i-Heritage search results: Abstract of Building Identification Form (BIF)
596 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian

Construction Date
Source for Construction Date NWMCS
Architect Robert Taylor
Builder Robert Taylor
First Owner

Integrity Fair
Condition Fair

Original Building Type Residence

History
Robert Taylor, the owner of these row houses, was also their architect and builder in 1876. He lived in 239 Spencer Street until 1886, but retained ownership for another 10 years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.

Description/Notable Features
Notable features include the fence, verandah decoration and verandah roof and structure.
A two storeyed, parapeted and stuccoed brick row of four, with cast iron two level verandahs and iron fences. Typical of their time and type, the houses have little decoration except the roundel pattern iron cornices and other stucco mouldings, together with the parapet urns. Integrity - Parapet urns missing on Nos. 592-6. See No.590.

Streetscape - Contributing part of a long residential streetscape, with limited integrity.

Statement of Significance
Architecturally, an early and near original row of a common form type and part of a streetscape, of regional importance. Historically, a speculative row by the architect-owner-builder.

Recommendations - Repaint in typical or original colours, replace urns.

City of Melbourne Rate Books
590- 6 Spencer Street
1877, 2552-5; 1885-86
239-42; 1878, 2708; ,
1881-82, 2768; 1896-97
244- 47

North and West Melbourne Conservation Study (1983)

History
Robert Taylor, the owner of these row houses, was also their architect and builder in 1876. He lived in 239 Spencer Street until 1886, but retained ownership for another 10 years. The other occupants included William Stubbs, Richard Manly, Edward Day before 1896, when all the tenants were women, Sarah Williams, Margaret Anderson, Caroline Malony, Mary-Ann Barber.

Description
A two storeyed, parapeted and stuccoed brick row of four, with cast iron two level verandahs and iron fences. Typical of their time and type, the houses have little decoration except the roundel pattern iron cornices and other stucco mouldings, together with the parapet urns.

Integrity - Parapet urns missing on Nos. 592-6. See No.590.

Streetscape - Contributing part of a long residential streetscape, with limited integrity.

Significance
Architecturally, an early and near original row of a common form type and part of a streetscape, of regional importance. Historically, a speculative row by the architect-owner-builder.

Recommendations - Repaint in typical or original colours, replace urns.

Property number: 108922
| Surveyed Places | 598 SPENCER STREET WEST MELBOURNE 3003 |

**Survey Notes:**
Early Victorian-era form. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D | Proposed Grading: | D |
| Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1837-1875 |
| Creation era? | Early Victorian-era |
| Victorian-era | Interwar |

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 598 SPENCER STREET WEST MELBOURNE 3003
- Heritage Gradings
  - Building Grading Streetscape Level Laneway Level
  - Heritage Grading D 2
- Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date
  - Adopted Building and History Information

**Architectural Style Early Victorian**
- Period 1850-75 - Early Victorian
- Construction Date
- Source for Construction Date
- Architect
- Builder
- Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type Residence
- History
- Not Assessed
- Description/Notable Features Notable features include the verandah.
- Statement of Significance
- Not Assessed
- Recommended Alterations
  - Window c1900 (sympathetic - no recommendations)
  - Fence (inappropriate - no recommendations)

**Sands & McDougall Directory of Victoria**
- 1893
- 688 Vacant
- *Linton ter-
- 590 Barnard, John
- 592 Vacant
- 594 Day, Edward
- 596 Williams, Mrs Sarah
- 598 Angland, Daniel

**Property number:** 108921
West Melbourne Heritage Review

### Surveyed Places

**Spencer Street**

599

Yarra Cottages, part
599-615 Spencer Street

---

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

**What street level does the place express (if any)?**

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1867
- Creation era: Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Not assessed for heritage values
- Scientific value
- Social value

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**

‘The Argus’: 9/8/1884

The half yearly meeting of the Melbourne Builders’ Lime and Cement Company was held yesterday evening, at Phair’s Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet. This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick proposed, and Mr. James Moore seconded, the adoption of the directors’ report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that after paying a dividend at the rate of 10 per cent, they could afford to divide a bonus of £1,500, the reserve fund standing at £3,000. On the motion of Mr. James Moore, seconded by Mr. Alexander Dick, the directors’ remuneration was increased to £200 a year amongst them. Councillor Richardson moved, Mr. James Moore seconded, and it was resolved, to increase the salary of the manager, Mr. George Baker, by £50 a year.

i-Heritage search results: Abstract of Building Identification Form (BIF)

599 SPENCER STREET WEST MELBOURNE 3003

<table>
<thead>
<tr>
<th>Heritage Grading</th>
<th>Building Grading Streetscape Level Laneeway Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>2</td>
</tr>
</tbody>
</table>

**Conservation Study Details**

- Precinct Conservation Management Plan: North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status: North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted

**Building and History Information**

- Architect: Building and History Information
- Builder: North & West Melbourne Conservation Study
- First Owner: Graeme Butler
- Integrity Fair
- Condition Fair
- Original Building Type: Residence
- History:

These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

- Description/Notable Features:

Integrity - What presumably were timber picket front fences have been replaced. Streetscape - An isolated, but long row creating in itself, a streetscape.

- Statement of Significance:

Architecturally, of a common type but extensive in size and prominent in the street, of local importance.

Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

- Recommended Alterations:

Fences replaced (inappropriate - reinstate original design or sympathetic alternative) Bricks part painted (inappropriate - remove by approved method)

- Recommendations - Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.
Lewis, M. Australian Architecture Index: ('72656 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC City of Melbourne registration no 2443 [Burchett Index]. Fee 1.0.0 brick & wood workshop Spencer cnr Jeffcott 1868 02 12') '72801 Owner: Dick, Alexander - 158 Spencer St Builder: Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27'

North and West Melbourne Conservation Study (1983) 599-615 SPENCER STREET

History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander's son. The many tenants were transient, such as Hugh O'Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

Description
A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre.

Integrity - What presumably were timber picket front fences have been replaced.

Streetscape - An isolated, but long row creating in itself, a streetscape.

Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Sands & McDougall Directory of Victoria
1893
599 Mullery, Michael
601 Kelly, Henry
603 Gregory, Thomas
605 Vacant
607 Moore, John
609 Cleary,-
611 Ling, Frederick
613 McCoy, Robert
615 Nicholls, Mrs I.
631 McVitty & Co, turbrmer
633 Grant, William

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites
599- 615 Spencer Street
1867, 1985-8: 1879, 2775-82; 1896-97, 174-81; 1881-82, 2819; 1877, 2585

North and West Melbourne Conservation Study (1983) 599-615 SPENCER STREET

History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander's son. The many tenants were transient, such as Hugh O'Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

Description
A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre.

Integrity - What presumably were timber picket front fences have been replaced.

Streetscape - An isolated, but long row creating in itself, a streetscape.

Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.
**Surveyed Places**

**Spencer Street** | 599 - 615 | Yarra Cottages

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

- Creation date (if available): 1867, 1878
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- Architectural Style: Early Victorian
- Period: 1850-75 - Early Victorian
- Construction Date
- Source for Construction Date: NWMCS
- Architect
- Builder
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type: Residence
- History

These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

Description/Notable Features

Notable features include the verandah roof and structure and unpainted decorative brickwork. A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corncled chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre.

Integrity - What presumably were timber picket front fences have been replaced. Streetscape - An isolated, but long row creating in itself, a streetscape.

Statement of Significance

Architecturally, of a common type but extensive in size and prominent in the street, of local importance.

Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommended Alterations

Fences replaced (inappropriate - reinstate original design or sympathetic alternative) Bricks part painted (inappropriate - remove by approved method)

Recommendations - Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Newspapers:

- 'The Argus': 9/8/1884
  - ‘The half yearly meeting of the Melbourne Builders' Lime and Cement Company was held yesterday evening, at Phair's Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick proposed, and Mr. James Moore seconded, the adoption of the directors' report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that after paying a dividend at the rate of 10 per cent, they could afford to divide a bonus of £1,500, the reserve fund standing at £3,000. On the motion of Mr. James Moore, seconded by Mr. Alexander Dick, the directors' remuneration was increased to £200 a year amongst them. Councillor Richardson moved, Mr. James Moore seconded, and it was resolved, to increase the salary of the manager, Mr. George Baker, by £50 a year.’

Lewis, M. Australian Architecture Index:

- 72656 Dick, Alexander - 158 Spencer St Dick, Alexander

Graeme Butler & Associates 2015: Appendix 2: 1005
SURVEYED PLACES

West Melbourne VIC City of Melbourne registration no 2443 [Burchett Index]. Fee 1.0.0 brick & wood workshop
Spencer cnr Jeffcott 1868 02 12’
‘72801 Owner: Dick, Alexander - 158 Spencer St Builder: Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27’

North and West Melbourne Conservation Study (1983)
599-615 SPENCER STREET

History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

Description
A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre.

Integrity - What presumably were timber picket front fences have been replaced.
Streetscape - An isolated, but long row creating in itself, a streetscape.

Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Property number: 108881
### Surveyed Places

#### Architectural Style
Early Victorian

#### Period
1850-75

#### Construction Date
1850-75

#### Source for Construction Date
Not Assessed

#### Architect
Not Assessed

#### Builder
Not Assessed

#### First Owner
Not Assessed

#### Integrity
Fair

#### Condition
Fair

#### Original Building Type
Residence

#### History
Not Assessed

#### Description/Notable Features
Not Assessed

#### Statement of Significance
Not Assessed

#### Recommended Alterations
- Window - lower - replaced (inappropriate - reinstate original design or sympathetic alternative)

---

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed grading:** C

---

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1867
- **Creation era:**
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Interwar
  - [ ] Post WW2
  - [x] Early Victorian-era

---

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

---

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

---

**What are the historic themes represented by the place?**

- [ ] 8.2 Housing the population

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**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

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**References (if any):**

- **Newspapers:**  
  - ‘The Argus’: 9/8/1884
  - ‘The half yearly meeting of the Melbourne Builders’ Lime and Cement Company was held yesterday evening, at Phair’s Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick proposed, and Mr. James Moore seconded, the adoption of the directors’ report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that
after paying a dividend at the rate of 10 per cent, they
could afford to divide a bonus of £1,500, the reserve fund
standing at £3,000. On the motion of Mr. James Moore,
seconded by Mr. Alexander Dick, the directors’
remuneration was increased to £200 a year amongst
them. Councillor Richardson moved, Mr. James Moore
seconded, and it was resolved, to increase the salary of
the manager, Mr. George Baker, by £50 a year.’

Lewis, M. Australian Architectural Index:
(‘72656 Dick, Alexander - 158 Spencer St Dick, Alexander
West Melbourne VIC City of Melbourne registration no
2443 [Burchett Index]. Fee 1.0.0 brick & wood workshop
Spencer cnr Jeffcott 1868 02 12’)
‘72801 Owner: Dick, Alexander - 158 Spencer St Builder:
Dick, Alexander West Melbourne VIC City of Melbourne
registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm
cottages 1878 04 27’

i-Heritage search results: Abstract of Building
Identification Form (BIF)
601 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
These row houses were built in two separate stages by
and for Alexander Dick, who was a carpenter. Nos. 599
to 607 Spencer Street were built in 1867, with Alexander Dick
himself living in No.599 for the first ten years, the other
four houses were added in 1879 and were all leased, first
by Alexander, then after 1890, by John Dick an estate
agent of Collins Street, and probably Alexander’s son. The
many tenants were transient, such as Hugh O’Brien,
Thomas Hoare, William Bailey, James and Isabella
Nicholls, to name but a few.
Description/Notable Features
Notable features include the verandah roof and structure
and unpainted decorative brickwork. A parapet, single
storey row of nine coloured brick and stucco houses,
possessing cast iron decorated verandahs and stuccoed,
corniced chimneys. A segment arched entablature, flanked
by urns on pinnacles, occupies the parapet centre.

Sands & McDougall Directory of Victoria
1893
599 Mullery, Michael
601 Kelly, Henry
603 Gregory, Thomas
605 Vacant
607 Moore, John
609 Cleary,
611 Ling, Frederick
613 McCoy, Robert
615 Nicholls, Mrs I.
631 McCvitty & Co,turbmer
633 Grant, William

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cites
599- 615 Spencer Street
1867, 1895-8: 1879, 2775-82; 1896-97, 174-81; 1881 -
82, 2819; 1877, 2585

North and West Melbourne Conservation Study (1983)
599-615 SPENCER STREET

History
These row houses were built in two separate stages by
and for Alexander Dick, who was a carpenter. Nos. 599
to 607 Spencer Street were built in 1867, with
Alexander Dick himself living in No.599 for the first ten
years, the other four houses were added in 1879 and
were all leased, first by Alexander, then after 1890, by
John Dick, an estate agent of Collins Street, and
probably Alexander’s son. The many tenants were
transient, such as Hugh O’Brien, Thomas Hoare, William
Bailey, James and Isabella Nicholls, to name but a few.

Description
A parapeted, single storey row of nine coloured brick
and stucco houses, possessing cast iron decorated
verandahs and stuccoed, corniced chimneys. A segment
arched entablature, flanked by urns on pinnacles,
occupies the parapet centre.

Integrity - What presumably were timber picket front
fences have been replaced.

Streetscape - An isolated, but long row creating in itself,
a streetscape.

Significance
Architecturally, of a common type but extensive in size
and prominent in the street, of local importance.
Historically, Alex Dick exemplifies the developer-builder
who converts his builders yard to house lots, of local
importance.

Recommendations- Replace picket fence (arrow head or
original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Property number: 111163

Survey Notes:
Two houses combined, windows replaced; door closed in; fence obscures 604; air units added - all reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era?
✓ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Scientific value
☐ Social value
☒ Historical value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Heritage Places Inventory July 2015
D2

Hermes, i-Heritage
No listing

North and West Melbourne Conservation Study (1983)
graded D, c1880

MMBW
DP706 1895 shown as 2 houses

Sands & McDougall Directory of Victoria
1893
West Melbourne Heritage Review

SURVEYED PLACES

602 Hepburn. Walter, b/tuir
604 Fitzgerald, John
606 Vacant

Property number: 108919

Surveyed Places:

Spencer Street 603
599-615 Spencer Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: C

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available): 1867
Creation era:
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any):
Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:
"The Argus": 9/8/1884
The half yearly meeting of the Melbourne Builders' Lime and Cement Company was held yesterday evening, at Phair's Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick proposed, and Mr. James Moore seconded, the adoption of the directors' report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that
after paying a dividend at the rate of 10 per cent, they could afford to divide a bonus of £1,500, the reserve fund standing at £3,000. On the motion of Mr. James Moore, seconded by Mr. Alexander Dick, the directors' remuneration was increased to £200 a year amongst them. Councillor Richardson moved, Mr. James Moore seconded, and it was resolved, to increase the salary of the manager, Mr. George Baker, by £50 a year.'

Lewis, M. Australian Architecture Index: (’72655 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC City of Melbourne registration no 2443 [Burchett Index]. Fee 1.0.0 brick & wood workshop Spencer cnu Jeffcott 1868 02 12’)’

‘72801 Owner: Dick, Alexander - 158 Spencer St Builder: Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27’

i-Heritage search results: Abstract of Building Identification Form (BIF)
603 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander's son. The many tenants were transient, such as Hugh O'Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

Description/Notable Features
Notable features include the verandah roof and structure and unpainted decorative brickwork. A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre. Integrity - What presumably were timber picket front fences have been replaced. Streetscape - An isolated, but long row creating in itself, a streetscape.

Statement of Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommended Alterations
Fences replaced ( inappropriate - reinstate original design or sympathetic alternative) Bricks part painted (inappropriate - remove by approved method)

Sands & McDougall Directory of Victoria
1893
599 Mullery, Michael
601 Kelly, Henry
603 Gregory, Thomas
605 Vacant
607 Moore, John
609 Cleary,-
611 Ling, Frederick
613 McCoy, Robert
615 Nicholls, Mrs I.
631 McVitty & Co,turbrmer
633 Grant, William

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites
599-615 Spencer Street
1867, 1893-8: 1879, 2775-82; 1896-97, 174-81; 1881 -82, 2819; 1877, 2585

North and West Melbourne Conservation Study (1983) 599-615 SPENCER STREET

History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander's son. The many tenants were transient, such as Hugh O'Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

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Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.
**SURVEYED PLACES**

Consider zoning provisions to maintain original form and use.

**Property number:** 111164

<table>
<thead>
<tr>
<th>Spencer Street</th>
<th>605</th>
<th>Yarra Cottages, part 599-615 Spencer Street</th>
</tr>
</thead>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available): 1867</th>
</tr>
</thead>
</table>

**Creation era?**

- [x] Victorian-era
- [ ] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- [ ] 8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**

- 'The Argus': 9/8/1884

The half yearly meeting of the Melbourne Builders’ Lime and Cement Company was held yesterday evening, at Phair’s Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick proposed, and Mr. James Moore seconded, the adoption of the directors’ report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that
after paying a dividend at the rate of 10 per cent, they could afford to divide a bonus of £1,500, the reserve fund standing at £3,000. On the motion of Mr. James Moore, seconded by Mr. Alexander Dick, the directors’ remuneration was increased to £200 a year amongst them. Councillor Richardson moved, Mr. James Moore seconded, and it was resolved, to increase the salary of the manager, Mr. George Baker, by £50 a year.’

Lewis, M. *Australian Architectural Architecture*:

(72656 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC City of Melbourne registration no 2443 [Burchett Index]. Fee 1.0.0 brick & wood workshop Spencer ctn Jeffcott 1868 02 12’)

72801 Owner: Dick, Alexander - 158 Spencer St Builder: Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27’

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

605 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence

History

These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

Description

A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre.

Integrity - What presumably were timber picket front fences have been replaced.

Streetscape - An isolated, but long row creating in itself, a streetscape.

Statement of Significance

Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommendations- Replace picket fence (arrow head or
West Melbourne Heritage Review

SURVEYED PLACES

original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Property number: 111165

Spencer Street 606

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era?

☒ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☒ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☒ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
606 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

Graeme Butler & Associates 2015: Appendix 2: Page 1014
**Surveyed Places**

Architectural Style: Early Victorian

**Period 1850-75 - Early Victorian**

**Construction Date**

Source for Construction Date

Architect: Not Assessed

Builder: Not Assessed

First Owner: Not Assessed

Integrity: Fair

Condition: Fair

Original Building Type: Residence

History: Not Assessed

Description/Notable Features:

Notable features include the verandah decoration and verandah roof and structure. Verandah detail (brackets, fringe) new (No.608).

Statement of Significance: Not Assessed

Recommended Alterations:

Fence replaced (inappropriate - reinstate original design or sympathetic alternative)

**Property number:** 108918

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**Spencer Street 607**

**Yarra Cottages, part 599-615 Spencer Street**

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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

---

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available):</th>
<th>1867</th>
</tr>
</thead>
</table>

**Creation era?**

- [x] Victorian-era
- [ ] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

---

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

---

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
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---

**What are the historic themes represented by the place?**

8.2 Housing the population

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**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

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**References (if any):**

MMBW

DP706 1895

No iron fences shown

**Newspapers:**

The Argus: 9/8/1884

The half yearly meeting of the Melbourne Builders’ Lime and Cement Company was held yesterday evening, at Phair’s Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet. This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick
proposed, and Mr. James Moore seconded, the adoption of the directors' report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that after paying a dividend at the rate of 10 per cent, they could afford to divide a bonus of £1,500, the reserve fund standing at £3,000. On the motion of Mr. James Moore, seconded by Mr. Alexander Dick, the directors' remuneration was increased to £200 a year amongst them. Councillor Richardson moved, Mr. James Moore seconded, and it was resolved, to increase the salary of the manager, Mr. George Baker, by £50 a year.'

Lewis, M. Australian Architecture Index: ('72656 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC City of Melbourne registration no 2443 [Burchett Index]. Fee 1.00 brick & wood workshop Spencer cnr Jeffcott 1868 02 12')

‘72801 Owner: Dick, Alexander - 158 Spencer St Builder: Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27’

i-Heritage search results: Abstract of Building Identification Form (BIF)

607 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

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Notable features include the verandah roof and structure and unpainted decorative brickwork. A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre.

Integrity - What presumably were timber picket front fences have been replaced.

Streetscape - An isolated, but long row creating in itself, a streetscape.

Statement of Significance

Architecturally, of a common type but extensive in size and prominent in the street, of local importance.

Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommended Alterations
Fences replaced (inappropriate - reinstate original design or sympathetic alternative) Bricks part painted (inappropriate - remove by approved method)

Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Sands & McDougall Directory of Victoria
1893
599 Mullery, Michael
601 Kelly, Henry
603 Gregory, Thomas
605 Vacant
607 Moore, John
609 Cleary,-
611 Ling, Frederick
613 McCoy, Robert
615 Nicholls, Mrs I.
631 McVitty & Co,turbmer
633 Grant, William

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites
599-615 Spencer Street
1867, 1985-8: 1879, 2775-82; 1896-97, 174-81; 1881 - 82, 2819; 1877, 2585

North and West Melbourne Conservation Study (1983) 599-615 SPENCER STREET

History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

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Streetscape - An isolated, but long row creating in itself, a streetscape.

Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance.

Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.
SURVEYED PLACES

Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Property number: 111166

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed grading: D

Existing Streetscape Level: 2  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era?

☑ Victorian-era  ☐ Interwar

☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value

☐ Scientific value  ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

608 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information

Graeme Butler & Associates 2015: Appendix 2: 1017
**SURVEYED PLACES**

Architectural Style: Early Victorian
Period: 1850-75 - Early Victorian

**Construction Date**

**Source for Construction Date**

**Architect**

Builder: Not Assessed

**First Owner**

**Integrity** Fair

**Condition** Fair

**Original Building Type** Residence

**History** Not Assessed

**Description/Notable Features**

Notable features include the verandah decoration and verandah roof and structure. Verandah detail (brackets, fringe) new (No.60 Statement of Significance Not Assessed

**Recommended Alterations**

Door glazed, verandah detail new (sympathetic - reinstate original design) Fence replaced (inappropriate - reinstate original design or sympathetic alternative)

**Property number:** 108917

---

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2  

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

**Creation date (if available)?** 1879

**Creation era?**

- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contriubitory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

MMBW  
DP706 1895

**Newspapers:**

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i-Heritage search results: Abstract of Building Identification Form (BIF)
609 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Early Victorian
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Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander's son. The many tenants were transient, such as Hugh O'Brien, William Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

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Integrity - What presumably were timber picket front fences have been replaced.

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Recommended Alterations
Fences replaced (inappropriate - reinstate original design or sympathetic alternative) Bricks part painted (inappropriate - remove by approved method)

Recommendations - Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

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cites
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1867, 1985-8: 1879, 2775-82; 1896-97, 174-81; 1881 - 82, 2819; 1877, 2585

North and West Melbourne Conservation Study (1983) 599-615 SPENCER STREET

History
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Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance.

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SURVEYED PLACES

Recommendations: Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Property number: 111167

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level: 2</td>
<td>Proposed Streetscape Level: 2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

Creation date (if available)? 1879

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Early Victorian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

MMBW
DP706 1895
No iron fences shown

Newspapers:

The Argus': 9/8/1884
'The half yearly meeting of the Melbourne Builders' Lime and Cement Company was held yesterday evening, at Phair's Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet. This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick
proposed, and Mr. James Moore seconded, the adoption of the directors' report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that after paying a dividend at the rate of 10 per cent, they could afford to divide a bonus of £1,500, the reserve fund standing at £3,000. On the motion of Mr. James Moore, seconded by Mr. Alexander Dick, the directors' remuneration was increased to £200 a year amongst them. Councillor Richardson moved, Mr. James Moore seconded, and it was resolved, to increase the salary of the manager, Mr. George Baker, by £50 a year.

Lewis, M. Australian Architecture Index: ('72656 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC City of Melbourne registration no 2443 [Burchett Index]. Fee 1.0.0 brick & wood workshop Spencer cnr Jeffcott 1868 02 12')

'72801 Owner: Dick, Alexander - 158 Spencer St Builder: Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27'

i-Heritage search results: Abstract of Building Identification Form (BIF)
611 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander's son. The many tenants were transient, such as Hugh O'Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

Description/Notable Features
Notable features include the verandah roof and structure and unpainted decorative brickwork. A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre.

Integrity - What presumably were timber picket front fences have been replaced. Streetscape - An isolated, but long row creating in itself, a streetscape.

Statement of Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommended Alterations
Fences replaced (inappropriate - reinstate original design or sympathetic alternative) Bricks part painted (inappropriate - remove by approved method)

Recommendations - Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Sands & McDougall Directory of Victoria
1893
599 Mullery, Michael
601 Kelly, Henry
603 Gregory, Thomas
605 Vacant
607 Moore, John
609 Cleary,-
611 Ling, Frederick
613 McCoy, Robert
615 Nicholls, Mrs J.
631 McVitty & Co, turlbrmer
633 Grant, William

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
599-615 Spencer Street
1867, 1893-8: 1879, 2775-82; 1896-97, 174-81; 1881 - 82, 2819; 1877, 2585

North and West Melbourne Conservation Study (1983)
599-615 SPENCER STREET

History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander's son. The many tenants were transient, such as Hugh O'Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

Description
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Integrity - What presumably were timber picket front fences have been replaced. Streetscape - An isolated, but long row creating in itself, a streetscape.

Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local
SURVEYED PLACES

Recommendations: Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Property number: 111168

Survey Notes:

Numbers 614, 612 Spencer Street retain distinctive Queen Anne revival parapets but verandah and front facades replaced, reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: D

Existing Streetscape Level: -  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era?

☑ Victorian-era  ☐ Early Victorian-era

☐ Edwardian-era  ☐ Interwar

☑ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☐ Historical value

☐ Scientific value  ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Hermes
Ungraded building included within a Heritage Precinct.

Heritage Places Inventory June 2015
No listing.

i-heritage
No listing

North and West Melbourne Conservation Study (1983)
No listing

MMBW
DP705, 1895
612, 614 shown with front gardens, orchard adjoining 614

**Property number:** 108916

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** D
- **Proposed Grading:** C

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1879
- **Creation era?**
  - Early Victorian-era
  - Not assessed for heritage values

**What are the heritage values of the place (if any)?**
- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**
- **HO3 North & West Melbourne Precinct**
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
- MMBW DP706 1895
- No iron fences shown

**Newspapers:**
- The Argus': 9/8/1884
- 'The half yearly meeting of the Melbourne Builders' Lime and Cement Company was held yesterday evening, at Phair's Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick
proposed, and Mr. James Moore seconded, the adoption of the directors' report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that after paying a dividend at the rate of 10 per cent, they could afford to divide a bonus of £1,500, the reserve fund standing at £3,000. On the motion of Mr. James Moore, seconded by Mr. Alexander Dick, the directors' remuneration was increased to £200 a year amongst them. Councillor Richardson moved, Mr. James Moore seconded, and it was resolved, to increase the salary of the manager, Mr. George Baker, by £50 a year.'

Lewis, M. Australian Architecture Index: ('72656 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC City of Melbourne registration no 2443 [Burchett Index]. Fee 1.0.0 brick & wood workshop Spencer cnr Jeffcott 1868 02 12' '72801 Owner: Dick, Alexander - 158 Spencer St Builder: Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27')

i-Heritage search results: Abstract of Building Identification Form (BIF)
613 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few. Description/Notable Features
Notable features include the verandah roof and structure and unpainted decorative brickwork. A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre.
Integrity - What presumably were timber picket front fences have been replaced. Streetscape - An isolated, but long row creating in itself, a streetscape.
Statement of Significance

Architecturally, of a common type but extensive in size and prominent in the street, of local importance.
Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommended Alterations
Fences replaced ( inappropriate - reinstate original design or sympathetic alternative) Bricks part painted ( inappropriate - remove by approved method)
Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Sands & McDougall Directory of Victoria
1893
599 Mullery, Michael
601 Kelly, Henry
603 Gregory, Thomas
605 Vacant
607 Moore, John
609 Cleary,-
611 Ling, Frederick
613 McCoy, Robert
615 Nicholls, Mrs I.
631 McVitty & Co, turbrmer
633 Grant, William

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites
599-615 Spencer Street
1867, 1985-8: 1879, 2775-82; 1896-97, 174-81; 1881 - 82, 2819; 1877, 2585

North and West Melbourne Conservation Study (1983) 599-615 SPENCER STREET

History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few. Description
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West Melbourne Heritage Review

SURVEYED PLACES

importance.

Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Property number: 111169

Spencer Street 614

Survey Notes:

Numbers 614, 612 Spencer Street retain distinctive Queen Anne revival parapets but verandah and front facades replaced, reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era?
- Victorian-era
- Edwardian-era

What are the heritage values of the place (if any)?

☑ Aesthetic value
☑ Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Hermes
'Ungraded building included within a Heritage Precinct'

i-heritage, Heritage Places Inventory June 2015
No listing

North and West Melbourne Conservation Study (1983)
No listing

MMBW
DP705, 1895
612, 614 shown with front gardens, orchard adjoining 614
**Property number:** 108915

**Spencer Street 615**  
**Yarra Cottages, part 599-615 Spencer Street**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1879
- **Creation era:**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revisit Heritage Places Inventory July 2015.

**References (if any):**

- **MMBW**
  - DP706 1895

**Newspapers:**

- The Argus': 9/8/1884
- The half yearly meeting of the Melbourne Builders' Lime and Cement Company was held yesterday evening, at Phair's Hotel Mt Samuel Amess, who presided, moved the adoption of the balance sheet This was seconded by Mr. Kenneth Gunn and agreed to. Mr. Alexander Dick
SURVEYED PLACES

proposed, and Mr. James Moore seconded, the adoption of the directors' report, which was carried unanimously. The report stated that the business of the company had been exceedingly good during the last half-year, so that after paying a dividend at the rate of 10 per cent, they could afford to divide a bonus of £1,500, the reserve fund standing at £3,000. On the motion of Mr. James Moore, seconded by Mr. Alexander Dick, the directors' remuneration was increased to £200 a year amongst them. Councillor Richardson moved, Mr. James Moore seconded, and it was resolved, to increase the salary of the manager, Mr. George Baker, by £50 a year.'

Lewis, M. Australian Architecture Index:
(‘72656 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC City of Melbourne registration no 2443 [Burchett Index]. Fee 1.00 brick & wood workshop Spencer cnr Jeffcott 1868 02 12’)
‘72801 Owner: Dick, Alexander - 158 Spencer St Builder: Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27’

i-Heritage search results: Abstract of Building Identification Form (BIF)
615 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, Isabella Nicholls, to name but a few.
Description
A parapeted, single storey row of nine coloured brick and stucco houses, possessing cast iron decorated verandahs and stuccoed, corniced chimneys. A segment arched entablature, flanked by urns on pinnacles, occupies the parapet centre. Integrity - What presumably were timber picket front fences have been replaced.
Streetscape - An isolated, but long row creating in itself, a streetscape.
Statement of Significance Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.

Recommended Alterations Fences replaced (inappropriate - reinstate original design or sympathetic alternative) Bricks part painted (inappropriate - remove by approved method) Recommendations- Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Sands & McDougall Directory of Victoria
1893
599 Mullery, Michael
601 Kelly, Henry
603 Gregory, Thomas
605 Vacant
607 Moore, John
609 Cleary,-
611 Ling, Frederick
613 McCoy, Robert
615 Nicholls, Mrs I.
631 McVitty & Co, turbrmer
633 Grant, William

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cites
599-615 Spencer Street
1867, 1895-8: 1879, 2775-82; 1896-97, 174-81; 1881-82, 2819; 1877, 2585

North and West Melbourne Conservation Study (1983)
599-615 SPENCER STREET

History
These row houses were built in two separate stages by and for Alexander Dick, who was a carpenter. Nos. 599 to 607 Spencer Street were built in 1867, with Alexander Dick himself living in No.599 for the first ten years, the other four houses were added in 1879 and were all leased, first by Alexander, then after 1890, by John Dick, an estate agent of Collins Street, and probably Alexander’s son. The many tenants were transient, such as Hugh O’Brien, Thomas Hoare, William Bailey, James and Isabella Nicholls, to name but a few.

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Streetscape - An isolated, but long row creating in itself, a streetscape.
Significance
Architecturally, of a common type but extensive in size and prominent in the street, of local importance. Historically, Alex Dick exemplifies the developer-builder who converts his builders yard to house lots, of local importance.
**Surveyed Places**

**Recommendations**: Replace picket fence (arrow head or original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

**Property number**: 111170

---

**Spencer Street  616**

**Union Trustee Company row houses, part 616-618 Spencer Street**

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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level**: 2

**Proposed Streetscape Level**: 2

---

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1901</td>
</tr>
</tbody>
</table>

**Creation era**

- [ ] Victorian-era
- [ ] Interwar
- [x] Edwardian-era
- [ ] Early Victorian-era
- [ ] Post WW2

---

**What are the heritage values of the place (if any)?**

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

---

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

---

**What are the historic themes represented by the place?**

8.2 Housing the population

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**Recommendations (if any)**

None.

---

**References (if any):**

**Newspapers:**

- 'The Age' (Melbourne, Vic. : 1854 - 1954)  Thursday 7 May 1896
- 'DUX BICYCLES. The Largest Factory in Australia. Machines Built to suit Purchasers. Prices from £20, cash or terms. Dux -Successes are Unequalled. Ridden by J. C. Fitzgerald, D. J. Kirk, Geo. Carpenter, E. A. O. Ferryman.'
The result was a half. Time Simmons, 70 yds., 1; Rivers, 90 yds., 2:

A SUCCESSFUL CELEBRATION...

"EIGHT HOURS SPORTS AT ECHUCA
April 1904

"THE WHEEL RACE.
Melbourne, February 10.
The postponement A.N.A. fete, 'which is annually held on Foundation Day, began yesterday afternoon. Bicycle and other sports were held at the Exhibition Oval both in the afternoon and evening, including heats in the great A.N.A. Wheel Race, which, next to the Austral, is about the biggest cycling event in the world. Fully 25,000 people were present, and the following are the results of 'die most important events, most of which will be completed to-morrow afternoon and night:

FEDERATION HANDICAP.
One mile
H. Millington, 70 yds..1
J. C. 'Fitzgerald, 75 yds. 2.‟

"Bendigo Advertiser' (Vic. : 1885 - 1918) Thursday 21 April 1904

"EIGHT HOURS SPORTS AT ECHUCA
A SUCCESSFUL CELEBRATION...
Eight Hours' Wheel Race, one mile.—The starters in the final were:—A.D. Simmons, H. O. Rivers, J. C. Fitzgerald, E. M'Donough, J Smith, F. ..., A. J. Clark ... The result was—Simmons, 70 yds., 1; Rivers, 90 yds., 2; Fitzgerald. 140 yds., 3. Won by a length and a half. Time—2 min. 5 sec. Lap Dash.—J. C. Fitzgerald, 35 yds.; 1; E. M'Donnough, 30 yds., 2; ...

Electoral Rolls
1903, 1909
John Charles Fitzgerald 604 Spencer St bicycle maker with Honora and Catherine H.D. 1931 only Honora lives here

Probate
"Honora Fitzgerald Spinster West Melbourne 29 Jun 1935 272/150 VPRS 28/P3, unit 2708; VPRS 7591/P2, unit 954”

i-Heritage search results: Abstract of Building Identification Form (BIF)
616 SPENCER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study; Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Edwardian

Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the verandah, brick and render finishes and fence. Unusual form.
Statement of Significance Not Assessed
Recommended Alterations Verandah detail
( inappropriate - reinstate original design or sympathetic alternative)

MMBW
DP705, 1895 shown as orchard

Lewis, M. Australian Architecture Index:
'72816 McLean, Thomas -122 Berkeley St Carlton Union Trustee Co West Melbourne VIC City of Melbourne registration no 8336 [Burchett Index]. Fee 5.15.0 build 2 cottages 616/18 additions to 3 cottages 620/24/26; alterations Hyndman & Bates 1901 07 19 Architect/s
Hyndman & Bates
Owner Union Trustee Co
Builder McLean, Thomas -122 Berkeley St Carlton’

eMelbourne web site 2015
Trustee Companies
Towards the end of the 19th century, as the gold-rush generation died, an opportunity arose for companies to administer deceased estates. William Templeton issued a prospectus for the Trustees Executors & Agency Co. Ltd in 1878, but the company's commencement was delayed until the passage of a special Act of Parliament in 1879. The novelty of the concept and considerable controversy surrounding aspects of the company's articles of association notwithstanding, four new firms followed: the Perpetual Executors' and Trustees' Association of Australia Limited and the Union Trustees, Executors and Administrators' Co. Ltd were both established on 8 December 1885, and the National Trustees, Executors, & Agency Co. of Australasia Ltd and the short-lived Colonial Permanent Trustees, Executor & Agency Co. Ltd were formed in late 1887. These trustee companies - whose offices were in the heart of the financial district west of Elizabeth Street, mostly in either Collins Street or Queen Street - were important participants in the investment market, particularly before World War II. Restricted by government regulation to government securities and mortgages, they were run conservatively by boards drawn from the banking and insurance industries. The four Melbourne firms had a disproportionate share of the national industry up to the end of World War I, despite the emergence of provincial and interstate competitors. There was little change until the early 1960s, when the Union and the National absorbed smaller rivals, while the Perpetual became part of the new Sydney-based Perpetual Trustees, comprising Victorian, New South Wales and Queensland partners. The industry was rocked in 1983 when the oldest and most prestigious firm, Trustees Executors & Agency, failed after abandoning its conservative investment practices to make
SURVEYED PLACES

a disastrous foray in the volatile property market.
D.T. MERRETT

Sands & McDougall Directory of Victoria
1925
608 Doyle, Roy
612 O’Loghlin, Mrs Sento
614 Cameron, Mrs Mary
616 McGregor, Alexr.
618 Russell, Augustus J.
620 McDonald, John

1915
608 McNamara, John
612 McDonald, Wm, F.
614 Saw. Thomas J.
616 O’Neill. Mrs Cath.
618 Thomas. Percy
620 Lynch. Mrs M. J.

1910
614 Coombes, Robert
616 Anderson, Andrew
618 Arbuthnot. John
620 Page, Mrs Minnie

1904
602 Smith, Edwd., btmk
604 Fitzgerald, John C
606 Flannery. Patrick
608 Jones, Frederick
Right-of-way
612 Hornidge, Wm.
614 Stewart, Charles
616 Wilson, Charles
618 Griffiths, Wm. M.

1893
602 Hepburn. Walter, btuir
604 Fitzgerald, John
606 Vacant
608 Vacant
612 Davison, Mrs Bridge
614 Dawson, Henry
620 Bowie, Robert
624 Pearce, Alfred
628 Hall, Albert
610 Powell, Mrs Martha

City of Melbourne Valuers Books
1915, 205- John C Fitzgerald  owner of 616-626, 94x100’, BH
616 Catherine O’Neill 618 Thos Percy BH 5 rooms,
£30/29

1900, 242
(Bowie Trustees x-out to Union Trustees 626, 620)
land owned by Bowie Trustees x-out to Union Trustees
(Coates 614)

1902, 241 -
(DeCourcy -630)
Union Trustee Company r owns 616-626 (pencilled in),
94x100’, BH
616 Hamish Dixon, 618 Griffiths

Property number:  108914

Spencer Street  617-643

Survey Notes:
Not assessed. Stone party wall embedded in side wall of
adjoining new building at west end of site (649); bricks
painted over on side wall of earlier building behind new
facades.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  -  Proposed Grading:  -

Existing Streetscape Level:  -  Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)?  1987
(redevelopment)

Creation era?  -
Victorian-era
Edwardian-era  ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct

☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
‘A warehouse and office complex of 5073 m2. Consisting
of one two storey and four single storey concrete
buildings and one three storey brick building with ground
level parking. Built and subdivided in 1987. Incorporated
are some refurbished Edwardian warehouses.’

MMBW
DP706 1895 shows: row houses 633-643 Spencer Street
and building 'subway' and 'Saw Mill' to east side, with
large land area, stable and saw mill to rear of site;
adjoining row house (stone wall) is '645'

Sands & McDougall Directory of Victoria
1942
617-631 White Crow food products
633- (residential)

1910
617 Reid, T. R., & Sons, sauce mnfrs
638 Grant, William
635 Arblaster, Mrs Mrgt.
837 White, Edward M.
641 O’Brien, Mrs Ellen
643 Carey, Henry
645 Walsh, John, confr.
647 Bates. John, btmkr

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1901
Creation era?
☑ Edwardian-era
☐ Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Newspapers:
‘The Age’ (Melbourne, Vic.: 1854 - 1954) Thursday 7 May 1896
‘DUX BICYCLES.
The Largest Factory in Australia.
Machines Built to suit Purchasers.
Prices from £20, cash or terms.
Dux -Successes are Unequalled.
Ridden by J. C. Fitzgerald, D. J. Kirk, Geo. Carpenter,
E. A. O. Ferryman.
SURVEYED PLACES

DUX CYCLE COMPANY,
562-4 Collins-street, Melbourne.'


' MARTIN wins the 10 Mile Championship at Sydney on a DUX. J. C. FITZGERALD gains Fastest Time on Saturday in the Fernstide Road Race on a DUX. The DUX is the leading Colonial Machine and the Model for all others...

'The Advertiser' (Adelaide, SA : 1889 - 1931) Monday 11 February 1901

CYCLING IN MELBOURNE. ANA. FÊTE.

THE WHEEL RACE.

Melbourne, February 10.
The postponed A.N.A. fête, 'which is annually held on Foundation Day, began yesterday afternoon. Bicycle and other sports were held at the Exhibition Oval both in the afternoon and evening, including heats m the great A.N.A. Wheel Race, which, next to the Austral, is about the biggest cycling event in the world. Fully 25,000 people were present, and the following are the results of 'die most important events, most of which will be completed to-morrow afternoon and night:

FEDERATION HANDICAP.
One mile
First Semi-final.
H. Millington, 70 yds ..J.
J. C. 'Fitzgerald, 75 yds. 2 ..'

'Bendigo Advertiser' (Vic. : 1855 - 1918) Thursday 21 April 1904

'EIGHT HOURS SPORTS AT ECHUCA
A SUCCESSFUL CELEBRATION...

Eight Hours' Wheel Race, one mile. —The starters in the final were:—A.D. Simmons, H. O. Rivers, J. C. Fitzgerald, E. M'Donough, J Smith, F .... A. J. Clark ... The result was—Simmons, 70 yds., 1; Rivers, 90 yds., 2; Fitzgerald. 140 yds., 3. Won by a length and a half. Time—2 min. 5 sec. Lap Dash.—J. C. Fitzgerald, 35 yds., 1; E. M'Donnough, 30 yds., 2 ...

Electoral Rolls

1903, 1909
John Charles Fitzgerald 604 Spencer St bicycle maker with Honora and Catherine H.D.
1931 only Honora lives here

Probate

'Honora Fitzgerald Spinster West Melbourne 29 Jun 1935 272/150 VPRS 28/P3, unit 2708; VPRS 7591/P2, unit 954'

i-Heritage search results: Abstract of Building Identification Form (BIF)
618 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Edwardian

Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features Notable features include the verandah and brick and render finishes.
Statement of Significance Not Assessed
Recommended Alterations Fence ( inappropriate - reinstate original design or sympathetic alternative)

MMBW

DP705, 1895 shown as orchard

Lewis, M. Australian Architecture Index:
Edwardian-era house pairs in this part of Spencer Street:
'13 07 1906 City of Melbourne registration no 121 [Burchett Index]. Fee 3.10.0 two brick cottages; Architect/s Leith, G B Owner Fourth Victoria Building Society Builder Gamlin Bros - Church & Kent Sts Richmond'

see also

'72816 McLean, Thomas -122 Berkeley St Carlton Union Trustee Co West Melbourne VIC City of Melbourne registration no 8336 [Burchett Index]. Fee 5.15.0 build 2 cottages 616/18 additions to 3 cottages 620/24/26; alterations Hyndman & Bates 1901 07 19'

'Architect/s
Hyndman & Bates
Owner Union Trustee Co
Builder McLean, Thomas -122 Berkeley St Carlton'

Sands & McDougall Directory of Victoria 1925
608 Doyle, Roy
612 O’Loghlin, Mrs Sento
614 Cameron, Mrs Mary
616 McGregor. Alexr.
618 Russell, Augustus J.
620 McDonald, John

1915
608 McNamara, John
612 McDonald. Wm, F.
614 Saw. Thomas J.
616 O’Neill. Mrs Cath.
618 Thomas. Percy
620 Lynch. Mrs M. J.

1910
614 Coombes, Robert
616 Anderson, Andrew
618 Arbuthnot. John
620 Page, Mrs Minnie

1904
602 Smith, Edwd., btmk
604 Fitzgerald. John C
606 Flannery. Patrick
608 Jones, Frederick
### Survey Notes:

Distinctive early form - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
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<tr>
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<tbody>
<tr>
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<td>Early Victorian-era</td>
</tr>
</tbody>
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### What are the heritage values of the place (if any)?

- Historical value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any): i-Heritage search results: Abstract of Building Identification Form (BIF)

- Building and History Information
  - HO3 North & West Melbourne Precinct
    - Contributory to precinct
    - Not significant or contributory
  - Significant individually
    - Proposed for a Heritage Overlay

---

**Surveyed Places**

**City of Melbourne Valuers Books**

1915, 205- John C Fitzgerald  owner of 616-626, 94x100', BH
616 Catherine O’Neill 618 Thos Percy BH 5 rooms, £30/29

1900, 242
(Bowie Trustees x-out to Union Trustees 626, 620)
land owned by Bowie Trustees x-out to Union Trustees (Coates 614)

1902, 241 -
(DeCourcy -630)
Union Trustee Company r owns 616-626 (pencilled in), 94x100', BH
616 Hamish Dixon, 618 Griffiths

**Property number:** 108913

**Surveyed Places**

**Right-of-way**

612 Hornidge, Wm.
614 Stewart, Charles
616 Wilson, Charles
618 Griffiths, Wm. M.

1893
602 Hepburn. Walter, btuir
604 Fitzgerald, John
606 Vacant
608 Vacant
612 Davison, Mrs Bridget
614 Dawson, Henry
620 Bowie, Robert
624 Pearce, Alfred
628 Hall, Albert
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### What are the heritage values of the place (if any)?

- Historical value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any): i-Heritage search results: Abstract of Building Identification Form (BIF)

- Building and History Information
  - HO3 North & West Melbourne Precinct
    - Contributory to precinct
    - Not significant or contributory
  - Significant individually
    - Proposed for a Heritage Overlay

---

**Surveyed Places**

**Right-of-way**

612 Hornidge, Wm.
614 Stewart, Charles
616 Wilson, Charles
618 Griffiths, Wm. M.

1893
602 Hepburn. Walter, btuir
604 Fitzgerald, John
606 Vacant
608 Vacant
612 Davison, Mrs Bridget
614 Dawson, Henry
620 Bowie, Robert
624 Pearce, Alfred
628 Hall, Albert
610 Powell, Mrs Martha

**City of Melbourne Valuers Books**

1915, 205- John C Fitzgerald  owner of 616-626, 94x100', BH
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1900, 242
(Bowie Trustees x-out to Union Trustees 626, 620)

land owned by Bowie Trustees x-out to Union Trustees (Coates 614)

1902, 241 -
(DeCourcy -630)

Union Trustee Company r owns 616-626 (pencilled in), 94x100', BH
616 Hamish Dixon, 618 Griffiths

**Property number:** 108913

---

### Survey Notes:

Distinctive early form - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

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### What are the heritage values of the place (if any)?

- Historical value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any): i-Heritage search results: Abstract of Building Identification Form (BIF)

- Building and History Information
  - HO3 North & West Melbourne Precinct
    - Contributory to precinct
    - Not significant or contributory
  - Significant individually
    - Proposed for a Heritage Overlay

SURVEYED PLACES

Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the verandah (added).

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1837-1875
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
MMBW
DP705 1895: shows no verandah, part 620-626?

Lewis, M. Australian Architecture Index:
'72816 McLean, Thomas -122 Berkeley St Carlton Union Trustee Co West Melbourne VIC City of Melbourne registration no 8336 [Burchett Index]. Fee 5.15.0 build 2 cottages 616/18 additions to 3 cottages 620/24/26; alterations Hyndman & Bates 1901 07 19
Architect/s
Hyndman & Bates
Owner Union Trustee Co
Builder McLean, Thomas -122 Berkeley St Carlton'

Property number: 108912
SURVEYED PLACES

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the verandah (added) and slate finishes. Central bay resembles No.620.
Statement of Significance
Not Assessed
Recommended Alterations
New door ( sympathetic - no recommendations ) Fence ( inappropriate - no recommendations)
Other Comments

Lewis, M. Australian Architecture Index:
'72816 McLean, Thomas -122 Berkeley St Carlton Union Trustee Co West Melbourne VIC City of Melbourne registration no 8336 [Burchett Index]. Fee 5.15.0 build 2 cottages 616/18 additions to 3 cottages 620/24/26; alterations Hyndman & Bates 1901 07 19
Architect/s
Hyndman & Bates
Owner Union Trustee Co
Builder McLean, Thomas -122 Berkeley St Carlton'

Property number:  108911

Spencer Street  626

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D  Proposed Grading:  D

What date or era does the place express (if any)?
Creation date (if available)?  1837-1875
Creation era?
☑ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
MMBW
DP705 1895: shows no verandah, part 620-626?
i-Heritage search results: Abstract of Building Identification Form (BIF)
626 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
**Spencer Street 630**

**Survey Notes:**
Corner site to lane, adding prominence. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D |
| Proposed Grading: | D |

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1900-1918 |
| Creation era? | 
| Victorian-era | ✓ |
| Edwardian-era | ✓ |

**What are the heritage values of the place (if any)?**

- Historical value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF) 
630 SPENCER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

**Lewis, M. Australian Architecture Index:**

‘72816 McLean, Thomas -122 Berkeley St Carlton Union Trustee Co West Melbourne VIC City of Melbourne registration no 8336 [Burchett Index]. Fee 5.15.0 build 2 cottages 616/18 additions to 3 cottages 620/24/26; alterations Hyndman & Bates 1901 07 19
Architect/s
Hyndman & Bates
Owner Union Trustee Co
Builder McLean, Thomas -122 Berkeley St Carlton’

**Property number:** 108910
**Spencer Street** 632

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: D
  - Proposed Grading: D

- **What date or era does the place express (if any)?**
  - Creation date (if available): 1900-1918
  - Creation era?
    - [✓] Victorian-era
    - [ ] Early Victorian-era
    - [ ] Interwar
    - [ ] Post WW2

- **What are the heritage values of the place (if any)?**
  - [ ] Aesthetic value
  - [✓] Historical value
  - [ ] Scientific value
  - [ ] Social value
  - [ ] Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - HO3  North & West Melbourne Precinct
    - [✓] Contributory to precinct
    - [ ] Not significant or contributory
    - [ ] Significant individually
    - [ ] Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**
  - 8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 632 SPENCER STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
### Surveyed Places

**Spencer Street  634**

**Property number:** 108908

<table>
<thead>
<tr>
<th>Survey Notes:</th>
<th>Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</th>
</tr>
</thead>
</table>
| Creation era? | 1900-1918  
- Victorian-era  
- Edwardian-era |
| Creation date (if available)? | 1900-1918 |
| What is the heritage grading (A-D, 1-3) of the place (if any)? | Existing grading: D  
- Proposed Grading: D |
| What date or era does the place express (if any)? |  
- Early Victorian-era  
- Interwar  
- Post WW2 |
| What are the heritage values of the place (if any)? |  
- Aesthetic value  
- Scientific value  
- Social value  
- Not assessed for heritage values |
| Is the place in a Heritage Overlay? | HO3 North & West Melbourne Precinct  
- Contributory to precinct  
- Not significant or contributory  
- Significant individually  
- Proposed for a Heritage Overlay |
| What are the historic themes represented by the place? |  
- 8.2 Housing the population |
| Recommendations (if any) | None. |

**Sources:**
- i-Heritage search results: Abstract of Building Identification Form (BIF)
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted Building and History Information
### Surveyed Places

**Architectural Style:** Victorian  
**Period:** 1876-99 - Victorian  
**Construction Date:**  
**Source for Construction Date:**  
**Architect:**  
**Builder:** Not Assessed  
**First Owner:**  
**Integrity:** Fair  
**Condition:** Fair  
**Original Building Type:** Residence  
**History:** Not Assessed  
**Description/Notable Features:** Not Assessed  
**Statement of Significance:** Not Assessed  
**Recommended Alterations:** Fence (sympathetic - no recommendations)  
Chimneys (inappropriate - reinstate original design or sympathetic alternative)  

**MMBW DP705 1895:** shows different building, vacant  

**Property number:** 108907

---

**Spencer Street 636**

**Survey Notes:**  
Notable fence replaced, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**  
**Existing grading:** D  
**Proposed Grading:** D

**Existing Streetscape Level:** 2  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**  
**Creation date (if available):** 1900-1918  
**Creation era:**  
- Victorian-era  
- Edwardian-era  

---

**What are the heritage values of the place (if any)?**  
- **Historical value**  
- **Social value**  
- **Aesthetic value**  
- **Scientific value**  

---

**Is the place in a Heritage Overlay?**  
- **HO3 North & West Melbourne Precinct**  
- **Contributory to precinct**  
- **Significant individually**  
- **Not significant or contributory**  
- **Proposed for a Heritage Overlay**

---

**What are the historic themes represented by the place?**  
- 8.2 Housing the population

---

**Recommendations (if any):**  
- None

---

**References (if any):**  
i-Heritage search results: Abstract of Building Identification Form (BIF)  
636 SPENCER STREET WEST MELBOURNE 3003  
Heritage Grading  
Building Grading Streetscape Level  
Laneway Level D 2  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme Butler, no date  
Adopted
SURVEYED PLACES

West Melbourne Heritage Review

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the fence.
Statement of Significance Not Assessed
Recommended Alterations
Roof replaced (sympathetic - no recommendations)
Verandah frieze, chimneys (inappropriate - reinstate original design or sympathetic alternative)

North and West Melbourne Conservation Study (1983)
BIF 1991 shows different fence to existing

MMBW
DP705 1895: shows different building, vacant

Property number: 108906

Surveyed Places

Spencer Street 638 - 642 Lizzie Boan's house

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C Proposed Grading: B

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1909

Creation era?
☐ Victorian-era ☐ Early Victorian-era
☒ Edwardian-era ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☒ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☐ Contributory to precinct ☐ Not significant or contributory
☒ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Probate, VPRO
'Lizzie Boan Widow Ascot Vale 16 May 1923 189/174 VPRS 28/P3, unit 1326; VPRS 7591/P2, unit 674'
St Kilda, also late of 96 Kent Street, Ascot Vale- executor is son, Henry E Boan, civil servant of West Australia- real estate £900, £6 personal. 638-642 Spencer Street part CA18/M vol 2942, Fol 588364 50x80' five room brick villa with kitchen and conveniences, let at £1/10/- per week £900

i-Heritage search results: Abstract of Building Identification Form (BIF)
638 TO 642 SPENCER STREET WEST MELBOURNE 3003
SURVEYED PLACES

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the verandah and the render and brick finishes.
Statement of Significance Not Assessed
Recommended Alterations
Fence (inappropriate - reinstate original design or sympathetic alternative)

Victorian Heritage Database
G. B. Leith
FORMER METHODIST CHURCH 126-132A DEAKIN AVENUE
MILDURA 1912 (Victorian Heritage Register)

Australian Dictionary of Biography (ADB)
Roslyn F. Hunter, 'Haddon, Robert Joseph (1866–1929)', Australian Dictionary of Biography, National Centre of Biography, Australian National University

Lewis, M. Australian Architecture Index:
‘72628 Cottrell, R J & Son Boan, Lizzie West Melbourne VIC City of Melbourne registration no 1528 [Burchett Index]. Fee 2.10.0 brick dwelling. Builder’s Address: Golding St Canterbury Leith, G B 1909 08 26’
 desi
design as Leith

Electoral Rolls, 1903-1980
Victoria
1909 Balaclava St Kilda West: Boan, Lizzie 183 Fitzroy Street, St Kilda, no occupation
1912 6 Punt Road, Prahran, H.D.
1914 2 Graylings Avenue, St Kilda

Australia, Death Index, 1787-1985
‘Name: Lizzie Boan
Birth Year: abt 1839
Age: 84
Death Place: Malvern East, Victoria
Father’s name: Jas Bryan
Mother’s name: Brown
Registration Year: 1923
Registration Place: Victoria
Registration Number: 6529’

MMBW
DP705: vacant land

City of Melbourne Planning register

TP-2011-839 - Partial demolition and construction of alterations and additions to the rear of the existing dwelling. This application was made on 13th of October, 2011. Its status is “Plans Endorsed” and it was decided on 24th of August, 2012.

Sands & McDougall Directory of Victoria
1904 (no 638)
634 McGeehan, Mrs J. J.
636 Tait, Mrs Annie
Emma ter—
644 Barrett, M., dairym
646 Murphy, William

1910
632 Digney, Wm.
634 Goetz, Paul
636 Surtees, Michael
Vacant
644 Brennan, Mrs

1915
634 Burchell, Herbert J.
936 Surtees, Michael
638 Williamson, B. P.
644 Brennan, Mrs Annie

1920
634 Silcock, Chas.
636 Blades, Laurence
638 Kelly, Mrs Nellie
644 Brennan, Mrs Annie

1925
636 Blades, Laurence F
638 Kelly, Mrs Nellie
638 Kelly, Miss Mona mus tchr
644 Brennan, Mrs Annie

1930
630 Puttock, Thos. F.
632 Clarke, James
634 Woosnam, Geo. E.
636 Britt, Jno. J.
638 Bruce, Wm. A.
644 Brennan, Mrs Annie
646 Cooper, Geo. E.

City of Melbourne Valuers Books
1900, 2035-
Lizzie Boan land (638-642)
200 (638-642) Edward Williamson x-out to Nellie Kelly/
Lizzie BH 6 rooms, 33x129 Boan £38
(See adjoining owner: Mary W Talbot 636-630 BH 4 rooms 38x100 £26, £24 )

Property number: 108905
West Melbourne Heritage Review

SURVEYED PLACES

Spencer Street  644  Emma Terrace, part 644-650 Spencer Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level:  2  Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1875-1900

Creation era?  
☑ Victorian-era  ☐ Early Victorian-era
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
644 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler

Sands & McDougall Directory of Victoria
1904
Emma ter—
644 Barrett, M., dairy
646 Murphy, William
648 Walsh, John
650 Girwood, Joseph
Abbotsford st

Property number:  108904

Graeme Butler & Associates 2015: Appendix 2:  1042
**Survey Notes:**

Fence replaced with related picket as an enhancement - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What is the date or era does the place express (if any)?**

- Creation date (if available): 1875-1900
- Creation era:
  - Victorian-era
  - Interwar
  - Edwardian-era

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 646 SPENCER STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status

---

North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the verandah decoration (No. 650 differs).
Statement of Significance Not Assessed
Recommended Alterations
Fence replaced (inappropriate - reinstate original design or sympathetic alternative) Chimneys gone (inappropriate - reinstate original design)

**Sands & McDougall Directory of Victoria**

1904
Emma ter—
644 Barrett, M., dairym
646 Murphy, William
648 Walsh, John
650 Girwood, Joseph
Abbotsford st

**Property number:** 108903
**Surveyed Places**

**Spencer Street  648**

**Emma Terrace, part 644-650 Spencer Street**

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** D
- **Proposed grading:** D

What date or era does the place express (if any)?

- **Creation era:**
  - Victorian-era
  - Edwardian-era
- **Creation date:** 1875-1900

What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

Is the place in a Heritage Overlay?

- **HO3  North & West Melbourne Precinct**
  - Contributory to precinct
  - Not significant or contributory

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 648 SPENCER STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme

**References**

Sands & McDougall Directory of Victoria

1904

Emma ter—

644 Barrett, M., dairym
646 Murphy, William
648 Walsh, John
650 Girwood, Joseph

Abbotsford st

Property number: 108902

Graeme Butler & Associates 2015: Appendix 2: 1044
## Survey Notes:

Early Victorian-era stone party wall embedded in east side wall of building (was ‘645’ in 1895); refaced, sawtooth.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
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</tbody>
</table>

### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950s?</td>
<td></td>
</tr>
</tbody>
</table>

- Victorian-era
- Interwar
- Edwardian-era
- Post WW2

### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

### Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

None.

### References (if any):

- City of Melbourne online maps
  - 'Single storey brick building built 1940’s.’
  - 1945 aerial: row house, store attached?

- MMBW
  - DP706 1895 shows: row houses 633-643 and building ‘subway’ and ‘Saw Mill’ to east side, with large land area, stable and saw mill to rear of site; adjoining row house (stone wall) is ‘645’

- Sands & McDougall Directory of Victoria
  - 1942
West Melbourne Heritage Review

SURVEYED PLACES

Spencer Street 650 Emma Terrace, part 644-650 Spencer Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era? [X] Victorian-era [ ] Interwar [ ] Post WW2

What are the heritage values of the place (if any)?

[ ] Aesthetic value [X] Historical value
[ ] Scientific value [ ] Social value
[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

[ ] Contributory to precinct [ ] Not significant or contributory
[ ] Significant individually [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
650 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler

Graeme Butler & Associates 2015: Appendix 2: 1046
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Property number: 108900</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property number: 108884</td>
</tr>
</tbody>
</table>

**Spencer Street**

### Corner site - current poster use is unrelated to existing Heritage Overlay Area character but has been used as such since Edwardian-era.

#### Survey Notes:

- Creation date (if available): unknown
- Is the place in a Heritage Overlay? HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay
- What are the historic themes represented by the place? 5.5 Building a manufacturing industry
- Recommendations (if any): None.

#### References (if any):

- MBBW
  - DP705 c1895 shows detached house
- Sands & McDougall Directory of Victoria
  - 1915 shows hoarding there
  - 648 Lynch, Mrs Ellen
  - 650 Polosky, Frederick
  - HOARDING, A.A.Co 423
  - Abbotsford at
  - 660 Baxter, Mrs Annie
  - Dryburgh st

- City of Melbourne online maps
  - 'Single storey brick building. Primary landuse: Garage/Motor Vehicle Repairs.'
- Sands & McDougall Directory of Victoria
  - 1942
  - 645-649 Gordon, Chas. G., wool buyer
  - 653 Furness, Robt. J.
  - 655 Semple, Mrs E., grocer
  - 655 Semple, John
  - Abbotsford st

- Property number: 108884
### Surveyed Places

#### Spencer Street 655

**Survey Notes:**
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: -</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What streetscape level does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level: -</td>
</tr>
</tbody>
</table>

#### Survey Notes:

**Creation date (if available)?** 2007

**What date or era does the place express (if any)?**
- Creation era?
  - Post WW2
  - Victorian-era
  - Edwardian-era
  - Interwar

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct

- Contributory to precinct
  - Not significant or contributory

- Significant individually
  - Proposed for a Heritage Overlay

**Recommendations (if any)**
None.

**References (if any):**

- City of Melbourne online maps
  - 'A three storey brick residential building with ground level retail. Built and subdivided into one commercial and two residential units in 2007.'

- Property number: 108885

#### Spencer Street 660-676

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What streetscape level does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level: 3</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Victorian-era
- Post WW2

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct

- Contributory to precinct
  - Not significant or contributory

- Significant individually
  - Proposed for a Heritage Overlay

**Recommendations (if any)**

**References (if any):**

- Heritage Places Inventory July 2015

- Newspapers:
  - 'The Argus' (Melbourne, Vic. : 1848 - 1957)   Tuesday 10 November 1863
    - 'A GRAND BAZAAR of FANCY and USEFUL ARTICLES, to aid in the erection of a Primitive Methodist New Church, will be held In the Drill room, Eastern Hill'

  - 'The Age' (Melbourne, Vic. : 1854 - 1954)   Saturday 19
December 1863
‘CORNER STONE of the PRIMITIVE METHODIST NEW CHURCH, Lygon street, will be LAID by His Excellency, Sir Charles Darling, K.C.B., on TUESDAY, 22nd DECEMBER, at three o’clock, p.m. A Tea Meeting will be held in the Primitive Methodist Chapel, Latrobe street, east...’

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Wednesday 5 July 1882
‘The memorial stones of a new Primitive Methodist Church in West Melbourne were laid yesterday by Mr. C.J. Ham, Mayor of Melbourne. A large-concourse of people attended, and manifested their interest in a practical way. The monetary results of the day amounted to £120.’

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Tuesday 21 November 1882
‘TUCK POINTERS.— TENDERS wanted for PRIMITIVE METHODIST CHURCH, Spencer and Miller streets, West Melbourne’

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Saturday 2 December 1882
‘OPENING PRIMITIVE METHODIST CHURCH, Miller-street, West Melbourne. — To-morrow’

‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Friday 6 June 1884
‘Two sermons in connection with the twenty-fifth anniversary of the North Melbourne Wesleyan Church will be preached on Sunday. The Rev. J. W. Crisp will preach in the morning, and the Rev. H. Bath in the evening. The Rev. J. H. Shallberg the late respected pastor of the Brunswick Baptist Church is at present assisting the Rev. J. Logan in the Presbyterian Church, Sale...

Special services in connection with the opening of the new parsonage will be conducted on Sunday in the Primitive Methodist Church, Miller-street, West Melbourne. In the afternoon a service of song entitled “Billy Bray” will be rendered. On Monday a tea and public meeting will be held. The parsonage is a handsome building of two stories, constricted of brick with slate roof. Mr. George Sweet has completed the plastering and ornamental stucco in his usually finished manner.’

‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Friday 15 October 1886
‘WEST MELBOURNE, PRIMITIVE METHODIST CHURCH
‘The anniversary, services in connection with the Primitive Methodist Church, Miller-street, West Melbourne, were held on Sunday. last. The Rev. Wilberly preached in the morning, and in the afternoon a service of song entitled ‘Joseph’ was performed by the choir under the able leadership of Mr. H. Nutting, Miss Lodwick acting as organist, and the Rev. Mr. Walton as narrator. In the evening a sermon was preached by the Rev. S. Bracewell. A tea and public meeting was held in the church on Monday evening last. Mr. John Rae, of Port Melbourne, occupied the chair, and the building was well filled. The pastor of the church, Rev. Mr. Walton, said he had great pleasure in introducing the chairman to those present, and he was sure they all had an enjoyable evening before them.....’

‘North Melbourne Gazette’ (Vic. : 1894 - 1901) Friday 2 June 1899
‘Christian Endeavour Anniversary. WEST MELBOURNE METHODIST.

The Endeavour Society in connection with the Miller-street Primitive Methodist Church celebrated its anniversary last Sunday. Rev. G. H. Cole preached in the morning, and Mr W.A. Fowles, M.I.A., in the evening. Mr WV. Richards gave an afternoon address...After the tea a public meeting was held in the church, Mr A. W. Roberts in the chair. Stirring addresses were - given by the chairman, Rev. D. Provan, and Mr Harrison, the latter giving some touching experiences in his own history. Some hymns by the juniors and anthems from the choir constituted the musical portion of the programme.'

‘North Melbourne Gazette’ (Vic. : 1894 - 1901) Friday 20 October 1899
‘Concert and Gymnastic Display
An entertainment of the above character was given in the Primitive Methodist Church, of Miller-street, West Melbourne, on Thursday evening, October 12th. In the absence of Dr Lowe, the advertised chairman, Mr Betts presided.’

i-Heritage search results: Abstract of Building Identification Form (BIF)
660 TO 676 SPENCER STREET WEST MELBOURNE 3003 Heritage Gradings Building Grading Streetscape Level Laneway Level D 0
No further data.
c2004 Image shows previous colour scheme.

Heritage, no BIF

Victorian Heritage Database
E. McIver:
- PRESBYTERIAN UNION MEMORIAL CHURCH COMPLEX 49-61 Curzon Street And 2-22 Elm Street And 579-589 Queensberry Street North Melbourne, Victorian Heritage Register
- Glenara 10 Glenara Drive Bulla, Victorian Heritage Register
- Doneraile 15 Alma Road CAMBERWELL
- Presbyterian Churches (former) 212 Sydney Road, Brunswick,
- etc.

MMBW
DP705- 1895 shows as Primitive Methodist Church parsonage

Lewis, M. Australian Architecture Index:
‘72596 Thurgood, James - Errol St Hotham Primitive Methodist Church Trustees West Melbourne VIC City of Melbourne registration no 611 [Burchett Index]. Fee 2.10.0 residence for minister McIver, E 1883 11 29, Spencer near cnr Spencer & Abbotsford’
‘72840 Berry, Joseph - Abbotsford Primitive Methodist Church Trustees West Melbourne VIC City of Melbourne registration no 9253 [Burchett Index]. Fee 2.2.0 church Spencer near cnr Spencer & Miller 1882 06 21’

Primitive Methodist churches:
‘8809 VIC Primitive Methodist Church, Humffray St., designed by J. Buckle. 1860 10286 Carlton VIC Primitive Methodist Church, Carlton Cox, George Reilly 1862 12 10 10307 Carlton VIC Primitive Methodist Church, Carlton Cox, George Reilly 1863 11 24

Graeme Butler & Associates 2015: Appendix 2: 1049
Background history

Earliest members of the Methodist sect arrived in Port Phillip in 1840. The first Minister, Rev. John Hide who arrived in January 1850, conducted the first service held March 1850 in a small church in La Trobe Street, Melbourne. A Church in Heidelberg was built in 1854 and headquarters at a new Church was built in 1864 in Lygon Street, Carlton. Williamstown reputedly received the first protestant services outside of Melbourne town, in c.1838 (A Ackerly: cites Curtain, History of Williamstown [1889]). Reputedly, Charles Stone’s day school was used then as a chapel until a timber chapel and school house were provided on a reserve in Ann Street in 1841, when regular services began (Ada Ackerly queries Stone’s presence in the town pre 1841, and cites tenders called by Stone in 1841). Stone, an ardent Wesleyan, was a builder by trade and had come to Williamstown from Tasmania. In 1902, various sects of the Methodist and Wesleyan churches formed a union…'

Hobsons Bay Heritage Study, 2014

'Primitive Methodist Church
59-61 John Street, Williamstown
Background history

Earliest members of the Methodist sect arrived in Port Phillip in 1840. The first Minister, Rev. John Hide who arrived in January 1850, conducted the first service held March 1850 in a small church in La Trobe Street, Melbourne. A Church in Heidelberg was built in 1854 and headquarters at a new Church was built in 1864 in Lygon Street, Carlton. Williamstown reputedly received the first protestant services outside of Melbourne town, in c.1838 (A Ackerly: cites Curtain, History of Williamstown [1889]). Reputedly, Charles Stone’s day school was used then as a chapel until a timber chapel and school house were provided on a reserve in Ann Street in 1841, when regular services began (Ada Ackerly queries Stone’s presence in the town pre 1841, and cites tenders called by Stone in 1841). Stone, an ardent Wesleyan, was a builder by trade and had come to Williamstown from Tasmania. In 1902, various sects of the Methodist and Wesleyan churches formed a union…'
### Surveyed Places

#### Spencer Street 669 - 671

**Survey Notes:**
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: -</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: - | Proposed Streetscape Level: - |

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>unknown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

| HO3 North & West Melbourne Precinct |
| --- | --- |
| Contributory to precinct: | Not significant or contributory |
| Significant individually: | Proposed for a Heritage Overlay |

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
'2 storey brick building. Refurbished 2004.'

**Property number:** 108888

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#### Spencer Street 673 - 683

**Survey Notes:**
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: -</td>
</tr>
</tbody>
</table>

| Existing Streetscape Level: - | Proposed Streetscape Level: - |

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1950s-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scientific value</td>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

| HO3 North & West Melbourne Precinct |
| --- | --- |
| Contributory to precinct: | Not significant or contributory |
| Significant individually: | Proposed for a Heritage Overlay |

**What are the historic themes represented by the place?**

5.3 Developing a large, citybased economy

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
'A two storey brick warehouse/factory. Built around 1950 and refurbished in 1999.'

**Property number:** 108889
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Property Number</th>
<th>Survey Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spencer Street</td>
<td>685</td>
<td>Australian Workers Union</td>
</tr>
<tr>
<td>Survey Notes:</td>
<td></td>
<td>Not assessed.</td>
</tr>
<tr>
<td>What is the heritage grading (A-D, 1-3) of the place (if any)?</td>
<td></td>
<td>Existing grading: - Proposed Grading: -</td>
</tr>
<tr>
<td>What date or era does the place express (if any)?</td>
<td></td>
<td>Creation date (if available)? 1960-</td>
</tr>
<tr>
<td>What are the heritage values of the place (if any)?</td>
<td></td>
<td>Creation era? Early Victorian-era</td>
</tr>
<tr>
<td>Aesthetic value</td>
<td></td>
<td>Historical value</td>
</tr>
<tr>
<td>Scientific value</td>
<td></td>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
<td></td>
</tr>
<tr>
<td>What are the historic themes represented by the place?</td>
<td></td>
<td>5.3 Developing a large, city based economy</td>
</tr>
<tr>
<td>Recommendations (if any)</td>
<td></td>
<td>None.</td>
</tr>
<tr>
<td>References (if any):</td>
<td></td>
<td>City of Melbourne online maps</td>
</tr>
<tr>
<td>Property number:</td>
<td>108890</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Property Number</th>
<th>Survey Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spencer Street</td>
<td>693</td>
<td>Severn Cottage</td>
</tr>
<tr>
<td>Survey Notes:</td>
<td></td>
<td>Security shutter added to window since 1985, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</td>
</tr>
<tr>
<td>What is the heritage grading (A-D, 1-3) of the place (if any)?</td>
<td></td>
<td>Existing grading: D Proposed Grading: D</td>
</tr>
<tr>
<td>What date or era does the place express (if any)?</td>
<td></td>
<td>Creation date (if available)? 1875-1900</td>
</tr>
<tr>
<td>What are the heritage values of the place (if any)?</td>
<td></td>
<td>Creation era? Early Victorian-era</td>
</tr>
<tr>
<td>Aesthetic value</td>
<td></td>
<td>Historical value</td>
</tr>
<tr>
<td>Scientific value</td>
<td></td>
<td>Social value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
<td></td>
</tr>
<tr>
<td>What are the historic themes represented by the place?</td>
<td></td>
<td>8.2 Housing the population</td>
</tr>
<tr>
<td>Recommendations (if any)</td>
<td></td>
<td>None.</td>
</tr>
<tr>
<td>References (if any):</td>
<td></td>
<td>i-Heritage search results: Abstract of Building Identification Form (BIF)</td>
</tr>
<tr>
<td>Property number:</td>
<td></td>
<td>693 SPENCER STREET WEST MELBOURNE 3003</td>
</tr>
<tr>
<td>Revenue Study:</td>
<td></td>
<td>Commissioned by the City of Melbourne</td>
</tr>
<tr>
<td>Heritage values</td>
<td></td>
<td>Proposed for a Heritage Overlay</td>
</tr>
<tr>
<td>Contributory to precinct</td>
<td></td>
<td>Adopted</td>
</tr>
</tbody>
</table>

References (if any):

- City of Melbourne online maps
- 'Two storey concrete/brick building. Built mid 1960's extensively refurbished 2002.'
West Melbourne Heritage Review

SURVEYED PLACES

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the fence, verandah decoration, verandah roof and structure and unpainted decorative brickwork.
Statement of Significance
Not Assessed
Recommended Alterations
Trim colours (sympathetic - no recommendations)

Property number: 108891

Spencer Street 695

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: C

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1886
Creation era?
☑ Victorian-era ☐ Early Victorian-era
☐ Edwardian-era ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
695 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
SURVEYED PLACES

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History Not Assessed
Description/Notable Features
Notable features include the fence, verandah decoration
and verandah roof and structure.
Statement of Significance
Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved
method)
Image shows bricks painted over

Lewis, M. Australian Architecture Index:
‘72647 O’Brien, Thomas - Rathdowne St McCarthy, Mrs
West Melbourne VIC City of Melbourne registration no
2185 [Burchett Index]. Fee 1.15.0 cottage Rankine, - 1886
05 25’

Some Rankine index entries:
‘27843 Flemington VIC Houses Rankine, Jonathan 1888 3 3
9213 Church Collingwood Rankine, Jonathan 1888 8 11
9336 chapel, Doncaster Rankine, Jonathan 1889 4 20
9337 Doncaster Church of Christ Rankine, Jonathan 1889 4
27
10468 Church of Christ at Newmarket Rankine, Jonathan
1890 10 11
14514 Public Hall and 2 shops, Ascot Vale Rankine,
Jonathan 1890 5 31’
also a number of North Melbourne and Flemington
houses.

Newspapers:
‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Friday
10 October 1890 p 2 Article
NEW HALL, ASCOT VALE
... completed, about £3400. The building is in the classic
style, designed by Mr J. Rankine, architect, of ...
Melbourne The front of the building, facing Union road, is
executed in Portland cement stucco,...'

City of Melbourne Valuers Books
1891, 199
(Guest)
Miss Bennie, Mrs McCarthy, 695 BH 5 rooms £40
(Young)
1888, 233 Mr McCarthy

Survey Notes:
Generally unchanged since North and West Melbourne
Conservation Study - refer to Statement of Significance
(Appendix 3) and i-Heritage search results: Abstract of
Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: C

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1887
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building
Identification Form (BIF)
697 SPENCER STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
SURVEYED PLACES

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Residence
History
John T. Young, was possibly manager of the London Chartered Bank in Collins Street West, at the time this house was built for him in 1887. He continued to own and live here for over 10 years.

Description/Notable Features
Notable features include the verandah and fence. A single storey stuccoed brick parapeted row house with an iron fence and panelled cast iron decoration to the verandah. Balustrading, an arched entablature, a shell tympanum, and rosettes beneath a pronounced cornice, comprise the more rich than usual decoration.

Integrity - Generally original, presumably urns have gone.

Streetscape - Part of a long, mainly single storeyed streetscape of 19th century row houses (693-705) which echoes the similar isolated group further to the east (599-615).

Statement of Significance
Architecturally, a typical near original example of a common type and part of a streetscape, of local importance. Historically, possibly identified with a prominent personality in the area, of local importance.

Recommended Alterations
Repaint in typical or original colours, consider zoning provisions to maintain residential form and use.

Lewis, M. Australian Architecture Index:
’72647 O’Brien, Thomas - Rathdowne St McCarthy, Mrs West Melbourne VIC City of Melbourne registration no 2185 [Burchett Index]. Fee 1.15.0 cottage Rankine, - 1886 05 25’

Some Rankine index entries:
’27843 Flemington VIC Houses Rankine, Jonathan 1888 3 3 9213 Church Collingwood Rankine, Jonathan 1888 8 11 9336 chapel, Doncaster Rankine, Jonathan 1889 4 20 9337 Doncaster Church of Christ Rankine, Jonathan 1889 4 27 10468 Church of Christ at Newmarket Rankine, Jonathan 1890 10 11 14514 Public Hall and 2 shops, Ascot Vale Rankine, Jonathan 1890 5 31’ also a number of North Melbourne and Flemington houses.

Newspapers:
’North Melbourne Advertiser‘ (Vic.: 1873 - 1894) Friday 10 October 1890 p 2 Article
NEW HALL, ASCOT VALE
... completed, about £3400. The building is in the classic style, designed by Mr J. Rankine, architect, of ...
Melbourne The front of the building, facing Union road, is executed in Portland cement stucco,...’
West Melbourne Heritage Review

SURVEYED PLACES

Spencer Street | 699 | Claremont or part of Hardie's row houses

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** D
- **Proposed Grading:** D

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What is the date or era does the place express (if any)?

- **Creation date (if available):** 1875
- **Creation era:**
  - Early Victorian-era
  - Victorian-era
  - Edwardian-era
- **Post WW2**

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Scientific value
  - Social value
  - Not assessed for heritage values

Is the place in a Heritage Overlay?

- **H03** North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 699 SPENCER STREET WEST MELBOURNE 3003
- Heritages Gradings
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder

First Owner

Integrity Fair

Condition Not Assessed

Original Building Type Residence

History

The builder, William Hardie, built both of these houses as an investment in 1875, selling them several years later to John Harris. After 1885, they were sold separately. 701 Spencer Street going to Michael Shanahan, who lived there until at least 1897, James Ward bought 699 Spencer Street and leased it to Andrew Kilgour, a Queensberry Street tailor.

Description

Not significant or contributory

Recommended Alterations

- Bricks stuccoed, parapet urns (inappropriate - reinstate original design or sympathetic alternative)
- Recommendations - Repaint trim in original or typical colours, consider restoration of No. 699, consider zoning provisions to maintain residential form and use.

North and West Melbourne Conservation Study (1983)

Cites

1. RB 1876, 515; RB1879, 2717, 18; RB1885-86, 211, 2; RB1890-91, 208; D.1891-92, RB1895-97, 215, 6; PA 6412/1875

Lewis, M. Australian Architecture Index: 'PA 6412' cited in North and West Melbourne Conservation Study (1983) - online index does not include this Building Permit Application.

North and West Melbourne Conservation Study (1983)

699-701 SPENCER STREET

History

The builder, William Hardie, built both of these houses as an investment in 1875, selling them several years later to John Harris. After 1885, they were sold separately, 701 Spencer Street going to Michael Shanahan, who lived there until at least 1897, James Ward bought 699 Spencer Street and leased it to Andrew Kilgour, a Queensberry Street tailor.

Description

Built as three of four similar houses (see also 695-5), these single storeyed houses are single fronted, were of polychrome brickwork and stucco and possess cast iron fences and decorated verandahs. Arched entablatures with shells, are used alternately with balustraded and guilloche decorated parapet walls, an acroterion and scrolls are also used on 701.

Statement of Significance

Architecturally, an altered pair which represents a common type but which is also part of a streetscape, of local importance.

Historically, one of the many owner builder speculations in the area, of local interest.

Recommended Alterations

- Bricks stuccoed, parapet urns (inappropriate - reinstate original design or sympathetic alternative)
- Recommendations - Repaint trim in original or typical colours, consider restoration of No. 699, consider zoning provisions to maintain residential form and use.

Graeme Butler & Associates 2015: Appendix 2: 1056
with shells, are used alternately with balustraded and guilloche decorated parapet walls, an acroterion and scrolls are also used on 701.

Significance
Architecturally, an altered pair which represents a common type but which is also part of a streetscape, of local importance. Historically, one of the many owner builder speculations in the area, of local interest.

Recommendations
Repaint trim in original or typical colours, consider restoration of No. 699, consider zoning provisions to maintain residential form and use.

Property number: 108894

Survey Notes:
Verandah gone since c2004, reducing integrity- otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1875
Creation era? Victorian-era

What are the heritage values of the place (if any)?
Historical value

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
701 SPENCER STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
**SURVEYED PLACES**

**North and West Melbourne Conservation Study - Graeme Butler, no date Adopted**

**Building and History Information**

**Architectural Style Victorian**

**Period 1876-99 - Victorian**

**Construction Date**

**Source for Construction Date Parapet**

**Architect**

**Builder**

**First Owner**

**Integrity Fair**

**Condition Fair**

**Original Building Type**

**Residence**

**History**

The builder, William Hardie, built both of these houses as an investment in 1875, selling them several years later to John Harris. After 1885, they were sold separately, 701 Spencer Street going to Michael Shanahan, who lived there until at least 1897, James Ward bought 699 Spencer Street and leased it to Andrew Kilgour, a Queensberry Street tailor.

**Description/Notable Features**

Notable features include the verandah and fence.

Built as three of four similar houses (see also 695-5), these single storeyed houses are single fronted, were of polychrome brickwork and stucco and possess cast iron fences and decorated verandahs. Arched entablatures with shells, are used alternately with balustraded and guilloche decorated parapet walls, an acroterion and scrolls are also used on 701.

**Statement of Significance**

Architecturally, an altered pair which represents a common type but which is also part of a streetscape, of local importance. Historically, one of the many owner builder speculations in the area, of local interest.

**Recommendations**

Repaint trim in original or typical colours, consider restoration of No. 699, consider zoning provisions to maintain residential form and use.

**Recommended Alterations**

- Bricks painted (inappropriate - remove by approved method)
- Consider restoration of No. 699, consider zoning provisions to maintain residential form and use.

**City of Melbourne Planning register online**

No planning application listed for verandah removal.

---

**North and West Melbourne Conservation Study (1983)**

**699-701 SPENCER STREET**

**History**

The builder, William Hardie, built both of these houses as an investment in 1875, selling them several years later to John Harris. After 1885, they were sold separately, 701 Spencer Street going to Michael Shanahan, who lived there until at least 1897, James Ward bought 699 Spencer Street and leased it to Andrew Kilgour, a Queensberry Street tailor.

**Description**

Built as three of four similar houses (see also 695-5), these single storeyed houses are single fronted, were of polychrome brickwork and stucco and possess cast iron fences and decorated verandahs. Arched entablatures with shells, are used alternately with balustraded and guilloche decorated parapet walls, an acroterion and scrolls are also used on 701.

**Significance**

Architecturally, an altered pair which represents a common type but which is also part of a streetscape, of local importance. Historically, one of the many owner builder speculations in the area, of local interest.

---

Graeme Butler & Associates 2015: Appendix 2: 1058
West Melbourne Heritage Review

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>C</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1883</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>✔</td>
</tr>
<tr>
<td>Interwar</td>
<td>☐</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>☐</td>
</tr>
<tr>
<td>Post WW2</td>
<td>☐</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>✔</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historical value</td>
<td>✔</td>
</tr>
<tr>
<td>Scientific value</td>
<td>☐</td>
</tr>
<tr>
<td>Social value</td>
<td>☐</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td>☐</td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
<th>☑</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributory to precinct</td>
<td>✔</td>
</tr>
<tr>
<td>Not significant or contributory</td>
<td>☐</td>
</tr>
<tr>
<td>Significant individually</td>
<td>✔</td>
</tr>
<tr>
<td>Proposed for a Heritage Overlay</td>
<td>☐</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Newspapers:

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Saturday 27 July 1878

‘James Callanan, of 87 Stanley street carter was called and objected to for being on the two (voting West Melbourne ) rolls...

Anthony Francis Callanan, of 87 Stanley street, was called and objected to Mr M’Kean stated that he appeared for Callanan, and was proceeding to argue all the objections again...

i-Heritage search results: Abstract of Building Identification Form (BIF)

Graeme Butler & Associates 2015: Appendix 2: 1059
**SURVEYED PLACES**

Applicant’s Name and Address
Proposed Use or Development Erect fence
Officer’s Name Simon Martyn
Objections Received 0
Application Status Application Withdrawn
Decision Withdrawn - 17/09/1991

Permit Number CM-17745
Date Received 17/09/1991
Address of Land 703 Spencer Street WEST MELBOURNE VIC 3003 (Zone DDO26)
Applicant’s Name and Address
Proposed Use or Development Erect a brick fence
Officer’s Name Eloise Gucciardo
Objections Received 0
Application Status Permit Issued
Decision Permit - 10/10/1991

**Significance**
Architecturally, an early and near original example of a common type and part of a streetscape, of regional importance. Historically, a speculative housing development, of local interest.

**Recommendations** - Repaint in typical or original colours, consider zoning provisions to maintain residential use and form.

**Property number:** 108896

---

**Sands & McDougall Directory of Victoria**
1893
699 Scarlett, Thomas C.
701 Shanahan, Michael
703 Vacant
707 Crawford, Edward

**City of Melbourne Rate Books**
North and West Melbourne Conservation Study 1983
cite
1876, 2517 BH 4 rooms and bath £30 ;
1885-86, 213 Callinan BH 6 rooms £40 ; 1896-97, 217 Callinan BH 6 rooms

**City of Melbourne Valuers Books**
1900, 224
Ellen Scanlon, Anthony Callinan 703, BH 6 rooms, 19x106 £26 x-out to 30
1886, 215
Jno McNaughton, Anthony Callanan BH 6 rooms, 19x106 £40
1885, 213
Jno McNaughton, Anthony Callanan BH 6 rooms, 19x106 £40
1883, 2815
(Harrison also 1 BH new)
-, Anthony Callanan (note written in 1-2 storey BH)land x-out, 18x106 £12
1884, 2818
(Harrison x-out)
Jno McNaughton, Anthony Callanan BH, 19x106 £50

**North and West Melbourne Conservation Study (1983)**

**History**
Alexander McKenzie of Abbotsford Street who was probably a saddler, had this house built in 1876. Anthony Callinan purchased the house in 1885 and owned it for the next ten years. As neither owner lived there, it was leased to such people as Ellen Scanlon and John McNaughton.

**Description**
A two storey, stuccoed brick house with a segment arched parapet entablature, a cast iron verandah, iron picket fence and urns at the parapet extremities, the balustrade iron is of an unusual pattern.

**Integrity** - Generally original.

**Streetscape** - Part of a 19th century residential streetscape.

---

Graeme Butler & Associates 2015: Appendix 2: 1060
Historical value

contractor, by his will dated October 31, 1889, appointed
William Gillespie, of Dryburgh-street, Brunswick cartage
December 1889

Graeme Butler & Associates 2015: Appendix 2:

Victoria and it's Metropolis 1888 (V&M)
p560-561
METROPOLITAN MERCHANTS, IMPORTERS, AGENTS, ETC.
'Dean , Wm., and Co., Melbourne. This business of oil and
colour and drysaltery merchants was established about
1859 by Mr. Reuben A. Fitch, who came from London for
the express purpose, in the interests of Messrs. Blundell,
Spence and Co., London, oil and colour merchants; Chas.
Turner and Son, London, varnish manufacturers; Walter
Carson and Sons, London, anti-corrosive paint
manufacturers; Heywood, Higginbotham, Smith and Co.,
Manchester, paperhangings manufacturers; the Leather
Cloth Co. (Crockett's patent) ; G. B. Kent and Sons,
London, brushmakers; Winsor and Newton, London,
artists' materials manufacturers, and numerous other
influential firms of England, America, and the continent of
Europe. The partners each retired, with a competence, 1st
April 1874, when the entire stock was purchased by, and
the most important of the agencies transferred to Mr.
William Dean, by whom the business has since been
conducted under the style of Wm. Dean and Co. Mr. Fitch
in 1869 took into partnership Mr. J. B. French , the
business being carried on as Fitch and French in premises
adjoining those now occupied . Under the new
management the business , although altered in some of its
details, suffered no diminution in its extent. Mr. Dean's
intimate acquaintance with the trade, acquired from his
connection with the business established by him in 1854 in
Elizabeth-street (now Wm, and Geo. Dean) enabled him to
anticipate every requirement necessary for the trades of
house painters, decorators, paperhangers, artists, coach
and ship painters, &c., and the business has so increased
that other stores are held under rent for the storage of
large stocks of goods, exclusive of those in bond. The
premises, 91 Flinders- lane east, are Mr. Dean’s freehold,
and ship painters, &c., and the business has so increased
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that other stores are held under rent for the storage of
large stocks of goods, exclusive of those in bond. The
premises, 91 Flinders- lane east, are Mr. Dean’s freehold,
newest goods open for the convenience of the trade, besides accommodation for bulk stock. There is also a sponge department, that being an article in which the firm deals largely. The top flat is used for the reception of all light dry goods, colors, &c., in bulk. The business was carried on solely by Mr. Dean until 1st October 1882, when Mr. A. W. Walsh was admitted a partner. Mr. Walsh retired in 1887 and proceeded on a visit to England. Mr. Dean paid his first visit to Europe, after an absence of twenty-nine years, in 1881, via America per C. P. route, and returned in ten months. In March 1883 Mr. Dean repeated his visit to Europe, accompanied by his wife and daughters, again going by America, but by the new southern route (Atchison and Topeka line) which traverses the entire territory of California, and passes through Arizona and New Mexico, and by way of Kansas, St. Louis, Cincinnati, Washington, and Philadelphia to New York. On the way the party “stopped-off” at many interesting places and important cities on the route. After staying about two months in London they went to the Continent by way of Amsterdam (where Mr. Dean had to attend the International Exposition in his capacity as commissioner for Victoria), thence up the Rhine, through Switzerland, across the Simplon pass into Italy, where they visited all the principal cities; thence to Sicily, and on to Paris, by way of the Riviera, reaching England early in May, and Melbourne in December 1884. Mr. J. B. French, formerly of Fitch and French, is now the active partner in the firm, and Mr. Dean contemplates an early retirement, after forty years of business life.

Probate, VPRO
‘William Gillespie Contractor Brunswick 5 Nov 1889
41/155 VPRS 28/P0, unit 509; VPRS 28/P2, unit 275; VPRS 7591/P2, unit 156’

Deans art web site, 2016
(Offers from the V&G account)
‘Established in 1854 by brothers William & George Dean, the first Dean & Co. emporium was located off Elizabeth St, adjoining The Age newspaper’s office. As Melbourne grew, so too did Deans, expanding into the Age building and then to a 5 storey complex in Equitable Place (off Collins St), where the extensive business in brushes, paints, wallpapers and artists materials serviced the soon to be hub of the art trade in Melbourne. Their range included materials designed to “fulfill the ambition of every man, to gratify the sense of beauty, and to elevate the intellect” wrote George Dean. In 1880 W & G Dean & Co. was one of the first businesses in the new Edison-Bell phone directory in constant use in Melbourne. The completion of a new cable tramway in 1887 brought the opportunity to expand into the inner suburb of Fitzroy. By the mid 1890’s the amalgamation with the Camden Art Centre (est 1946) saw Deans become one of the largest retailers of art supplies in the southern hemisphere. 2006 saw the opening of our Brunswick store; and 2007 an amalgamation with Natart; a Footscray based supplier of art, craft, technology and stationery materials to schools, childcare, and business; strengthening an already successful commercial and education division within Deans.’

Lewis, M. Australian Architecture Index:
‘72600 Builder-Richards, D - 19 Park St Emerald Hill Owner- Gillespie, - West Melbourne VIC Architect Pitt, W 1884 03 3-City of Melbourne registration no 753 [Burchett Index]. Fee 2.10.0 cottage'
SURVEYED PLACES

Recommended Alterations

Recommendations - Repaint trim in typical or original colours, consider zoning provisions to maintain residential use and form.

Sands & McDougall Directory of Victoria

1893
697 Young, John T.
699 Scarlett, Thomas
701 Shanahan, Michael
703 Vacant
707 Crawford, Edward

1920
699 Lawton, Mrs Mabel
701 Payton, Thos. W.
703 Wilder Edwd. J.
707 Ross, Wm.
709 Looby, Wm. E.
711 Hutton. Miss R., dressmaker

1925
703 Kelly, James
707 Harcombe, Norman

1930
703 Kelly, James
707 Harcombe, Norman
709 Young, Francis J.
711 Bell, Miss Ellen
713 Ruston, Mrs A. S., confr

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cite
705 Spencer Street
1885-86, 214; 1890-91, 211; 1895-96, 218

City of Melbourne Valuers Books

1900, 225
Aleyne Cockburn, (x-out to Sam Thomson), Watson
Trees, BH 8 rooms 36x100 £34 x-out to 38

North and West Melbourne Conservation Study (1983)

History
William Gillespie moved from Dryburgh Street, to occupy and own this house from 1884 until he sold it in 1890 to William Dean, who was one partner in a large firm of Flinders Lane wall paper importers, and sold hangings and paints of all sorts. By 1895 the house had passed onto another firm in a similar line of business, Crawford & Co. also of Flinders Lane. The tow latter owners leased the house to William Traor and Henry Nind. William Dean was the founder of William Dean & Co. now Deans Art and Handicrafts Supplies of Lonsdale Street. The business was initially established by him in 1854 in Elizabeth Street and the expertise gained there enabled him to take over a larger concern from Fitch and French in Flinders Lane. From here he supplied paint to house decorators, artists, coach builders, etc. so successfully that he was able to open up many outlets throughout the metropolis. William Gillespie, the first owner, was a partner in a large cartage firm, Hall and Gillespie. He was one of those thousands who tried his luck on the gold fields after 1852, eventually returning to Melbourne to set up his own cartage firm. By the time he built this house, the firm operated with thirty horses and drays. Renowned architect, William Pitt designed this house, one of his few small residential commissions, to be constructed by builder, D. Richards of Emerald Hill.

Description
Closely confined by its site, this double fronted, single storey face brick house has twin window bays, reflected by a bayed iron verandah and hipped roof bays, set against a transverse gable iron clad roof. An iron fence is used at the frontage, whilst other decoration is confined to brackets at the eaves. (Compare with 69 Campbell Street, Castlemaine, 1894, 1421 and 1407 Sturt Street, Ballarat.

Integrity - Generally original.

Streetscape - The last part of a 19th century residential streetscape.

Significance
Architecturally, an early, near original example of a villa type uncommon in inner Melbourne, designed by prominent architect, William Pitt and part of a streetscape, of high regional importance. Historically, associated with two regionally prominent persons Dean and Gillespie, the latter epitomising the wealthier residents of the study area, of high regional importance.

Recommendations - Repaint trim in typical or original colours, consider zoning provisions to maintain residential use and form.

Property number: 108897
<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Spencer Street</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>709 -713</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Survey Notes:</strong></td>
<td></td>
<td>Corner site.</td>
</tr>
</tbody>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -
- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**
- Creation date (if available): unknown
- Creation era?
  - Early Victorian-era
  - Interwar
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**What are the heritage values of the place (if any)?**
- Not significant or contributory
- Contributory to precinct
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**Recommendations (if any)**

**References (if any):**
- City of Melbourne online maps
- 'Single storey brick building.
Primary landuse:
Office.'

**Property number:** 108898

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<table>
<thead>
<tr>
<th>Surveyed Places</th>
<th>Status</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Stanley Street</strong></td>
<td></td>
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<tr>
<td><strong>8</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Survey Notes:</strong></td>
<td></td>
<td>Generally unchanged since North and West Melbourne Conservation Study, corner site to lane, increasing prominence - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.</td>
</tr>
</tbody>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: B
- Proposed Grading: A

**Existing Streetscape Level:** 1
- Proposed Streetscape Level: 1

**What date or era does the place express (if any)?**
- Creation date (if available): 1867
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**What are the historic themes represented by the place?**
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**Recommendations (if any)**

**References (if any):**
- Newspapers:
  - 'The Argus': 27/9/1869
  - THE Friends of the late Mr. William GRANT, of Pleasant Creek (brother of the Hon. J. M. Grant), are invited to follow his remains to the Melbourne General Cemetery THIS DAY (Monday).
  - The funeral will move from the residence of his brother-in-law, Mr. David Blair, Stanley-street, West Melbourne at 3 o'clock.
HEINR ALLISON, undertaking, 40 Victoria street West, Melbourne.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Saturday 26 February 1870

'THE WEST MELBOURNE, HOTHAM, and CARLTON PERMANENT BUILDING and INVESTMENT SOCIETY...established 1868
Architect.-Geo. R. Johnson.
Valuator.-J. J. Reilly.
Solicitors.-Anderson and Sandilands.
...HENRY CLARKE, Secretary.'

'The Argus': 17/2/1873

'THE Friends of Mr DAVID BLAIR are respectfully invited to follow the remains of his late daughter Wilhelmina to the place of interment, Melbourne General Cemetery. The funeral will leave his residence, Stanley-street, West Melbourne, THIS DAY (Monday), at 2 o'clock sharp.
HENRY ALLISON, undertaking, Victoria-street, West Melbourne, and Lygon street, Carlton.'

'North Melbourne Advertiser' (Vic.: 1873 - 1894) Friday 17 April 1874

'STATE SCHOOL IN WEST MELBOURNE. Mr. David Blair has been making himself very busy interviewing the Minister of Lands, with the object of preventing a piece of ground in King street being used as a site for a State School. Mr. Blair pointed out that if the school was erected a number of the residents would at once remove from the district, as the value of property would be greatly reduced. M. Casey explained that he was almost powerless to interfere in the matter, as the erection of state schools came properly within the control of the department of Public Instruction. The site in question had been originally granted to the City Corporation for the erection of baths, but during the past few months negotiations had been in course of progress between the department and the corporation for an exchange of this site for a piece of ground near the meat-market, which the council considered would be of more service to them. A promise had also been made to the Minister of Public Instruction, that if the exchange were made the King street site should be available for the erection of a state school. lie recommended the deputation to have an interview with the Minister of Public Instruction and the City Council. On the subject, and in the meantime promised that the Lands department would not take any steps for the alienation of the land until after the expiration of 14 days. The committee of ratepayers in West Melbourne should watch the proceedings of Mr. Blair with attentive solicitude. The course he is pursuing, might if successful, have the effect of indefinitely postponing the establishment of the Vegetable Market in the Reserve, Victoria-St.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Thursday 2 March 1876

'WEST MELBOURNE BUILDING SOCIETY.
HENRY CLARKE'S DEFALCTIONS.
A special general meeting of shareholders in the West Melbourne, Hotham, and Carlton Permanent Building and Investment Society was held last evening at the offices, 06 Collins-street East in the absence of the chairman of committee (Mr. A. H. Smith),... Mr. M'DONOUGH, as the representative of several members, wished to know if the Society's regular auditors had gone on to the last certifying to the correctness of a false balance-sheet? The CHAIRMAN:-Of course they did, Mr. M'DONOUGH.- What are their names? The CHAIRMAN:-Their names are James Dixon and William Boyd. Their last audit was made in April, 1875, and it represented the state of affairs as thoroughly satisfactory.

'Advocate' (Melbourne, Vic.: 1868 - 1954) Saturday 4 March 1876

HENRY CLARKE'S EMBEZZLEMENTS.
A SPECIAL general meeting of the shareholders of the West Melbourne, Hotham, and Carlton Permanent Building and Investment Society was held on Wednesday night. In the absence of the chairman, Mr. A. E. Smith, it was unanimously resolved that Mr. T. E. Healy should preside. The special auditors' report was read. It stated that the books of the society were in a very imperfect state, and no entries had been made in either the borrowers' or investors' ledgers from last December, 1874, and the cash book and general ledger were blank from 30th April..... The paid auditors of the society were Messrs. James Dixon and William 'Boyd, and when they made their last audit, in April, 1876, they reported that the accounts were in a satisfactory state. Mr. McDonald remarked that that was very extraordinary conduct, and as things were now found to be, he thought they had been guilty of receiving money on false pretences, as they could not have made a proper audit. He, and friends for whom he appeared, had determined to have the matter sifted further, as their auditors had been misleading them. Several other shareholders expressed themselves strongly on the conduct of Messrs. Dixon and Boyd. Mr. F. C. Mason, M.L.A., having been treasurer of the society, explained that Clarke received large sums of money from borrowing shareholders.,.'

'The Argus': 1/11/1883

'Deaths
THE Friends of Mr. JAMES DIXON are respectfully invited to follow the remains of his late son William Jackson to the place of interment, Melbourne General Cemetery. The funeral will leave his residence, Kensington, at half past 11 o'clock THIS MORNING. HENRY ALLISON, undertaker, Victoria-street west, Melbourne'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Wednesday 21 September 1892

'Deaths
DIXON.-On the 20th inst at the residence of his mother, Helmsley, Courtney-street, North Melbourne, James, the beloved eldest son of James and Dinah Dixon, aged 30 years. Of the Metropolitan Gas office.'

Marriage Index

Name: James Dixon
Spouse Name: Dinah Watson
Marriage Place: Victoria
Registration Place: Victoria
Registration Year: 1860
Registration Number: 2378'

Birth Index

Name: James Dixon (junior)
Father's name: James Dixon
Mother's name: Dinah Watson
Birth Place: Hotham, Victoria
Chartists as a lecturer in Southampton, in reading and in military career, and found expression in supporting the unsatisfied in his work, even speculating in 1848 on a

Intelligent, zealous and ambitious, he remained the triangulation of England and the survey of London. Southampton where for almost nine years he worked on Limerick and then Cork. In 1841 he transferred to

Ordnance Survey of Ireland as a calculator stationed in composition. He left in 1835, worked in an uncle's School, Dublin, where he was a model pupil, gifted in 'juvenile teacher' and then went to the Hibernian Military descent. After elementary education he became a soldier, and his wife Jane, née Burns, both of Scottish

'Baish Blair (1820-1899), journalist, was born on 4 June 1820 in County Monaghan, Ireland, son of Thomas Blair, 'David Blair in the Australia, Marriage Index, 1788-1950

's Name: David Blair Spouse Name: Annie Macpherson Grant Marriage Place: Victoria Registration Place: Victoria Registration Year: 1852 Registration Number: 4019'

'Australian Birth Index

'Name: Wilhelmina Eliza Blair Father's name: David Blair Mother's name: Annie Macp Grant Birth Place: Fitzroy, Victoria Registration Place: Victoria Registration Year: 1862 Registration Number: 7708'

'David Blair in the Australia, Death Index, 1787-1985

'Name: David Blair Birth Year: abt 1821 Age: 78 Death Place: Ardale, Victoria Father's name: Blair Thos Mother's name: Jane Burns Registration Year: 1899 Registration Place: Victoria Registration Number: 92'

Cyclopedia of Victoria pp.396, 562

Australian Dictionary of Biography (ADB)

' Blair, David (1820–1899) by Jill Roe

This article was published in Australian Dictionary of Biography, Volume 3, (MUP), 1969'

'David Blair (1820-1899), journalist, was born on 4 June 1820 in County Monaghan, Ireland, son of Thomas Blair, soldier, and his wife Jane, née Burns, both of Scottish descent. After elementary education he became a 'juvenile teacher' and then went to the Hibernian Military School, Dublin, where he was a model pupil, gifted in composition. He left in 1835, worked in an uncle's business but found it distasteful and in 1840 joined the Ordnance Survey of Ireland as a calculator stationed in Limerick and then Cork. In 1841 he transferred to Southampton where for almost nine years he worked on the triangulation of England and the survey of London. Intelligent, zealous and ambitious, he remained unsatisfied in his work, even speculating in 1848 on a military career, and found expression in supporting the Chartists as a lecturer in Southampton, in reading and in church activities. Deeply interested in intellectual movements he professed social reformist ideas within a Presbyterian piety which provided him at 30 with the missing direction. Attracted by an advertisement in the British Banner, he joined John Dunmore Lang's contingent of trainee clergymen for New South Wales and arrived in the Clifton at Sydney in March 1850.

He was ordained in October and appointed to the Bathurst Street Church. Influenced by Lang's republican views and democratic activism, Blair clashed with him and by November 1851 was at the Turon goldfield, lecturing, preaching, writing and even prospecting. The life was rough and unrewarding and he soon returned to Sydney, joining (Sir) Henry Parkes on the Empire. By January 1852 he was in Victoria, eagle-eyed for advancement. He soon achieved prominence as secretary of the Anti-Transportation League. He was also the Sydney Morning Herald's correspondent and sub-editor on 'The Argus' until 1854 when, dissatisfied with his wage and angered by the conservatism of the Argus during Eureka, he tried unsuccessfully to start a more radical paper. Not surprisingly, he joined Thomas Bright, an ex-Empire man, on the raw, outspokenly egalitarian Age. Involved in political problems similar to those he had pondered as a Chartist, he continuously advocated such principles as fully representative responsible government, totally free selection and the complete separation of church and state especially in education, while attacking inequality, the squattocracy and corrupt politicians. As a supporter of the diggers he also attacked illegal and unjust actions of government at public meetings as well as in print, and so became associated with the radical Land Reform League of 1855. He entered politics himself in 1856.

Periodic employments characterized Blair's career, but his first years in Melbourne were stabilizing. In 1852 he had married Annie Macpherson, sister of James Grant, later minister of lands, and settled to a career as journalist, politician, controversialist and litterateur. With a slashing style, relentless principles and prodigious knowledge he contributed more than the ten thousand leaders attributed to him and the innumerable speeches, lectures, articles, dramatic criticism and letters-to-the-editor on such subjects as surveying, spiritualism, drinking, democracy, Shakespeare or immortality. His articulate involvement in his intellectual milieu, local and British, established him as a man of quality. The Victorian Review could depend on Blair for an abstruse article, the Beefsteak Club for a speech, the Shakespeare Society for a debate, at a time when such men were not abundant. Privately Blair saw himself not only as an intellectual but as a Christian. The man who in 1860 claimed to know the lost secret of Christianity and followed scientific developments remained assured of literal New Testament truth and his own immortality. He had attacked the earlier 'mental hanky-panky' of spiritualism, phrenology and free-thought and was in 1893 debating with theosophists in the Bacchus Marsh Express. His confidence sustained him throughout his multifarious activities.

As a politician Blair achieved little, though as member for Talbot in 1856-59 and Crowlands in 1868-71 he served his constituents' concerns with roads, water and leases; as a parliamentarian his fidelity to constitutional forms made him unpopular. In the 1860s and 1870s he served on the technological commission and was secretary to the commissions on religious education, penal discipline and friendly societies. His public career culminated in the
Publication of three historical works: in 1876 the fulsome introduction to Henry Parkes, Speeches on Various Occasions Connected With the Public Affairs of New South Wales 1848-1874; in 1878 the pioneering work, The History of Australasia; and in 1881 the grandiose Cyclopedia of Australasia, confidently presented as the essential reference book. He intended to further patriotism and to make a permanent contribution to the civilization of the south, but his work was marred by unashamed plagiarism, inaccuracy and subjective assessments. He died on 19 February 1899 at his home, Oyama, Armadale, and was buried in the Melbourne general cemetery. He was survived by two sons and four daughters.

Too dogmatic as a scholar, too unimaginative as a literary man and too principled as a politician, Blair's contribution came from his role as a man of letters and his talent for journalism. Lack of humility and sympathy led to an unpopularity entirely unrelated to the high standards by which he lived and wrote.

Select Bibliography
A. D. Gilchrist (ed), John Dunmore Lang, vol 1 (Melb, 1951)
Parliamentary Debates (Victoria), 1856-59, 1868-71
Melbourne Review, 2 (1877), 3 (1879)
Victorian Review, 1 (1879)
Centennial Magazine, 1 (1888), 2 (1889)
Age (Melbourne), 7 Dec 1854, 9 Apr 1856, 20 Feb 1899
Argus (Melbourne), 26 Dec 1885
Table Talk, 23 Aug 1899
David Blair papers (National Library of Australia)
David Blair letters (State Library of Victoria)
Henry Parkes letters (State Library of New South Wales).

Probate
Blair
'Annie McP Blair Married Woman Richmond 24 Jan 1887
35/649 VPRS 28/P0, unit 434; VPRS 28/P2, unit 228'
Erin St, Richmond -executor was David Blair journalist
(also MLA)-also list of next of kin.

Proud
'John T Proud Manufacturer Hawthorn 8 Feb 1898 67/184
VPRS 28/P0, unit 857; VPRS 28/P2, unit 479; VPRS 7591/P2, unit 273 '  
Executors include partner Joshua Proud, manufacturer
(blacking and grinding mills styled as Proud Bros.), 218
Adderley St, West Melbourne and John Tait estate
includes his house, The Elms or Jesmond Riversdale Rd
Hawthorn brick eight rooms etc. and stable, £1400
(detailed room by room inventory) also Stanley St 33x85,
63 2 storey brick residence Jesmond 5 rooms and kitchen
etc occupied by Proud's married daughter Mary Agnes
Tait, rent free valued at £700 also Glover Rd, Kensington
6 room brick house; also 204 Franklin St, West Melbourne
three room brick house; 39-43 Dudley Street, West
Melbourne with 'old' four room weatherboard house;
47-49 Dudley Street with factory at rear; totalling £3600 -
all £6262

i-Heritage search results: Abstract of Building Identification Form (BIF)
6 TO 8 STANLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 1
Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner James Dixon, an accountant, was the first
owner/occupier of this house in 1867, but two years later
he sold it to David Blair who owned and resided there for
about twenty years, when it passed to John Proud who
lived there after 1890. The long-standing owner and
occupier of this house, David Blair, was well known in the
commercial world as a timber importer and ship owner.
(He is not to be confused with David Blair M.L.A. who lived
in Fitzroy and later East Melbourne). The next owner, John T.
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-level, parapeted and stuccoed brick house with a
single-level verandah which is decorated with panelled
cast-iron friezes and rosettes and elegant curved brackets.
A segment arched entablature, cornice mould and string-
mould at the upper sill-line create horizontals which are
broken by corner and central pilaster pairs. Architraves
surround the windows and an unusual basalt masonry
garden wall supports iron pickets between the masonry
fence piers. Notable features include the fence; verandah
decoration; verandah roof and structure.

Statement of Significance
Architecturally, an early and original residence of an
uncommon form with elegant details and proportions and
set in a similarly aged neighbourhood: of high regional
importance. Historically, associated with prominent
industrialists in the area and in typically building allied
fields: of regional importance.
Recommended Alterations
Repaint in original or typical colours. Verandah roof reclad
(inappropriate - reinstate original design/sympathetic
alternative)

Other Comments
Integrity - Generally original; parapet urns may have existed. Streetscape - Corner-sited next to the similarly
aged 2 Stanley, 1-3 Chetwynd Street (qv) buildings and
facing a reserve.

Lewis, M. Australian Architecture Index:
No Building Permit Application.
Stanley Street for date range:
'2 01 1867 City of Melbourne registration no 1815
[Burchett Index]. Fee 1.10.0 'building' Stanley near cnr
Stanley & Chetwynd
Owner Barber, -
Builder Holmes & Co (see 3 Chetwynd St)'
North and West Melbourne Conservation Study (1983)

History
James Dixon, an accountant, was the first owner/occupier of this house in 1867, but two years later he sold it to David Blair who owned and resided there for about twenty years, when it passed to John Proud who lived there after 1890. The long-standing owner and occupier of this house, David Blair, was well known in the commercial world as a timber importer and ship owner. (He is not to be confused with David Blair M.L.A. who lived in Fitzroy and later East Melbourne) [sic]. The next owner, John T. Proud belonged to the family whose firm operated large grinding mills in Dudley Street, West Melbourne. They crushed all sorts of substances such as plumbago, coal dust, etc. and were the largest concern of that kind in Australia.

Description
A two-level, parapeted and stuccoed brick house with a single-level verandah which is decorated with panelled cast-iron friezes and rosettes and elegant curved brackets. A segment arched entablature, cornice mould and string-mould at the upper sill-line create horizontals which are broken by corner and central pilaster pairs. Architraves surround the windows and an unusual basalt masonry garden wall supports iron pickets between the masonry fence piers. Notable features include the fence; verandah decoration; verandah roof and structure.

Integrity - Generally original; parapet urns may have existed.
Streetscape - Corner-sited next to the similarly aged 2 Stanley, 1-3 Chetwynd Street (qv) buildings and facing a reserve.

Significance
Architecturally, an early and original residence of an uncommon form with elegant details and proportions and set in a similarly aged neighbourhood: of high regional importance. Historically, associated with prominent industrialists in the area and in typically building allied fields: of regional importance.

Recommendations
Repaint in original or typical colours. Verandah roof reclad (inappropriate - reinstate original design/sympathetic alternative)

Property number: 109051

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983

cites:
1867, 1737; 1871, 2041; 1890-91, 2668

City of Melbourne Valuers Books
1870, 1979
(Cullen 4x houses)
David Blair owner-occupier adjoining 18 Stanley St BH 7 rooms £60
(Noonan 9 Stanley WH 2 rooms)
**SURVEYED PLACES**

**Stanley Street**

| Property number: | 108997 |

**Survey Notes:**

Corner site, bricks painted over and altered, reducing integrity.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** -
- **Proposed Grading:** -

**Existing Streetscape Level:** -

- **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1946-2015
- **Creation era?**
  - [ ] Early Victorian-era
  - [ ] Edwardian-era  
  - [x] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

No

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**Recommendations (If any)**

None.

**References (if any):**

- **City of Melbourne online maps**
  - 'Single storey brick warehouse. Built 1930's.'
  - MMBW 1895: building as 15 set on street
  - 1945 aerial: -unclear.

- **Sands & McDougall Directory of Victoria**
  - 1925
grocer's shop
  - 1930
  - 11, 13
  - Right-of-way
  - Aust Carbons Pty Ltd, carbon manfrs
  - 17 Taylor, Miss E., grocer
  - 19 Baquie, Jno. A.
### Stanley Street 19

**Survey Notes:**
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
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<tbody>
<tr>
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<table>
<thead>
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<tr>
<td>Creation date (if available)? 1990</td>
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<tr>
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<td>Victorian-era</td>
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<td>Edwardian-era</td>
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<table>
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<th>What are the heritage values of the place (if any)?</th>
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<tr>
<td>Aesthetic value</td>
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<tr>
<td>Scientific value</td>
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<th>Is the place in a Heritage Overlay?</th>
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<tbody>
<tr>
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<tr>
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<tr>
<td>Significant individually</td>
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<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.3 Developing a large, city-based economy</td>
</tr>
</tbody>
</table>

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
'2 storey brick office building built 1990.'

**Property number:** 108998

---

### Stanley Street 23

**Survey Notes:**
Not assessed.

<table>
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<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
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<th>What streetscape level (if any)?</th>
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<tr>
<td>Creation date (if available)? 1960s</td>
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<tr>
<td>Creation era?</td>
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<tr>
<td>Victorian-era</td>
</tr>
<tr>
<td>Edwardian-era</td>
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</table>

<table>
<thead>
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<th>What are the heritage values of the place (if any)?</th>
</tr>
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<tbody>
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<td>Aesthetic value</td>
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<tr>
<td>Scientific value</td>
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<tbody>
<tr>
<td>No</td>
</tr>
<tr>
<td>Contributory to precinct</td>
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<tr>
<td>Significant individually</td>
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<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.5 Building a manufacturing industry</td>
</tr>
</tbody>
</table>

**Recommendations (if any):**
None.

**References (if any):**
City of Melbourne online maps
'Single storey brick industrial building. Built early 1960's.'

**Property number:** 108999
## Surveyed Places

### Stanley Street

| Property number | 109000 |

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- Creation era?: 1970s
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps
'Single storey brick industrial/warehouse building. Built early 1970's.'

---

### Stanley Street

| Property number | 109000 |

**Survey Notes:**
Altered, bricks painted over, reducing integrity.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: D

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** 3

**What date or era does the place express (if any)?**
- Creation era?: 1930
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**Recommendations (if any)**
Revise Heritage Places Inventory July 2015.

**References (if any):**
MMBW
DP 725, 728 1895 shows row 120-124 Rosslyn St with carriageway on end part 124 to extensive rear garden with stable and yard adjoining it at the rear to ROW; patterned garden layout in front; adjoining Burton's brewery to east

Sands & McDougall Directory of Victoria
1942
27 Maltese
29 Jenkins, Mrs F. M.
31-47 Dickins, S. E., Pty Ltd, grcers
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Year</th>
<th>Property</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1935</td>
<td>31-47 Edments Bulk store</td>
<td>Store being built</td>
</tr>
</tbody>
</table>

**Property number:** 109001

### Survey Notes:
Refer to Statement of Significance (Appendix 3).

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** D,C
- **Proposed Grading:** C

### What date or era does the place express (if any)?
- **Creation date (if available):** 1878-
- **Creation era:**
  - ✔ Victorian-era
  - No Edwardian-era
  - No Post WW2

### What are the heritage values of the place (if any)?
- ✔ Aesthetic value
- ✔ Historical value
- No Scientific value
- No Social value
- No Not assessed for heritage values

### Is the place in a Heritage Overlay?
- No

**Contributory to precinct**
- No
- ✔ Significant individually
- ✔ Proposed for a Heritage Overlay

### What are the historic themes represented by the place?
- 5.5 Building a manufacturing industry
- 13.6 Eating and drinking

### Recommendations (if any)
Proposed Heritage Overlay: Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part, 31-47, rear Stanley Street, West Melbourne.

### References (if any):
Heritage Places Inventory June 2015
ROW Off Stanley Street Malt Tower D3
ROW Off Stanley Street Factory C3
North Melbourne Parish Plan
CA14/51 Grantee: M Ainslie 100x225

**Land holdings:**
**SURVEYED PLACES**

**CT-2852/380**  
Lot 1 TP936884Y  
Lot 1 TP434451G  
Lot 1 TP758/434  
Lot 1 TP439482S  
Lot 2 TP439482S  
Lot 3 TP439482S

**MMBW**  
DP 725, 728 1895 Shows 'Burton's Brewery' complex on site of existing inter-war warehouse - set well back against pitched lane, with verandahs on north face, stable to east rear  
RP 24 1895 shows masonry building with timber wing on north and timber stable on east - large vacant fenced yard to west and north with laneway from west yard along rear of building, now part ROW.

**Lewis, M. Australian Architecture Index:**  
‘72274 Builder: Pilkington, Jesse W - Somerset St  
Richmond Owner: McBride & Martin West Melbourne VIC  
City of Melbourne registration no 7707 [Burchett Index].  
Fee 1.15.0 three-storey additions to Brewery 1878 07 26’

**Conservation Management Plan 133 Queensbridge St., Southbank**  
‘Part of the Former Castlemaine Brewery by McDonald Coleman Architects Pty Ltd 2005  
Other Surviving Brewery Buildings  
• A single store building is all that remains of McCrackens City Brewery of Collins Street, Melbourne.  
• Two buildings of the Foster Lager Brewing Company in Rokeby Street, Collingwood remain on the site, a four-storey building and a detached single storey building.  
• A malt tower and one other building survive from Burton’s Brewery in Stanley Street, West Melbourne.  
• The former Volum brewery in Geelong is largely demolished with only three walls of a bluestone store remaining.  
• The Carlton & United Breweries operation at Abbotsford is a very extensive, but mostly modern complex.  
• Much of the former Ballarat Brewery has been demolished however a brewing tower and a chimney stack remain.’

**Probate, VPRO**  
‘Thomas Crossley Contractor Pt Melb 6 Dec 1901 81/693  
VPRS 28/P0, unit 1044; VPRS 28/P2, unit 602; VPRS 7591/P2, unit 327’  
Real estate £200, personal £555

**Newspapers:**  
‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Tuesday 10 January 1882  
‘Messrs Danby and Gilmour report that acting on behalf of Messrs McBride and Martin, of the Melbourne Brewery, Stanley street, West Melbourne, they have this day disposed of the business (comprising good will, freehold premises plant debts etc ) to the Melbourne Brewing and Malting Company at a satisfactory figure’

‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Friday 6 March 1885 advertisement  
‘W. J. JAMES & CO.,  
PALE ALE  
TASMANIAN+ BREWERY’

‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Saturday 25 June 1887  
‘Mr. R. K. Montgomerie of the West Melbourne Brewery intends giving a dinner and musical evening to the Bowlers of Melbourne in the North Melbourne Town Hall on Thursday the 30 inst. A large number of invitations a have been issued and accepted.’

‘Leader’ (Melbourne, Vic. : 1862 - 1918) Saturday 16 April 1887  
‘...An inspection of the land held by the Railway department was made by the commission appointed to report upon the extension of the city westward on Thursday morning. The members having first assembled at the railway offices proceeded to the top of the tower of Montgomerie’s West Melbourne Brewery, and from that point of vantage obtained a tine view of the territory which forms the subject of their inquiry. The general opinion of the commissioners, after studying the prospect, seemed to be that a viaduct is needed from Latrobe-street, over the railway lines, to the proposed new docks, and that, whatever may be done with Bourke and Collins streets, Flinders-street must, be extended and materially widened...’

‘Queenscliff Sentinel, Drysdale, Portarlington and Sorrento Advertiser’ (Vic. : 1885 - 1894) Saturday 15 March 1890  
‘Mr. R. K. Montgomerie, of the West Melbourne Brewery, died on Feb. 26, aged 48. He founded the eight hours' movement in his trade.’

‘South Bourke and Mornington Journal’ (Richmond, Vic. : 1872 - 1920) Wednesday 24 September 1890  
‘BURTON -BREWERY;  
Stanley St., Melbourne W.  
Macpherson and. Smee BREWERS. - Pale Ales Bitter Ales, Stout Porter’

‘North Melbourne Courier and West Melbourne Advertiser’ (Vic. : 1895 - 1913) Friday 27 December 1895 p 2 Advertising  
TRY  
BURTON BREWERY ALES  
Awarded Silver Medal  
International Exhibition 1894-5.  
STANLEY ST., WEST MELBOURNE’

‘North Melbourne Courier and West Melbourne Advertiser’ (Vic. : 1895 - 1913) Friday 9 October 1896 p 2 Article  
(Many other reports, Sydney, Adelaide)  
THE WEST -MELBOURNE SHOOTING CASE  
John Murray Barclay, who appeared at the city court recently, on a charge of shooting with intent to kill Mr. T.

Graeme Butler & Associates 2015: Appendix 2: 1073
West Melbourne Heritage Review

SURVEYED PLACES

George Stacey, of the Burton Brewery, Stanley-street, West Melbourne, the facts of which are familiar to our readers, will be presented at the city court this morning, on the above charge. Owing to the sensational circumstances surrounding the case, keen interest will doubtless be evinced in the proceedings, and the progress of events closely observed'

'Geelong Advertiser' (Vic. : 1859 - 1924) Thursday 18 February 1897 p 3 Article

'COLONIAL BEER COMPETITION.
In the colonial beer competition at the Exhibition to-day, there were 16 entrants. Messrs Sheldrack and Co., of Warrnambool, secured first place with 37.5 points out of a possible 40 points : Burton's West Melbourne brewery was awarded second place with 37 points...' 

'Table Talk' (Melbourne, Vic. : 1885 - 1939) Thursday 1 January 1903

A chicken which comes home to roost after 14 years, is a very rare bird, and dear at £40,000. In February, 1888, Mr. W. T. Jones acted as broker in floating the Montgomerie Brewery. Mr. Robert King Montgomerie received £105,000 for his West Melbourne Brewery, but the investing public paid to the promoters £140,000, a slice of the profit going into the pocket of Mr. Jones. Now the wealthy broker, who is residing in London, has been ordered to pay the liquidators of the Montgomerie Brewery Company £40,00 and the cost of a fourteen days' trial.'

Melbourne Breweries, The First & Last Factories
(City of Melbourne - City Gallery exhibition catalog)

'...The other common feature of brewery architecture was the combination of closed arches and arched windows with polychromatic brickwork. This industrial interpretation of the Romanesque style may have been introduced to Melbourne by the leading architect James Wood after a visit to Italy during the 1860s, some time before the Romanesque revival in the USA began to influence commercial and public buildings in Australia. Most of the surviving brewery buildings in Melbourne express this distinctive aesthetic, as do several other industrial and warehouse buildings'

'3. Yorkshire Brewery, Wellington Street, Collingwood. Yorkshireman John Wood built a small brewery in 1861 next to his Yorkshire Hotel in Wellington Street, and was sufficiently successful to finance the construction of a six story brewing tower in 1876. A successful architect of residences, factories and hotels, Wood's son James excelled himself with his father's brewing tower, creating one of the most visible landmarks'

Sands & McDougall Directory of Victoria
1942
27 Maltese
29 Jenkins, Mrs F. M.
31-47 Dickins, S. E., Pty Ltd, grcrs

1935
31-47 Edments Bulk store

1930
27 Stephens, Geo. T.
29 Laing, Jas.
31-47 Store being built

1920
COOPER, A. Tel 6393
81-45 General Motor Engineer. Gear Cutting, Oxy-Acetylene Welding. Cylinder Grinding, Nuts, Bolts

1915
27 Duncan, Alexr.
29 Brazil, Michael
31-45 Cooper, A. motor & gen engnr
49 Killeen, John

1893
27 Vacant
29 Albion htl-Stubbs, Mrs Vacant

(alphabetical Montgomeryy Patrick, Marion-pl, Rathdown-st, Carl. MONTGFOMERY , R, & Co (Montgomery, R.; Hendersou, W.; Knight, William), cork merchants, and importers of sodawater machinery, 397-399 Lit Collins-st)

1880
17 Larkin Mrs Mary
19 Stanley hotl McCarthy, John
MELBOURNE BREWERY , McBride and Martin
25 Illman, George

City of Melbourne Valuers Books
1891, 2646-
(Kane)
George Jones (also 25-27) 31
M Daly, Stanley Arms, 10 rooms £120
B brewery, stables etc £400
(Webb)
1886, 2725-
(H Ferguson, Stanley H, B Hotel)
James & Co. owner-occupier off B stg sheds 66x120 £80
B Brewery & H 12 rooms, wks 70x144, £300
(Stewart)

1885, 2732-
(H Ferguson, Stanley H, B Hotel)
James & Co. owner-occupier off B stg sheds 66x120 £80
B Brewery & H 12 rooms, wks 70x144, £300
(Stewart)

1880, 2363-
(Ferguson, hotel)
McBride & Martin, Thomas Crossley, Brewery 70x144 £250
(Illman)

1875, 2188
(Ferguson, hotel, wood house)
Joseph McBride & William Martin, Thomas Crossley, S Brewery £100
(Illman wood house)

1870, 1986-
(23, 25 Ferguson, hotel, wood house)
McBride, Crossley, 25 Stone house 12 rooms, stabling used as a brewery £100
(27 Illman wood house)

Property number: unknown
### Surveyed Places

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Property Number</th>
<th>Survey Notes</th>
</tr>
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</table>
| Stanley Street 49-59 | | Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** C

**What is the streetscape level (1-3) of the place (if any)?**

- **Existing Streetscape Level:** 3
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1990
- **Creation era:** Post WW2

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre

**Recommendations (if any):**

None.

**References (if any):**

- City of Melbourne online maps
  - 'A two storey concrete office, retail and residential building. Built and subdivided into three commercial and six residential units in 1990.'

**Property number:** 109002

---

**Surveyed Places**

<table>
<thead>
<tr>
<th>Stanley Street</th>
<th>61-63</th>
<th>Bevan and Edwards bulk store, part 61-67 Stanley Street</th>
</tr>
</thead>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** C

**What is the streetscape level (1-3) of the place (if any)?**

- **Existing Streetscape Level:** 3
- **Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1914
- **Creation era:** Early Victorian-era

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Heritage Places Inventory July 2015
- North and West Melbourne Conservation Study (1983)
- i-Heritage search results: Abstract of Building Identification Form (BIF)

---
West Melbourne Heritage Review

SURVEYED PLACES

Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Edwardian; c.1915
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder
First Owner The building at 61-63 Stanley Street was constructed c.1915 on a site which the Sands & McDougall directories suggest was formerly occupied by one or two houses. The directory for 1916 shows No. 61-63 as 'vacant', while the following year the occupant is listed as Bevan and Edwards.
Integrity Good
Condition Good
Original Building Type Factory
History Not Assessed
Description/Notable Features
The building at 61-63 Stanley Street is an Edwardian red brick factory with a gabled parapeted roof. The facade has a centrally located vehicular entrance, which appears to be a later alteration, fitted with a steel roller door. Flanking the entrance are segmented arched windows within recessed segmented arched panels. The gable end has a red brick capping and corbelled piers at each end.
Statement of Significance
The building at 61-63 Stanley Street, West Melbourne, is of local aesthetic and historical interest. The factory is demonstrative of industrial development of the area in the early twentieth century. Substantially intact, the shop is a typical Edwardian utilitarian structure, relieved by robust red brick detailing. Of particular note is the broad gabled facade.
Recommended Alterations
Other Comments Upgraded from E to D. Since the previous study, render infill to the gable end has been removed. Despite alterations to the central opening, the building is a good example of a utilitarian Edwardian factory.

MMBW
DP728 1895 shows 61 Stanley Street as a house set well back, adjoining Burton’s brewery yard

Lewis, M. Australian Architecture Index:
‘72303 Builder: Radcliffe, Thomas E - Browns Hill Owner: Bevan & Edwards Pty Ltd West Melbourne VIC Warehouse; Architect Munro, J D 1914 04 8’

Newspapers:
‘The Argus’: 22/7/1904
'ENGINEERS' and Woodworking MACHINES, Pickering Governors, Chucks, Blowers, Engines, Winches, Knowles' Pumps. Bevan and Edwards Prop. Ltd., 574-580 Latrobe-St.'

Sands & McDougall Directory of Victoria 1920, 1925
61-63 Bevan & Edwards bulk store

City of Melbourne Heritage Review (1999)

History
The building at 61-63 Stanley Street was constructed c.1915 on a site which the Sands & McDougall directories suggest was formerly occupied by one or two houses. The directory for 1916 shows No. 61-63 as 'vacant', while the following year the occupant is listed as Bevan and Edwards.

Description
The building at 61-63 Stanley Street is an Edwardian red brick factory (sic) with a gabled parapeted roof. The facade has a centrally located vehicular entrance, which appears to be a later alteration, fitted with a steel roller door. Flanking the entrance are segmented arched windows within recessed segmented arched panels. The gable end has a red brick capping and corbelled piers at each end.

Significance
The building at 61-63 Stanley Street, West Melbourne, is of local aesthetic and historical interest. The factory is demonstrative of industrial development of the area in the early twentieth century. Substantially intact, the shop is a typical Edwardian utilitarian structure, relieved by robust red brick detailing. Of particular note is the broad gabled facade.

Grading Review
Upgraded from E to D. Since the previous study, render infill to the gable end has been removed. Despite alterations to the central opening, the building is a good example of a utilitarian Edwardian factory (sic).

Property number: 109003
SURVEYED PLACES

**Stanley Street** 61-67

**Edwardian and Victorian-era streetscape**

**Property number:** unknown

---

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>varies</td>
</tr>
</tbody>
</table>

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**What date or era does the place express (if any)?**

| Creation date (if available)? | 1873-           |
|                              | Early Victorian-era |

- **Victorian-era**
- **Edwardian-era**
- **Post WW2**
- **Interwar**

---

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Scientific value**
- **Social value**
- **Not assessed for heritage values**

---

**Is the place in a Heritage Overlay?**

HO469 61-67 Stanley Street, West Melbourne

- **Contributory to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

---

**What are the historic themes represented by the place?**

8.2 Housing the population

---

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

---

**References (if any):**

Refer to assessments of identified contributory places in this streetscape

- Bevan & Edwards bulk store at 61-63 Stanley Street built 1914
- David Walker house 65 Stanley Street built 1873.

**Heritage Places Inventory July 2015**

Stanley Street 61-63 D 3
Stanley Street 65-67 D 3
**SURVEYED PLACES**

| Stanley Street | 62 - 80 | Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters, part former |

Survey Notes:

Large two-storey brick brewery complex remnants from Edwardian-era and Interwar, publicly visible from Roden Street, with 1950s wing blocking views from Stanley Street.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** C

- **Existing Streetscape Level:** -
- **Proposed Streetscape Level:** 3

What date or era does the place express (if any)?

- **Creation date (if available)?** 1911-
- **Creation era?**
  - Victorian-era
  - Interwar
  - **Edwardian-era**
  - Post WW2

What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Scientific value**
- **Historical value**
- **Social value**
- **Not assessed for heritage values**

Is the place in a Heritage Overlay?

- **No**
  - Proposed: Alfred Hasker, later Barrett Bros and Burston and Company Pty. Ltd. maltsters, part former complex, 62-80 Stanley Street, West Melbourne.

- **Contributory to precinct**
- **Not significant or contributory**
- **Significant individually**
- **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

- 5.5 Building a manufacturing industry

Recommendations (if any)


References (if any):

- **City of Melbourne maps online**
  - 'Brick warehouse complex from single to 3 storey buildings. Built from mid 1930's up to mid 1950's.' 1895 MMBW Detailed Plan: DP729 c1895 shows mainly vacant land or residential
  - 1945 aerial: shows early building with drive from Stanley Street.

- **Lewis, M. Australian Architecture Index:**
  - '72299 Henningsen, H - 91 Flinders Lane east Hasker, Alfred West Melbourne VIC City of Melbourne registration no 2491 [Burchett Index]. Fee 3.3.0 brick malt house Stanley - 58/72 - at rear-Stapley, F 1911 03 15'
  - Stapley entries for 63 places mainly inner Melbourne, warehouses and houses.

- **Cohn Brothers, Bendigo history extract**
  - (Ancestry.com web site, 2016)
  - The business continued to grow and many more hotels were bought by Cohn Bros. During 1906 the company bought the wine and spirit license off Max Cohn & Co. only to sell this license back to the former holder in 1927.
  - During 1910 they purchased the old malthouse of Thunders Brewery, Lucan Street, Bendigo as operated by Alfred Hasker

- **Newspapers:**
  - 'The Bendigo Independent' (Vic. : 1891 - 1918)
  - Wednesday 20 September 1899
  - 'ALFRED HASKER (Member Stock Exchange of Melbourne), Stock and Sharebroker, Exchange Buildings, 90 Queen street, Melbourne. Tel.. 2406.—Advt.'

- **Victorian Heritage Database**
  - Stapley:
    - 'Tram Shelter St Kilda Road and Dorcas Street Melbourne, Port Phillip City'
  - Barrett Burston web site 2016.
    - 'As the name suggests Barrett Bros. and Burston is a combination of two families. Both the Barrett’s and the Burston's have been associated with the Australian malting industry for much more than a century. The two families had widely different origins in the malting business. The Barrett family the founding father William Barrett, was an enterprising bank clerk in England who began malting and a part time operation; in the Burston family, Samuel Burston was a storekeeper in a small Victorian country town who saw the opportunity to buy barley from his clients and use it for malting. In the years which followed, a move to Australia by the family Barrett and much competition between the two dynasties, the merger finally took place in 1912 with the founding of Barrett Bros. and Burston and Co Pty Ltd. Despite the enormous increase in production following the end of WWII, Barrett Bros. and Burston and Co Pty Ltd were still unable to keep pace with the growing demand for malt. Over the years it has changed ownership from many including Elders IXL, ConAgra Foods, United Malt Holdings (UMH) and now GrainCorp. Barrett Burston Malting Co. part of GrainCorp Malt have 4 plants across Australia.'
including the Kirin Maltings of WA which was purchased in 2011 by Barrett Burston Malting Co. with Burnley and Geelong, the largest in the Barrett Burston Malting operations, which also supplies roasted and bagged product and state of the art facility in Pinkenba. BBM employs over 100 staff and with production capacity of 260,000 tonnes continues to focus on quality & engagement.'

Sands & McDougall Directory of Victoria
N side
1925
62 Stokes. Mrs F. A.
84 Coyle, Wm. k.
66-68 Barrett Bros & Burston & Co Pty Ltd. maltsters

1920
64 MacKenzie, Jas. B.
66-68 Barrett Bros & Burston & Co Pty Ltd. maltsters

1915
94 Rooke. Charles
66 Hasker, Alfd., malt house & office
70 Martin, George
72 Hunter. John MeN.
80 Vacant
84 Gillies, Alexander

1910
60 O'Connor, Martin
62 Gleeson, George
64 Quilty, Henry
66 Jones, Percy
70 Martin, George
72 Fraser, William H.
80 Blay, Frank
84 Vacant

1904
60 Purcell, Edward
62 Kirk, Alexander
64 Carter, Samuel
66 Keenan, Edward W.
Right-of-way
70 Martin, George
72 Fraser, William H....

Property number: 109050

Stanley Street 65 David Walker house, part 61-67 Stanley Street

Survey Notes:
Relates to adjoining warehouse; early significant fence, new verandah, reducing integrity; notable fanlight door case. Refer Statement of Significance. Existing streetscape level does not reflect the significance of HO469.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: C
Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1873
Creation era?
✓ Victorian-era
☐ Edwardian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO469 61-67 Stanley Street, West Melbourne

☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015 for grading and address.

References (if any):
Heritage Places Inventory July 2015
Stanley Street 61-63 D 3
Stanley Street 65-67 D 3

City of Melbourne online maps
Shows as 65.

North and West Melbourne Conservation Study (1983)
Survey data: '65-67 c1880 D fence, new verandah; notable fanlight; cordyline as garden'
**SURVEYED PLACES**

**Heritage Places Inventory July 2015**  
65-67 D3

**MMBW**  
DP728 1895- shown with rear and side garden plots

**Lewis, M. Australian Architecture Index:**  
"72267 Masson & Wainman - 51 Wellington St Coll. Walker, David West Melbourne VIC City of Melbourne registration no 5188 [Burchett Index]. Fee 2.10.0 two-storey house 1873 01 7"

**Newspapers:**  
'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 26 September 1866  
'Birth on the 23rd inst., at 68 Rosslyn-street, West Melbourne, to the wife of David Walker, engineer steamer Bendigo, of a son.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 6 May 1878  
'Death of Christiana Hallet sister of Mrs David Walker at the Walker house in Stanley Street.'

'Melbourne Punch' (Vic. : 1855 - 1900) Tuesday 3 November 1891  
'WILLS AND BEQUESTS.  
David Walker, of 65 Stanley-street. West Melbourne, engineer, who died on the 5th September, 1891, by his will dated 31st August, 1891, appointed his wife, Elizabeth Walker, sole executrix. ...Value of real and personal estate, £3887.'

**Sands & McDougall Directory of Victoria**  
5th side  
1893,  
65 Walker, Mrs D  
1904  
65 Walker, Mrs Elizabeth  
1880  
(31 Gilligan)  
33 Walker, David

**Survey Notes:**  
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: -</td>
<td>Proposed</td>
</tr>
<tr>
<td>Existing Streetscape Level: -</td>
<td>Proposed Streetscape Level: -</td>
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<table>
<thead>
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<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)? 1950s?</td>
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<table>
<thead>
<tr>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
</tr>
<tr>
<td>Edwardian-era</td>
</tr>
</tbody>
</table>

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<th>What are the heritage values of the place (if any)?</th>
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</thead>
<tbody>
<tr>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Scientific value</td>
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<tr>
<td>Not assessed for heritage values</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
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</thead>
<tbody>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the historic themes represented by the place?</th>
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</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recommendations (if any)</th>
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</thead>
<tbody>
<tr>
<td>None.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>References (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Melbourne online maps</td>
</tr>
<tr>
<td>Shows as 69</td>
</tr>
<tr>
<td>'Single storey brick building built in the 1950’s.'</td>
</tr>
</tbody>
</table>

| Property number: 109004 |

---

**Stanley Street**  
69

**Property number:** 109005
SURVEYED PLACES

Stanley Street 71 - 73

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? unknown
Creation era? ☐ Early Victorian-era
☐ Victorian-era ☐ Interwar
☐ Edwardian-era ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☑ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Two storey brick industrial building built 1930’s. Converted & refurbished into restaurant 1990.’

Sands & McDougall Directory of Victoria
1962
71 Mrs Flanagan
73 JR McCarthy & Co manuf agents

Property number: 109006

---

Stanley Street 82 - 86

Survey Notes:
Bricks painted over, openings changed - reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 3

What date or era does the place express (if any)?
Creation date (if available)? 1930-1935
Creation era? ☑ Early Victorian-era
☐ Victorian-era ☐ Interwar
☑ Edwardian-era ☑ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value
☐ Scientific value ☑ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
City of Melbourne online maps
'single storey brick warehouse. Built in the early 1930’s.'

Sands & McDougall Directory of Victoria
1942
64 Vacant
66-8 Barrett Bros & Bunton St Co Pty Ltd maltsters
70-72 Casey, Mrs Eliz.
84-86 B’wick Spring Wks Pty Ltd, drop forgings
88 Robinson, Redvers J. T.

1935
Farrugia, Jos.
65-88 Barrett Bros & Burston & Co Pty Ltd
**SURVEYED PLACES**

**maltsters**
- 70 Sweeney, Mrs Ellen
- 72 Finnigan, Miss Frances
- 74-82 Industrial S'ery Engnrs Pty Ltd, engnrs
- 88 Clinch, Chrstphr. P.

1930
- 70 White, Mrs Jessie E.
- 72 Lane, Wm.
- 74-82 Timber storage

1925
- 72 Broadhead, Miss H.
- 74-82 Beecham, H., & Co. timber yard
- 84 Barry, Jno. T.
- 80 l'arker, Mrs Viola

| Property number: | 109049 |

---

**Stanley Street**  95  **Moses Park's row houses, part 95-101 Stanley Street**

### Survey Notes:

Streetscape extends into Spencer St; corner site to lane, adding prominence; altered fence has been repaired since 1999 as an enhancement. Matching two-storey rear wing addition with stone storey course and plinth - otherwise generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999- refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>3</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available)?** 1878
- **Creation era?**
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

### What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- [x] HO470 95-101 Stanley Street, West Melbourne
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [ ] Significant individually
  - [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population

### Recommendations (if any)

- Revise Heritage Places Inventory July 2015.

### References (if any):

- Lewis, M. *Australian Architecture Index*: 72273 Builder: Bell, John Owner: Park, Moses West Melbourne VIC City of Melbourne registration no 7574 [Burchett Index]. Fee 3.10.0 two cottages 1878 04 5'

### Newspapers:
The houses at 95-97 Stanley Street, originally Nos. 43-45, were built c.1878. The pair is first listed in the Sands & McDougall directories in 1879, when the occupants were Alfred Webb and Thomas Dougall. That year, the rate books list the houses, owned by Moses Parkes, as a pair of four-room brick houses each with an Annual Average Value of £32.

Description
The houses at 95-97 Stanley Street comprise a pair of single-storey, Victorian, semi-detached, rendered brick cottages with a transverse gabled corrugated galvanised steel roof. Each house has a small skillion-roofed verandah between wing walls which are embellished with rendered consoles. The verandahs retain their cast iron lacework friezes and brackets, although the cast iron palisade fence at No. 95 has been removed. A parapet with a moulded cornice extends across the facade, surmounted in the centre by a scrolled pediment. Chimneys are rendered, with moulded cappings. The side wall of No. 95, facing a bluestone pitched lane, is of face brick, now painted.

Significance
The houses at 95-97 Stanley Street, West Melbourne, are of local aesthetic and historical interest. The pair is representative of the modest dwellings which were erected in the late nineteenth century in large numbers in West and North Melbourne. Largely intact externally, they are typical examples of the Italianate style applied to small houses.

Grading Review
Previous grading of D confirmed. The houses are representative and substantially intact examples of their type and style.

Property number: 109007
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Numbers</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stanley Street</td>
<td>95-101</td>
<td>Row house streetscape, 95-101 Stanley Street</td>
</tr>
</tbody>
</table>

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999- refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

### Existing Streetscape Level: 3

### Proposed Streetscape Level: 2

### What date or era does the place express (if any)?

- **Creation date (if available):** 1877
- **Creation era:**
  - Victorian-era
- **Post WW2**

### What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Value Type</th>
<th>Inclusion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aesthetic value</td>
<td>Not assessed for heritage values</td>
</tr>
<tr>
<td>Historical value</td>
<td>✔</td>
</tr>
<tr>
<td>Social value</td>
<td>Not assessed for heritage values</td>
</tr>
</tbody>
</table>

### Is the place in a Heritage Overlay?

- **HO470 95-101 Stanley Street, West Melbourne**
  - Contributory to precinct
  - Significant individually
  - Not significant or contributory
  - Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- **8.2 Housing the population**

### Recommendations (if any)

- Revise Heritage Places Inventory July 2015.

### References (if any):

- Heritage Places Inventory July 2015
- Stanley Street 95-97 D 3
- Stanley Street 99 D 3
- Stanley Street 101 D 3

### i-Heritage search results: Abstract of Building Identification Form (BIF)

- 101 STANLEY STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level

---

**City of Melbourne Heritage Review (1999)**

**History**

The pair of houses at 99-101 Stanley Street was built c.1877. The houses are first definitely listed in 1878, when they were occupied by James Cullen and Alexander Hart. The following year the rate books show John Fernand and Hart as the occupants of two three-room brick houses owned by a Mrs Burns, each with an Annual Average Value #22.

**Integrity Fair**

- **Condition Good**
- **Original Building Type**
- **History Not Assessed**
- **Description/Notable Features**

The houses at 99-101 Stanley Street comprise a pair of single-storey Victorian brick cottages with transverse gabled roofs. The roof to No. 99 is clad in corrugated galvanised steel, whilst that at No. 101 is slated. Each house has a skillion-roofed verandah and a high metal fence, not original. Part of the verandah roof at No. 99 has been removed. The facade to No. 101 retains its timber-framed double-hung sash window. The appearance of the houses have been marred by the painting of the brickwork.

**Statement of Significance**

The houses at 99-101 Stanley Street, West Melbourne, are of local aesthetic and historic interest. Reasonably intact externally, albeit painted, the houses are typical examples of modest late nineteenth century dwellings which were constructed in large numbers in West and North Melbourne. The houses are important elements in the streetscape.

**Recommended Alterations**

- Other Comments Upgraded from E to D. The pair is a representative and substantially intact example of its style and type.

**Lewis, M. Australian Architecture Index:**

72272 Builder: Hensworth, Thos Owner: Burns, James West Melbourne VIC City of Melbourne registration no 7237 [Burchett Index]. Fee 2.0.0 two brick cottages 1877 06 19
SURVEYED PLACES

The houses at 99-101 Stanley Street comprise a pair of single-storey Victorian brick cottages with transverse gabled roofs. The roof to No. 99 is clad in corrugated galvanised steel, whilst that at No. 101 is slated. Each house has a skillion-roofed verandah and a high metal fence, not original. Part of the verandah roof at No. 99 has been removed. The facade to No. 101 retains its timber-framed double-hung sash window. The appearance of the houses have been marred by the painting of the brickwork.

Significance

The houses at 99-101 Stanley Street, West Melbourne, are of local aesthetic and historic interest. Reasonably intact externally, albeit painted, the houses are typical examples of modest late nineteenth century dwellings which were constructed in large numbers in West and North Melbourne. The houses are important elements in the streetscape.

Grading Review

Upgraded from E to D. The pair is a representative and substantially intact example of its style and type.

Property number: varies
The houses at 95-97 Stanley Street, originally Nos. 43-45, were built c.1878. The pair is first listed in the Sands & McDougall directories in 1879, when the occupants were Alfred Webb and Thomas Dougall. That year, the rate books list the houses, owned by Moses Parkes (sic), as a pair of four-room brick houses each with an Annual Average Value of £32.

Description
The houses at 95-97 Stanley Street comprise a pair of single-storey, Victorian, semi-detached, rendered brick cottages with a transverse gabled corrugated galvanised steel roof. Each house has a small skillion-roofed verandah between wing walls which are embellished with rendered consoles. The verandahs retain their cast iron lacework friezes and brackets, although the cast iron palisade fence at No. 95 has been removed. A parapet with a moulded cornice extends across the facade, surmounted in the centre by a scrolled pediment. Chimneys are rendered, with moulded cappings. The side wall of No. 95, facing a bluestone pitched lane, is of face brick, now painted.

Significance
The houses at 95-97 Stanley Street, West Melbourne, are of local aesthetic and historical interest. The pair is representative of the modest dwellings which were erected in the late nineteenth century in large numbers in West and North Melbourne. Largely intact externally, they are typical examples of the Italianate style applied to small houses.

Recommended Alterations

Other Comments
Previous grading of D confirmed. The houses are representative and substantially intact examples of their type and style.

City of Melbourne Heritage Review (1999)

History
The houses at 95-97 Stanley Street, originally Nos. 43-45, were built c.1878. The pair is first listed in the Sands & McDougall directories in 1879, when the occupants were Alfred Webb and Thomas Dougall. That year, the rate books list the houses, owned by Moses Parkes (sic), as a pair of four-room brick houses each with an Annual Average Value of £32.

Description
The houses at 95-97 Stanley Street comprise a pair of single-storey, Victorian, semi-detached, rendered brick cottages with a transverse gabled corrugated galvanised steel roof. Each house has a small skillion-roofed verandah between wing walls which are embellished with rendered consoles. The verandahs retain their cast iron lacework friezes and brackets, although the cast iron palisade fence at No. 95 has been removed. A parapet with a moulded cornice extends across the facade, surmounted in the centre by a scrolled pediment. Chimneys are rendered, with moulded cappings. The side wall of No. 95, facing a bluestone pitched lane, is of face brick, now painted.

Significance
The houses at 95-97 Stanley Street, West Melbourne, are of local aesthetic and historical interest. The pair is representative of the modest dwellings which were erected in the late nineteenth century in large numbers in West and North Melbourne. Largely intact externally, they are typical examples of the Italianate style applied to small houses.

Recommended Alterations

Other Comments
Previous grading of D confirmed. The houses are representative and substantially intact examples of their type and style.

Property number: 109008
SURVEYED PLACES

James Burns row houses, part 95-101 Stanley Street

Survey Notes:

Brick paint removed since c2004, verandah rebuilt, façade restored, and related fence built, all as an enhancements. Refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D

Proposed Grading: D

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)?  1877

Creation era?  

Victorian-era

Edwardian-era

Early Victorian-era

Interwar

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO470 95-101 Stanley Street, West Melbourne

Contributory to precinct

Not significant or contributory

Significant individually

Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015

Stanley Street 99 D 3

Stanley Street 101 D 3

Lewis, M. Australian Architecture Index:

‘72772 Builder: Hensworth, Thos Owner: Burns, James West Melbourne VIC City of Melbourne registration no 7237 [Burchett Index]. Fee 2.0.0 two brick cottages 1877 06 19’

Newspapers:

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 22 June 1893

'Friends of Mr. JAMES BURNS are respectfully invited to follow the remains of his late beloved youngest daughter. Flora, to the place of interment, in the Melbourne General Cemetery. The funeral will leave his residence, 105 Stanley-street (since demolished), West Melbourne, THIS DAY (Thursday), 22nd Inst., at 3 o’clock.

ALFRED ALLISON, Undertaker, 221 Victoria-street West, Melbourne'

'North Melbourne Gazette' (Vic. : 1894 - 1901) Friday 8 March 1895

'ANNIVERSARY-The scholars of the Union Memorial Sunday School celebrated the anniversary of the foundation of the school last Sunday. ...Miss Esther Burns, Cissy Schnieder,”Ada Wilson, Annie Manderson, Annie Ramsay, and Messrs. George Angus and College Harland also contributed'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 15 August 1903

'BURNS.— On the 14th August, after son’s residence, 107 Stanley-street, West Melbourne, Esther Sutherland Burns, beloved mother of James S. Burns and grandmother of Esther, Maggie, Robert and Stanley Burns, in her 96th year. A colonist of 51 years. Queensland and Adelaide papers please copy'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 16 December 1916

'BURNS.— On the 8th December, at his residence, 107 Stanley-street, West Melbourne, James Sutherland Burns, the dearly beloved husband of Clara and the a much loved father of James, David., Esther, Maggie and the late Flora Burns and only son of the late James and Esther S. Burns. A resident of Stanley-street, West Melbourne, for 62 years. Private interment.'

Electoral Rolls

1914 Burns family at 107, 109 Stanley Street.

i-Heritage search results: Abstract of Building Identification Form (BIF)

99 STANLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

Building and History Information

Architectural Style Victorian; c.1877

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

The pair of houses at 99-101 Stanley Street was built c.1877. The houses are first definitely listed in 1878, when they were occupied by James Cullen and Alexander Hart. The following year the rate books show John Fernand and Hart as the occupants of two three-room brick houses
The houses at 99-101 Stanley Street comprise a pair of single-storey Victorian brick cottages with transverse gabled roofs. The roof to No. 99 is clad in corrugated galvanised steel, whilst that at No. 101 is slated. Each house has a skillion-roofed verandah and a high metal fence, not original. Part of the verandah roof at No. 99 has been removed. The facade to No. 101 retains its timber-framed double-hung sash window. The appearance of the houses have been marred by the painting of the brickwork.

Significance
The houses at 99-101 Stanley Street, West Melbourne, are of local aesthetic and historic interest. Reasonably intact externally, albeit painted, the houses are typical examples of modest late nineteenth century dwellings which were constructed in large numbers in West and North Melbourne. The houses are important elements in the streetscape.

Recommended Alterations
Upgraded from E to D. The pair is a representative and substantially intact example of its style and type.

City of Melbourne Heritage Review (1999)

History
The pair of houses at 99-101 Stanley Street was built c.1877. The houses are first definitely listed in 1878, when they were occupied by James Cullen and Alexander Hart. The following year the rate books show John Fernand and Hart as the occupants of two three-room brick houses owned by a Mrs Burns, each with an Annual Average Value £22.

Description
The houses at 99-101 Stanley Street comprise a pair of single-storey Victorian brick cottages with transverse gabled roofs. The roof to No. 99 is clad in corrugated galvanised steel, whilst that at No. 101 is slated. Each house has a skillion-roofed verandah and a high metal fence, not original. Part of the verandah roof at No. 99 has been removed. The facade to No. 101 retains its timber-framed double-hung sash window. The appearance of the houses have been marred by the painting of the brickwork.

Significance
The houses at 99-101 Stanley Street, West Melbourne, are of local aesthetic and historic interest. Reasonably intact externally, albeit painted, the houses are typical examples of modest late nineteenth century dwellings which were constructed in large numbers in West and North Melbourne. The houses are important elements in the streetscape.
SURVEYED PLACES

Stanley Street 101  James Burns row houses, part 95-101
Stanley Street

Survey Notes:

Bricks painted over, reducing integrity - otherwise generally unchanged since the City of Melbourne Heritage Review 1999- refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1877
Creation era? Victorian-era
Post WW2

What are the heritage values of the place (if any)?

Aesthetic value  Historical value
Scientific value  Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?

HO470 95-101 Stanley Street, West Melbourne
 Contributory to precinct  Not significant or contributory
Significant individually  Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015
Stanley Street 99 D 3
Stanley Street 101 D 3

Lewis, M. Australian Architecture Index:
72272 Builder: Hensworth, Thos Owner: Burns, James
West Melbourne VIC City of Melbourne registration no 7237 [Burchett Index]. Fee 2.0.0 two brick cottages 1877 06 19'

Newspapers:

The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 22 June 1893

Friends of Mr. JAMES BURNS are respectfully invited to follow the remains of his late beloved youngest daughter. Flora, to the place of interment, in the Melbourne General Cemetery. The funeral will leave his residence, 105 Stanley-street (since demolished), West Melbourne, THIS DAY (Thursday), 22nd Inst., at 3 o’clock.
ALFRED ALLISON, Undertaker, 221 Victoria-street West, Melbourne'

North Melbourne Gazette' (Vic. : 1894 - 1901) Friday 8 March 1895

ANNIVERSARY-The scholars of the Union Memorial Sunday School celebrated the anniversary of the foundation of the school last Sunday. ...Miss Esther Burns, Cissy Schnieder, Ada Wilson, Annie Manderson, Annie Ramsay, and Messrs. George Angus and College Harland also contributed'

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BURNS.—On the 8th December, at his residence, 107 Stanley-street, West Melbourne, James Sutherland Burns, the dearly beloved husband of Clara and the a much loved father of James, David., Esther, Maggie and the late Flora Burns and only son of the late James and Esther S. Burns. A resident of Stanley-street, West Melbourne, for 62 years. Private interment.'

Electoral Rolls

1914 Burns family at 107, 109 Stanley Street.
West Melbourne Heritage Review

SURVEYED PLACES

owned by a Mrs Burns, each with an Annual Average Value #22.
Integrity Fair
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features
The houses at 99-101 Stanley Street comprise a pair of single-storey Victorian brick cottages with transverse gabled roofs. The roof to No. 99 is clad in corrugated galvanised steel, whilst that at No. 101 is slated. Each house has a skillion-roofed verandah and a high metal fence, not original. Part of the verandah roof at No. 99 has been removed. The facade to No. 101 retains its timber-framed double-hung sash window. The appearance of the houses have been marred by the painting of the brickwork.

Statement of Significance
The houses at 99-101 Stanley Street, West Melbourne, are of local aesthetic and historic interest. Reasonably intact externally, albeit painted, the houses are typical examples of modest late nineteenth century dwellings which were constructed in large numbers in West and North Melbourne. The houses are important elements in the streetscape.

Recommended Alterations
The pair of houses at 99-101 Stanley Street was built c.1877. The houses are first definitely listed in 1878, when they were occupied by James Cullen and Alexander Hart. The following year the rate books show John Fernand and Hart as the occupants of two three-room brick houses owned by a Mrs Burns, each with an Annual Average Value $22.

Description
The houses at 99-101 Stanley Street comprise a pair of single-storey Victorian brick cottages with transverse gabled roofs. The roof to No. 99 is clad in corrugated galvanised steel, whilst that at No. 101 is slated. Each house has a skillion-roofed verandah and a high metal fence, not original. Part of the verandah roof at No. 99 has been removed. The facade to No. 101 retains its timber-framed double-hung sash window. The appearance of the houses have been marred by the painting of the brickwork.

Significance
The houses at 99-101 Stanley Street, West Melbourne, are of local aesthetic and historic interest. Reasonably intact externally, albeit painted, the houses are typical examples of modest late nineteenth century dwellings which were constructed in large numbers in West and North Melbourne. The houses are important elements in the streetscape.

Grading Review
Upgraded from E to D. The pair is a representative and substantially intact example of its style and type.

City of Melbourne Heritage Review (1999)

History
The pair of houses at 99-101 Stanley Street was built c.1877. The houses are first definitely listed in 1878, when they were occupied by James Cullen and Alexander Hart. The following year the rate books show John Fernand and Hart as the occupants of two three-room brick houses owned by a Mrs Burns, each with an Annual Average Value £22.

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The houses at 99-101 Stanley Street, West Melbourne, are of local aesthetic and historic interest. Reasonably intact externally, albeit painted, the houses are typical examples of modest late nineteenth century dwellings which were constructed in large numbers in West and North Melbourne. The houses are important elements in the streetscape.

Grading Review
Upgraded from E to D. The pair is a representative and substantially intact example of its style and type.

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -
Proposed Grading: -

Existing Streetscape Level: -
Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)?
unknown

Creation era?
- Early Victorian-era
Victorian-era
Interwar
Edwardian-era
Post WW2

What are the heritage values of the place (if any)?

Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No

Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'2 storey brick warehouse built 1950's. Refurbished mid 1980's.'

Property number: 109010

Stanley Street  103 -113

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -
Proposed Grading: -

Existing Streetscape Level: -
Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)?
unknown

Creation era?
- Early Victorian-era
Victorian-era
Interwar
Edwardian-era
Post WW2

What are the heritage values of the place (if any)?

Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No

Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'2 storey brick warehouse built 1950's. Refurbished mid 1980's.'

Property number: 109012
<table>
<thead>
<tr>
<th>Property number:</th>
<th>109013</th>
</tr>
</thead>
</table>

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**
- 

**Proposed Streetscape Level:**
- 

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>2007</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**
None.

**References (if any):**

City of Melbourne online maps

'3 storey concrete apartments with gnd level parking. Built 2007'
### Surveyed Places

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Numbers</th>
<th>Survey Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stanley Street</td>
<td>124-128</td>
<td>Sawtooth roof profile, corner site to lane, adding prominence; altered and refaced, reducing integrity.</td>
</tr>
<tr>
<td></td>
<td>127-153</td>
<td>Numbers 127-133 altered Moderne style Interwar workshop, with glass bricks added, reducing integrity; 149-153 (c1930) altered Moderne style, symmetrical façade to corner.</td>
</tr>
</tbody>
</table>

#### Survey Notes:

- Creation date (if available)?
  - 1919-1945

- Creation era?
  - Early Victorian-era
  - Interwar

- What date or era does the place express (if any)?
  - 1930-

- What are the historic themes represented by the place?
  - 5.5 Building a manufacturing industry

- Recommendations (if any)
  - None.

- References (if any):
  - City of Melbourne online maps
  - 'Single storey brick warehouse built 1920’s.'
  - Sands & McDougall Directory of Victoria
    - 1930
    - Spencer at
    - 130 Vacant
    - 126-134 Doyle, Saml., bkr
    - 138-40 Plywood & Trading Co Pty Ltd, tmbr
  - MMBW
    - DP728 1895 shows as row houses

- Property number: 109048

---

**Stanley Street**  
**127 - 153** Inter-war workshop group

Survey Notes:

Numbers 127-133 altered Moderne style Interwar workshop, with glass bricks added, reducing integrity; 149-153 (c1930) altered Moderne style, symmetrical façade to corner.

#### Survey Notes:

- Creation date (if available)?
  - 1930-

- Creation era?
  - Early Victorian-era
  - Interwar

- What date or era does the place express (if any)?
  - 1930-

- What are the historic themes represented by the place?
  - 5.5 Building a manufacturing industry

- Recommendations (if any)
  - None.

- References (if any):
  - MMBW
    - DP728 1895 shows as row houses

---

**Sands & McDougall Directory of Victoria**

1942

113 Buchaglar, Frank  
115-25 Clegg & Kemp Py Ld,  
jam mnfrs  
123-5 Victor Battery Co,  
battery mnfrs
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>Address</th>
<th>Property Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>127-9 G.P.O. (store)</td>
<td>109015</td>
<td>Great Post Office</td>
</tr>
<tr>
<td>135-7 Welland &amp; Gwynne Py Ld, mtr bdy rprs</td>
<td>-</td>
<td>Warehouse</td>
</tr>
<tr>
<td>139-41 Joyner, H., &amp; Sons, blksmths</td>
<td>-</td>
<td>Bricklayers</td>
</tr>
<tr>
<td>149-53 Pura Engnrng Co Pty Ltd, sht mtI wkrs</td>
<td>-</td>
<td>Sheet metal workers</td>
</tr>
<tr>
<td>Adderley st</td>
<td>-</td>
<td>Street name</td>
</tr>
</tbody>
</table>

#### 1935

<table>
<thead>
<tr>
<th>Address</th>
<th>Property Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>113 Bell, Jas. E.</td>
<td>-</td>
<td>Residence</td>
</tr>
<tr>
<td>115-25 Clegg &amp; Kemp Py Ld, jam mnfrs</td>
<td>-</td>
<td>Jam manufacturer</td>
</tr>
<tr>
<td>123-5 Victor Battery Co</td>
<td>-</td>
<td>Battery manufacturer</td>
</tr>
<tr>
<td>127-9 Bush's Cnfry Pty Ltd</td>
<td>-</td>
<td>Confectionery</td>
</tr>
<tr>
<td>135-7 Linard &amp; Son, metal wkrs</td>
<td>-</td>
<td>Metal workers</td>
</tr>
<tr>
<td>139 Jones, J. H., bot dlr</td>
<td>-</td>
<td>Boot dealer</td>
</tr>
<tr>
<td>141 Joyner, H., &amp; Sons, blksmths</td>
<td>-</td>
<td>Bricklayers</td>
</tr>
<tr>
<td>149-53 Vacant</td>
<td>-</td>
<td>Vacant property</td>
</tr>
</tbody>
</table>

**Adderley st**

#### 1930

<table>
<thead>
<tr>
<th>Address</th>
<th>Property Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>113 Bowles, Chas. E.</td>
<td>-</td>
<td>Residence</td>
</tr>
<tr>
<td>115-25 Clegg &amp; Kemp, Jam mnfrs</td>
<td>-</td>
<td>Jam manufacturer</td>
</tr>
<tr>
<td>123-5 Victor Storage Btrs Pty Ltd</td>
<td>-</td>
<td>Battery storage</td>
</tr>
<tr>
<td>127-31 Vacant factories</td>
<td>-</td>
<td>Vacant factories</td>
</tr>
<tr>
<td>135-7 Linard &amp; Son, metal wkrs</td>
<td>-</td>
<td>Metal workers</td>
</tr>
<tr>
<td>139-41 Hall &amp; King, wood workers</td>
<td>-</td>
<td>Wood workers</td>
</tr>
<tr>
<td>149-53 Factory being built</td>
<td>-</td>
<td>Factory construction</td>
</tr>
</tbody>
</table>

**Adderley st**

#### 1925

<table>
<thead>
<tr>
<th>Address</th>
<th>Property Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>113 O'Shea, John</td>
<td>-</td>
<td>Residence</td>
</tr>
<tr>
<td>115-25 Clegg &amp; Kemp, Jam mnfrs</td>
<td>-</td>
<td>Jam manufacturer</td>
</tr>
<tr>
<td>123 Vacant</td>
<td>-</td>
<td>Vacant property</td>
</tr>
<tr>
<td>129 Snell, Mrs O.</td>
<td>-</td>
<td>Residence</td>
</tr>
<tr>
<td>131 Skidmore. Mrs M</td>
<td>-</td>
<td>Residence</td>
</tr>
<tr>
<td>135 Express Marine Eng Co, engnrs</td>
<td>-</td>
<td>Engineers</td>
</tr>
<tr>
<td>137 Ward, M. J., eninlr</td>
<td>-</td>
<td>Engineer</td>
</tr>
<tr>
<td>139 Express Marine Eng Co., engineers</td>
<td>-</td>
<td>Engineers</td>
</tr>
<tr>
<td>141 Parry &amp; Taylor, Pty Ltd, shop fitters</td>
<td>-</td>
<td>Shop fitters</td>
</tr>
<tr>
<td>149 Vacant</td>
<td>-</td>
<td>Vacant property</td>
</tr>
<tr>
<td>153 Gillard, Ernest, grer</td>
<td>-</td>
<td>Grocer</td>
</tr>
</tbody>
</table>

**Adderley st**

**Property number:** 109015

---

### Survey Notes:

- **Creation date (if available):** 1919-1945
- **Creation era:**
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2
- **What date or era does the place express (if any)?**
  - Early Victorian-era

### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** D

### Existing Streetscape Level:

- **Existing Streetscape Level:** -
- **Proposed Streetscape Level:** 2

### What are the heritage values of the place (if any)?

- **Aesthetic value:**
- **Scientific value:**
- **Social value:**
- **Historical value:**
- **Not assessed for heritage values:**

### Is the place in a Heritage Overlay?

- **No**

### What are the historic themes represented by the place?

- 5.5 Building a manufacturing industry

### Recommendations (if any)

- Revise Heritage Places Inventory July 2015.

### References (if any):

- City of Melbourne online maps
  - 'Single storey brick building built 1930’s.'

- Sands & McDougall Directory of Victoria
  - 1930
  - 126-134 Doyle, Saml., bkr
  - 138-40 Plywood & Trading Co Pty Ltd, tmbr
  - 142-4 Vacant
  - 146 Permewan, A. B., furnishings & quilt
  - 1935
  - Spencer st
  - 126-134 Doyle, Saml., bkr
  - 138-40 Rydal Knitting Co Pty Ltd
SURVEYED PLACES

142-4 Fernshaws Pty Ltd,
mnf chmsts
146 Permewan, A. B., furnishings & quilt

Property number: 109047

Stanley Street  138 -140  Doyle’s factory, later
Plywood and Trading Company Pty. Ltd.

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  C

Existing Streetscape Level:  3  Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1927

Creation era?  
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO471 138-140 Stanley Street, West Melbourne

☐ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:
 'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 19 February 1920 p 7 Article
 'PRICE OF BREAD. THE BLOCK DELIVERY SYSTEM. EVIDENCE BEFORE Fair Profits COMMISSION.-evidence given by Joseph Doyle, master baker, operating at Spencer-street. West Melbourne- sells only 20% to wholesalers, rest to public......e employed five regular men in his bakehouse and one casual. The total wages of the employees in this branch of the business being £2210 per
week. Then there were six bread wagons to run, the wages of the drivers being £4 a week. Flour, yeast, and the other ingredients of bread had all gone up correspondingly."

'The Age' (Melbourne, Vic.: 1854 - 1954) Tuesday 27 May 1930 p 4 Article
'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 27 May 1930 p 13 Article

'BREAD BELOW WEIGHT. Prosecutions at Essendon. ..At Essendon court yesterday Joseph Doyle, Spencer st, West Melbourne, was charged with having had for sale loaves of bread that were not of the correct weight...'

'The Age' (Melbourne, Vic.: 1854 - 1954) Thursday 8 August 1935 p 10 Article

'BREAD AS FOOD. MEDICAL EVIDENCE. CHIEF SOURCE OF ENERGY OF POOR PEOPLE. Under nourishment in Australia ... bread. Joseph Doyle, master baker, of West Melbourne, and acting secretary of the Master Bakers...

Google Maps, 2015
Aerial shows 142-144 Stanley Street identical to 138-140 Stanley Street, behind new façade.

Building Permit Application
136/138-144 Stanley Street:
1927 11515 £2400 erection of new building
Proposed Brick Factories (two) Stanley Street, West Melbourne, timber roof trusses, brick walls, W. J. Davy consulting engineer, 430 Bourke Street, Melb - factory pair- one façade gone 142-144

City North Heritage Review, Amendment C198,
Statement of Significance 2012, City of Melbourne
'Former factory 15-17 Lincoln Square
South, Carlton
C2 1928/
Interwar
Designed by W. J. Davy, engineer, for John Paton.
2 storey, building with red brick and rendered façade and multi-paned, metal-framed windows.
Stepped parapet with solid course bricks. Canopy to larger opening intact, though that planned to single doorway may not have been approved. Larger opening had paired timber doors. This building has some limited traditional/classicising detailing such as string course, and moulding to the parapet and canopy '
Similar but simpler elevation design.

i-Heritage search results: Abstract of Building Identification Form (BIF)
138 TO 140 STANLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date
Architect

Sands & McDougall Directory of Victoria
1942
STANLEY ST—N SIDE
Spencer st
126-34 Foster Clark (Aust) Ltd, custard pwdr mfrs
138-40 Collins & Keogh Py Ld, engnr

1935
STANLEY ST—N SIDE
Spencer at
126-134 Doyle, Sml., bkr
138-40 Rydal Knitting Co Pty Ltd
142-4 Fernshaws Pty Ltd, mnfg chmsts

1930
STANLEY ST—N SIDE
Spencer at
126-134 Doyle, Sml., bkr
138-40 Plywood & Trading Co Pty Ltd, tmbr
142-4 Vacant

1925
residential

City of Melbourne Valuers Books
1930, 2301 Fernshaws Pty Ltd, Joseph Doyle, 142-144, 138-140 Stanley - 66x112, £200 each
(Plywood Trading, Samuel Doyle estate has 134 B W/H £180, 124 B bakery 2 firs, stables £520)

Property number: 109046
West Melbourne Heritage Review

SURVEYED PLACES

<table>
<thead>
<tr>
<th>Street</th>
<th>Property Nos</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stanley St</td>
<td>142-144</td>
<td>Doyle's factory, later Fernshaws Pty. Ltd., manufacturing chemists</td>
</tr>
</tbody>
</table>

Survey Notes:

Once part of factory pair-refaced, extended, see 138-140.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- Existing grading: -
- Proposed Grading: -

- Existing Streetscape Level: -
- Proposed Streetscape Level: -

What date or era does the place express (if any)?

- Creation date (if available): 1927-
- Creation era:
  - Early Victorian-era
  - Interwar
  - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'A single storey brick warehouse. Built around 1950 (sic).'

Refer 138-140 Stanley Street:

An estimate of £2400 was made for the erection of two brick factories in Stanley St, West Melbourne for successful master baker, Joseph Doyle. W J Davy consulting engineer, 430 Bourke St, Melbourne was the designer of this former factory pair (142-144 refaced but still existing). The roof was saw-tooth in profile, supported on timber trusses, entry was via timber folding doors and once inside the factory floor was open with a small toilet.
## Surveyed Places

### Stanley Street

<table>
<thead>
<tr>
<th>Property number:</th>
<th>109044</th>
</tr>
</thead>
</table>

**Survey Notes:**

- Not assessed.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** -

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1946-2015
- **Creation era?**
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Early Victorian-era
  - [x] Post WW2

#### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [x] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- [ ] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- **5.5 Building a manufacturing industry**

#### Recommendations (if any)

- None.

#### References (if any):

- [City of Melbourne online maps](http://www.melbourne.vic.gov.au)
- 'Single storey brick warehouse built 1930’s (sic).'
- [Sands & McDougall Directory of Victoria](http://www.sandsmcdougall.com)
- 1942
  - 152 Moloney, Miss Cath.
  - 154-70 C’wealth St1 Co Ltd, stl merchts
  - 172 Bell. J., brsfndr
- 1962
  - 152 Moloney, Miss Cath.

### Stanley Street

<table>
<thead>
<tr>
<th>Property number:</th>
<th>1097</th>
</tr>
</thead>
</table>

**Survey Notes:**

- Distinctive brickwork. Refer to Heritage assessment 2015 in References.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** -
- **Proposed Grading:** D

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1938
- **Creation era?**
  - [ ] Victorian-era
  - [x] Interwar
  - [ ] Post WW2

#### What are the heritage values of the place (if any)?

- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- [x] Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- **5.5 Building a manufacturing industry**

#### Recommendations (if any)

- None.

#### References (if any):

- [Revise Heritage Places Inventory July 2015](http://www.heritage.vic.gov.au)

**Heritage assessment 2015:**

(Asked as not individually significant)

The following assessment found that the building was not above the locally significant threshold but was contributory to the general theme of Interwar factory development in West Melbourne.

#### What is significant?

For an estimated £1800, this parapeted brick factory with its sawtooth roof and steel-framed multi-pane glazing, was erected in 1938 for R. C. or E. W. Brown Esq in place of three Victorian-era houses. Building permit application drawings show a much wider building than has survived...
and a proposed flag flying from the parapet bearing the acronym ‘C.A.B.’. The design engineer was L. Boyd Mercer. Early occupiers were the Commonwealth Steel Company, steel merchants. Although possessing some unusual coloured brickwork, major changes have taken place to this building since the design stage, with apparent reduction in its façade length, and bricking in of openings.

How is it significant?
Brown's factory is indicative only of the Interwar industrial growth theme in West Melbourne.

Why is it significant?
Brown’s factory is of contributory significance only, historically, to the Interwar industrial theme in West Melbourne generally but not to a heritage precinct. The building is below threshold for a locally significant individual heritage place.

Building Permit Application
154-170 Stanley Street
1920 £2000 erection of stables etc...
1938 19603 £1800 erection of building
'Brick Factory' for R. C. Brown, Esq. shows sawtooth roof; proposed stepped parapet (omitted) with flag bearing ‘CAB’ ; refers to Building Permit Application 20333; steel drawings refer to E. W. Brown, Esq. and engineer as L. Boyd Mercer
£320 alterations to building
1939 20333 £1400 additions to building
£400 erection of building etc
1979 office and toilet block, noted still rated as factory 1990

City of Melbourne online maps
'Single storey brick warehouse built 1930's.'

Newspapers:
'The Age' 9/12/1955 Advert.
'Stenographer...'
'New Australians Welcome'
Commonwealth Steel Company Limited. 162 Stanley St., West Melbourne.'

'OPERATOR, for steel cutting saws; good conditions, and a 5-day week. Apply to Commonwealth Steel Company Limited. 162 Stanley St., West Melbourne.'

Heritage Places Inventory June 2015
No listing.

Sands & McDougall Directory of Victoria 1942
152 Moloney, Miss Cath.
154-70 C'wealth Stl Co stl merchts
172 Bell. J., brsfndr
Adderley st

Property number: 109043

<table>
<thead>
<tr>
<th>Stanley Street</th>
<th>162 -170</th>
</tr>
</thead>
</table>

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2012-?
Creation era?
- Victorian-era
- Edwardian-era [✓] Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
[✓] Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Significant individually
[✓] Not significant or contributory

Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'Single storey brick warehouse built 1930's. (sic)'

Planning register online search results
'Permit Number TP-2010-241/B
Date Received 20/04/2012
Address of Land 162-170 Stanley Street WEST
MELBOURNE VIC 3003 (Zone DDO29 )
Applicant's Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Construction a four storey building containing 14 dwellings.
Officer's Name Nicholas McLennan
Change to Application YES
Objections Received 0
Application Status Plans Endorsed
SURVEYED PLACES

Decision Amend Permit - 15/06/2012

Sands & McDougall Directory of Victoria
1942
152 Moloney, Miss Cath.
154-70 C'wealth Stl Co Ld, stl merchts
172 Bell. J., brsfldr
Adderley st

Property number: 109042

Stanley Street

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? unknown
Creation era?
☐ Victorian-era ☐ Edwardian-era
☐ Early Victorian-era ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.3 Developing a large, city-based economy

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
TP-2012-203 - Construction of third floor extension to office building, alterations to the facade and waiver of car parking requirements.
This application was made on 10th of April, 2012. Its status is "Permit Issued" and it was decided on 12th of July, 2012.

Sands & McDougall Directory of Victoria
1942
152 Moloney, Miss Cath.
154-70 C'wealth Stl Co Ld, stl merchts
172 Bell. J., brsfldr
Adderley st

Property number: 109041
SURVEYED PLACES

**Stanley Street**

**173**

**Falcon Engineering Pty. Ltd. (Vic)**

---

**Survey Notes:**

Not assessed. See 248-250 Rosslyn Street, West Melbourne.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: - Proposed Grading: -

**Existing Streetscape Level:** - Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

Creation date (if available)? 1945-1965?

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps
'Single storey brick factory built 1960's.'

Sands & McDougall Directory of Victoria
1962
Falcon Engineering P/L (Vic)

**Property number:** 109016
### Surveyed Places

<table>
<thead>
<tr>
<th>Property Number</th>
<th>Property Name</th>
<th>Heritage Grade</th>
<th>Historic Value</th>
<th>Social Value</th>
<th>Aesthetic Value</th>
<th>Streetscape Level</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>109040</td>
<td>Speciality Steel and Hardware Manufacturing Company, former</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
</tr>
<tr>
<td>176</td>
<td>Stanley Street</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
</tr>
<tr>
<td>178</td>
<td>Stanley Street</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
<td>Not assessed</td>
</tr>
</tbody>
</table>

**Survey Notes:**
- Creation date (if available): 1946-2015
- Creation era: Post WW2
- Historical value: Not significant or contributory
- Aesthetic value: Not assessed for heritage values
- Social value: Not significant or contributory
- Scientific value: Not assessed for heritage values
- Not assessed for heritage values

**Recommendations (if any):**

**References (if any):**
- City of Melbourne online maps
- 'Dwelling (House)'
- Sands & McDougall Directory of Victoria
- 1962
- Speciality Steel and Hardware Manufacturing Company

**Property number:** 109040

---

**Survey Notes:**
- Creation date (if available): unknown
- Creation era: Post WW2
- Historical value: Not significant or contributory
- Aesthetic value: Not assessed for heritage values
- Social value: Not significant or contributory
- Scientific value: Not assessed for heritage values

**Recommendations (if any):**

**References (if any):**
- City of Melbourne online maps
- 'Dwelling (House)'
- City of Melbourne Town planning permits register
- 'Permit Number TP-2007-567
- Date Received 27/06/2007
- Address of Land 178 Stanley Street WEST MELBOURNE VIC 3003 (Zone DDO29)
- Applicant’s Name and Address Restricted - Can be viewed at Council
- Proposed Use or Development Construction of a forth (sic) floor sunroom with roof terrace
- Officer’s Name Phil Morey
- Objections Received 0
- Change to Application YES
- Application Status Permit Issued
### Surveyed Places

#### Stanley Street

<table>
<thead>
<tr>
<th>Property number:</th>
<th>110861</th>
</tr>
</thead>
</table>

#### Survey Notes:

Bricks painted over, openings changed: reducing integrity.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

#### Existing Streetscape Level:

<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Streetscape Level:</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1919-1945</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Early Victorian-era</td>
</tr>
<tr>
<td>Victorian-era</td>
<td>✓</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td>✓</td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

#### What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value ✓
- Scientific value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- No
- Contributory to precinct
- Not significant or contributory ✓
- Significant individually
- Proposed for a Heritage Overlay

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

- City of Melbourne online maps
  - 'Single storey brick factory built around 1920.'
- Sands & McDougall Directory of Victoria
  - 1942
  - 175 Rodgers, Mrs Cath.
  - 177-9 Burnside, W. K., Py Ld (strge)

  - 1935
  - 173 O’Brien, Jos.
  - 175 Rodgers, Mrs Cath.
  - 177-79 Store room
  - 183 Carmody, Mrs Margt.
  - 185 Lukac, Andw.

  - 1930
West Melbourne Heritage Review

SURVEYED PLACES

177-79 Store room

1925
(residential?)

Property number: 109017

Stanley Street 180

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

What date or era does the place express (if any)?
Creation date (if available)? 2001?
Creation era?
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Scientific value
Historical value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
No

Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Dwelling (House).'

Planning register online search results
Permit Number TP-2000-1403
Date Received 8/12/2000
Address of Land 180 Stanley Street WEST MELBOURNE VIC 3003 (Zone DDO29)
182 Stanley Street WEST MELBOURNE VIC 3003 (Zone DDO29)
Applicant's Name and Address
Proposed Use or Development Construction of 2 three storey dwellings with roof decks on the existing vacant site and reduction in standard car parking requirement
Officer's Name John Joyner
Objections Received 0
West Melbourne Heritage Review

**SURVEYED PLACES**

Change to Application YES
Application Status Permit Issued
Decision Notice of Decision to Grant Permit - 12/04/2001
Permit - 14/05/2001

**Property number:** 580237

---

**Stanley Street 182**

Survey Notes:
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
Existing grading: - Proposed Grading: -

**What date or era does the place express (if any)?**
Creation date (if available)? 2001?
Creation era?
☐ Victorian-era ☐ Interwar
☐ Edwardian-era ☑ Post WW2

**What are the heritage values of the place (if any)?**
☐ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☑ Not assessed for heritage values

**Is the place in a Heritage Overlay?**
No
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps
'Dwelling (House).'

Planning register online search results
'Permit Number TP-2000-1403
Date Received 8/12/2000
Address of Land 180 Stanley Street WEST MELBOURNE VIC 3003 (Zone DDO29 )
182 Stanley Street WEST MELBOURNE VIC 3003 (Zone DDO29 )
Applicant's Name and Address
Proposed Use or Development Construction of 2 three storey dwellings with roof decks on the existing vacant site and reduction in standard car parking requirement
Officer's Name John Joyner
Objections Received 0
West Melbourne Heritage Review

SURVEYED PLACES

Change to Application YES
Application Status Permit Issued
Decision Notice of Decision to Grant Permit - 12/04/2001
Permit - 14/05/2001

Property number: 580238

Stanley Street 183

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -
Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? unknown
Creation era?
- Victorian-era
- Interwar
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
No
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'This property contains 2 residential properties.'

Planning register online search results
'Permit Number TP-2013-396
Date Received 4/06/2013
Address of Land 183-185 Stanley Street WEST
MELBOURNE VIC 3003 (Zone DDO29 )
Applicant's Name and Address Restricted - Can be viewed at Council
Proposed Use or Development Conversion of existing building (to the rear of an existing dwelling) to a dwelling with associated car parking (2 spaces)
Officer's Name Anne-Marie Edgley
Change to Application YES
Objections Received 1
### Surveyed Places

**Property number:** 109018

#### Stanley Street

<table>
<thead>
<tr>
<th>Survey Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not assessed. Upper level development of industrial site?</td>
</tr>
</tbody>
</table>

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** -
  - **Proposed Grading:** -

- **Existing Streetscape Level:** -
  - **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

- **Creation date (if available):** 2000
- **Creation era?**
  - [ ] Victorian-era
  - [x] Edwardian-era
  - [x] Interwar
  - [x] Early Victorian-era
  - [x] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [ ] Historical value
- [x] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [ ] Contributory to precinct
- [x] Not significant or contributory
- [ ] Significant individually
- [x] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'4 storey brick townhouse with gnd level parking. Built 2000.'

**Property number:** 558175
West Melbourne Heritage Review

SURVEYED PLACES

| Stanley Street | 187 | Lourdes, Hannah Smith's house and dairy |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: C

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1903

Creation era?

- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

What are the heritage values of the place (if any)?

Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
- Proposed: Lourdes, Hannah Smith's house and dairy, 187 Stanley Street, West Melbourne, added to HO3 North & West Melbourne Precinct.

- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any):

Revise boundary to HO3 North & West Melbourne Precinct to include this house as a contributory place; Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
187 TO 189 STANLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History
Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure; elaborate/high standard design of cement rendered surfaces.
Statement of Significance
Not Assessed
Recommended Alterations
Verandah detail (frieze) gone (inappropriate - reinstate original design/sympathetic alternative)

MMBW
DP727 1895: shows former building as free-standing with window bays overlooking paved side yard- backs onto Australian Biscuit Company works facing Rosslyn St

Australia, Electoral Rolls, 1903-1980 for Hannah Smith
1903, 1909, 1919 187 Stanley Street dairy keeper

Newspapers:
'The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 18 July 1902
'SMITH.--On the 17th July, at his residence, 26 Wilson St Moonee Ponds, Thomas, the dearly beloved husband of Maria Smith, and dearly beloved son of Hannah Smith, of Stanley-street, West Melbourne, aged 48 years. Requiescat in peace. By request, no flowers.'

Lewis, M. Australian Architecture Index
'Wilson, James - 10 Richardson St Carlton Smith, H West Melbourne VIC City of Melbourne registration no 8955 [Burchett Index]. Fee 1.15.0 two-storey house Stanley - 187 1903 03 21'

Wikipedia
'Lourdes water
From Wikipedia, the free encyclopedia'
'Lourdes water is water which flows from a spring in the Grotto of Massabielle in the Sanctuary of Our Lady of Lourdes, France. The location of the spring was described to Bernadette Soubirous by an apparition of Our Lady of Lourdes on 25 February 1858. 'May have been meant to refer to a source of pure milk from Hannah's dairy.'

Sands & McDougall Directory of Victoria
1920
183 Ryan, Jas.
185 Lofthouse, Albt.
187 Kinsella, John
191 Carmody, John T.
193 Robinson, Alfd.
### Surveyed Places

<table>
<thead>
<tr>
<th>Year</th>
<th>Name 1</th>
<th>Name 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1915</td>
<td>Donnelly, Wm.</td>
<td>Saker, Mrs Jane</td>
</tr>
<tr>
<td></td>
<td>Kinsella, Mrs Mary Smith, Mrs Hannah</td>
<td>Carmody, John T.</td>
</tr>
<tr>
<td>1904</td>
<td>White, Michael</td>
<td>Vacant</td>
</tr>
<tr>
<td></td>
<td>Smith, Mrs Hannah dairy</td>
<td>McClonnan. Thomas</td>
</tr>
<tr>
<td>1893</td>
<td>Smith, Mrs Hannah</td>
<td></td>
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</tbody>
</table>

**City of Melbourne Valuers Books**

<table>
<thead>
<tr>
<th>Year</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1915</td>
<td>2506</td>
</tr>
<tr>
<td></td>
<td>Hannah Smith owner-occupier 187 BH 6 rooms 36x77 £32 x-out to 34 (Dott)</td>
</tr>
<tr>
<td>1920</td>
<td>2437</td>
</tr>
<tr>
<td></td>
<td>David M Dott x-out to John J T Kinsella as owner (191 xout to 187) BH 6 rooms 36x77 £34</td>
</tr>
</tbody>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: D
  - Proposed Grading: C

- **What date or era does the place express (if any)?**
  - Creation date (if available): 1887
  - Creation era? [ ] Early Victorian-era
    - Victorian-era [x] Interwar
    - Edwardian-era [ ] Post WW2

- **What are the heritage values of the place (if any)?**
  - [x] Aesthetic value
  - [x] Historical value
  - [ ] Scientific value
  - [ ] Social value
  - [ ] Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - [x] Contributory to precinct [ ] Not significant or contributory
  - [x] Significant individually [ ] Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**
  - 8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 1 May 1889
- 'THE Friends of the late Mr. William CULLEN are respectfully invited to follow his remains to the place of interment, Melbourne Cemetery The funeral will leave his late residence, 193 Stanley-street, West Melbourne, on Thursday, 2nd inst., at 3 o’clock.
- JOHN DALEY, undertaker, Latrobe and Spring streets, Melbourne. Telephone 827.'
SURVEYED PLACES

The Age' (Melbourne, Vic.: 1854 - 1954) Thursday 2 May 1889

'friends of the late Mr. WILLIAM CULLEN, A late of the Harbor Trust, are respectfully invited to follow his remains to the place of interment, Melbourne. The funeral will leave his late residence, 191 Bally David House Stanley-streets, West Melbourne..'

Probate, VPRO

'William Cullen Engineer West Melbourne 30 Apr 1889 39/643 VPRS 28/P0, unit 488; VPRS 28/P2, unit 262; VPRS 7591/P2, unit 148'

Widow Margaret, £27 real estate - 3' frontage to Rosslyn St part CA8/96 used as ROW

'Margaret Cullen Widow 191 Stanley Street, West Melbourne 10 May 1899 72/683 VPRS 28/P0, unit 523; VPRS 7591/P2, unit 295'

Richard Cullen, brother of William executor- real estate £1155, personal 10 - Richard resides with Margaret at 191 Stanley St- estate is 191 and 193 Stanley St- any excess funds to be given to St Mary's

City of Melbourne Maps

Heritage Places Inventory June 2015

North Melbourne Parish Plan CA9/96 Grantee AC Hodgson?

North and West Melbourne Conservation Study (1983)

Survey data: 191-3 c1890 graded C

Heritage Places Inventory June 2015

191 D3
193 C3

MBMW

DP727 1895: shows

Cullen in Griffith's Valuation 1848-1864

Griffith's Valuation held in Public Records Office of Northern Ireland is a set of documents that lists the landowners and principal occupants of lands, tenements and houses in Ireland. Also known as the Primary Valuation of Ireland, the work of surveying landowners and tenants throughout Ireland for taxation purposes was carried out between the years of 1848 and 1864. Commissioned to oversee the task was Dublin geologist Richard Griffith - thus the name Griffith's Valuation.

Lewis, M. Australian Architecture Index:

'72281 Cullen, William - 95 Stanley St Cullen, William West Melbourne VIC City of Melbourne registration no 1657 [Burchett Index]. Fee 1.15.0 two-storey house, Stanley - south of Adderley 1885 08 4

72283 Cullen, William - 95 Stanley St Cullen, William West Melbourne VIC City of Melbourne registration no 3185 [Burchett Index]. Fee 1.15.0 two-storey house Stanley - below Adderley 1887 12 12'

(many entries for houses built by the Cullen Brothers as owner builders in West Melbourne 1853-1872, then William Cullen 1873-1888)

i-Heritage search results: Abstract of Building Identification Form (BIF)

191 STANLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
First Owner
Integrity Fair
Condition Fair
Original Building Type
History
Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure.
Statement of Significance Not Assessed
Recommended Alterations Bricks painted (inappropriate - remove by approved method)

Sands & McDougall Directory of Victoria

S side- west of Adderley

1935
187 Kinsella, Jas.
191 Stanley, Percival
193 Parry, Llewellyn

1925
187 Kinsella, John
191 Carmody, Mrs M.
193 Robinson. Alfd.

1904
183 White, Michael
185 Vacant
187 Smith. Mrs Hannah dairy
191 McClonnan. Thomas
193 Preece. Josiah

1893
187 Smith, Mrs Hannah
191 Cullen, Mrs William
193 Main, Thomas
195 Home, Owen

City of Melbourne Valuers Books

1930, 2264- owner: David Martin Dott 191-3 BH 5 rooms
15x74 £40/ £50
191 Margaret Carmody X-out
193 Lewellyn Parry

1891, 2682- Owner: Mrs Cullen 191-3 BH 4 rooms £30/40
191 owner-occupier; 193 Michl. Welsh x-out

Property number: 109020
SURVEYED PLACES

Stanley Street 193

William Cullen's house or Ballinlough House, part pair 191-193 Stanley Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: C

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1885

Creation era?

☑ Victorian-era

☐ Early Victorian-era

☐ Interwar

☐ Edwardian-era

☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value

☑ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☑ Significant individually

☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

'The Argus' (Melbourne, Vic.: 1848 - 1957) Wednesday 1 May 1889

'THE Friends of the late Mr. William CULLEN are respectfully invited to follow his remains to the place of interment, Melbourne Cemetery. The funeral will leave his late residence, 193 Stanley-street, West Melbourne, on Thursday, 2nd inst., at 3 o'clock.

JOHN DALEY, undertaker, Latrobe and Spring streets.

Graeme Butler & Associates 2015: Appendix 2
Andrew was in fact an elder brother of Michael or perhaps Sarah’s husband (and not James). It is also possible that this Andrew may have died or emigrated during the Great Famine period in Ireland as his name is not mentioned in any documents after. The name Andrew was inherited by my grandfather Dominick Andrew Cullen so there may be a very close family connection.

Cullen in Griffith’s Valuation 1848-1864
Griffith’s Valuation held in Public Records Office of Northern Ireland is a set of documents that lists the landowners and principal occupants of lands, tenements and houses in Ireland. Also known as the Primary Valuation of Ireland, the work of surveying landowners and tenants throughout Ireland for taxation purposes was carried out between the years of 1848 and 1864. Commissioned to oversee the task was Dublin geologist Richard Griffith - thus the name Griffith’s Valuation.

i-Heritage search results: Abstract of Building Identification Form (BIF)
193 STANLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure.
Statement of Significance
Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) verandah enclosed (inappropriate - reinstate original design)
Other Comments 193 obscured.

Sands & McDougall Directory of Victoria
5 side- west of Adderley
1925
187 Kinsella, Jas.
191 Stanley, Percival
193 Parry, Llewellyn

1925
187 Kinsella, John
191 Carmody, Mrs M.
193 Robinson, Alfd.

1904

Sands & McDougall Directory of Victoria
5 side- west of Adderley
1925
187 Kinsella, Jas.
191 Stanley, Percival
193 Parry, Llewellyn

1925
187 Kinsella, John
191 Carmody, Mrs M.
193 Robinson, Alfd.

1904

City of Melbourne Valuers Books
1930, 2264- owner: David Martin Dott 191-3 BH 5 rooms 15x74 £40/£50
191 Margaret Carmody X-out
193 Lewellyn Parry

1891, 2682- owner: Mrs Cullen 191-3 BH 4 rooms £30/40
191 owner-occupier; 193 Michl Welsh x-out

Property number: 109021
**SURVEYED PLACES**

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<th>Street Name</th>
<th>Number</th>
<th>Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stanley Street</td>
<td>195</td>
<td>D</td>
</tr>
</tbody>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- **Existing grading:** D
- **Proposed Grading:** D

**Existing Streetscape Level:** 3
- **Proposed Streetscape Level:** 2

**Creation date (if available)?** 1875-1900

**Creation era?**
- [ ] Victorian-era
- [ ] Edwardian-era

**What date or era does the place express (if any)?**

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- **Heritage Places Inventory July 2015**
  195-201 D3

- **MMBW**
  DP727 1895 shows as part 195-203, 5 row houses to corner

- **i-Heritage search results: Abstract of Building Identification Form (BIF)**
  195 STANLEY STREET WEST MELBOURNE 3003
  Heritage Gradings
  Building Grading Streetscape Level Laneway Level D 3
**SURVEYED PLACES**

**Stanley Street** 197

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: D
- Proposed Grading: D

**Existing Streetscape Level:** 3
- Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**
- Creation date (if available): 1875-1900
- Creation era: Victorian-era

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct

**Recommended Alterations**
- Verandah detail gone as 199 (inappropriate - reinstate original design) fences replaced; window replaced (inappropriate - reinstate original design/sympathetic alternative) chimney gone (inappropriate - reinstate original design/sympathetic alternative)

**References (if any):**
- Heritage Places Inventory July 2015
  195-201 D3
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Building and History Information
- Architectural Style Victorian
- Period 1876-99 - Victorian
- Source for Construction Date
- Architecture
- Builder
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Not Assessed
- Statement of Significance
- Not Assessed
- Proposed for a Heritage Overlay

**Property number:** 109023

---

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015.

**i-Heritage search results: Abstract of Building Identification Form (BIF)**
- 197 STANLEY STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
  D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status

---

Graeme Butler & Associates 2015: Appendix 2: 1113
SURVEYED PLACES

Stanley Street 199 Rose

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900
Creation era?
☑ Victorian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
199 STANLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations
Fences replaced; window replaced (inappropriate - reinstate original design/sympathetic alternative)

MMBW
DP727 1895 shows as part 195-203, 5 row houses

Property number: 109024

Graeme Butler & Associates 2015: Appendix 2: 1114
West Melbourne Heritage Review

SURVEYED PLACES

<table>
<thead>
<tr>
<th>Street</th>
<th>No.</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stanley Street</td>
<td>200</td>
<td>Grier house</td>
</tr>
</tbody>
</table>

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance from City of Melbourne Heritage Review 1999 in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 3  
**Proposed Streetscape Level:** 3

**What date or era does the place express (if any)?**

- Creation date (if available): 1869
- Creation era:
  - Early Victorian-era
  - Not assessed for heritage values

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 200 STANLEY STREET WEST MELBOURNE 3003
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

Building and History Information

- Architectural Style Victorian; c.1873
- Period 1850-75 - Early Victorian
- Construction Date
- Source for Construction Date
- Architect
- Builder
- First Owner

This house, formerly numbered as 98 Stanley Street, first appears in the Sands & McDougall directory in 1874. It was occupied by William Hunt, who remained in residence until 1878. He was succeeded as occupant by Peter Miller, and then by John Sigsworth. From 1881 until 1886, James Bardsley was listed as the occupant. Thomas Campbell lived there from 1887 until at least the turn of the century. Integrity Fair

Condition Good

Original Building Type

- History Not Assessed

Description/Notable Features

The house at 200 Stanley Street is a single-storey, single-fronted Victorian brick cottage with a transverse gabled roof between parapeted end walls. The skillion-roofed verandah has timber posts and a timber fence, which is not original. The facade has a timber-framed double-hung sash window and a timber-panelled entry door. The brickwork and the roof cladding have been painted. An early bluestone right-of-way exists alongside the house.

Statement of Significance

- The house at 200 Stanley Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the type of modest workers' housing that proliferated in Melbourne's inner suburbs in the late nineteenth century. Aesthetically, the house, with its adjacent bluestone laneway, is an important element in the streetscape.

**Lewis, M. Australian Architecture Index:**

- `72256 Taylor, James - Melbourne Grier, - West Melbourne VIC City of Melbourne registration no 3557 [Burchett Index]. Fee 1 10.0 three room house 1869 11 6`

**City of Melbourne Valuers Books**

- 1891, 2710 (Condell Wood H 3 rooms)
- Thos Campbell, owner - Thos Easton BH 3 rooms 33x82 ₤24
- (Barnes x2)
- 1885, 2787 (Condell)
- Jas Barclay, owner - Thos Easton 98 BH 3 rooms 33x82 ₤24
- (Conolly x2)
- 1880, 2414 (Condell Wood H 3 rooms)
- Geo Sigsworth tobacconist, owner - Thos Easton 98 BH 3 rooms 33x82 ₤24
- (Conolly x2)
- 1875, 2335 (Kelly)
- William Hunt, Thos Easson 98 BH 3 rooms ₤24
- (Tait x2)
- 1870, 2028 (John Condron)
**City of Melbourne Heritage Review (1999)**

**History**
This house, formerly numbered as 98 Stanley Street, first appears in the Sands & McDougall directory in 1874. It was occupied by William Hunt, who remained in residence until 1878. He was succeeded as occupant by Peter Miller, and then by John Sigsworth. From 1881 until 1886, James Bardsley was listed as the occupant. Thomas Campbell lived there from 1887 until at least the turn of the century.

**Description**
The house at 200 Stanley Street is a single-storey, single-fronted Victorian brick cottage with a transverse gabled roof between parapeted end walls. The skillion-roofed verandah has timber posts and a timber fence, which is not original. The facade has a timber-framed double-hung sash window and a timber-panelled entry door. The brickwork and the roof cladding have been painted. An early bluestone right-of-way exists alongside the house.

**Significance**
The house at 200 Stanley Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the type of modest workers' housing that proliferated in Melbourne's inner suburbs in the late nineteenth century. Aesthetically, the house, with its adjacent bluestone laneway, is an important element in the streetscape.

**Property number**: 109038
<table>
<thead>
<tr>
<th>Property number:</th>
<th>109025</th>
</tr>
</thead>
</table>

**Stanley Street 202**

**Survey Notes:**
Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** -

**Proposed Grading:** -

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

**Creation date (if available):** 1946-2015

**Creation era?**
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**Recommendations (if any):**
None.

**References (if any):**

- City of Melbourne online maps
  'Single storey brick factory built late 1940’s.'

- Sands & McDougall Directory of Victoria
  Adderley st
  200 Short, Robt.
  202 Vacant
  206 Morrison, Patrick

<table>
<thead>
<tr>
<th>Property number:</th>
<th>109037</th>
</tr>
</thead>
</table>
**SURVEYED PLACES**

**Stanley Street 203**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

| Existing grading: | D | Proposed Grading: | D |

| Existing Streetscape Level: | 3 | Proposed Streetscape Level: | 2 |

**What date or era does the place express (if any)?**

- **Creation date (if available)?** 1875-1900
- **Creation era?**
  - [x] Victorian-era
  - [ ] Early Victorian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 203 STANLEY STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
SURVEYED PLACES

**Stanley Street 206**

- **Survey Notes:**
  Not assessed.

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: -
  - Proposed Grading: -

- **Existing Streetscape Level:** -
  - Proposed Streetscape Level: -

- **What date or era does the place express (if any)?**
  - Creation date (if available)? 1950s?
  - Creation era?
    - Early Victorian-era
    - Interwar
    - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Scientific value
  - Social value
  - Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**
  - 5.5 Building a manufacturing industry

- **Recommendations (if any)**
  None.

- **References (if any):**
  - City of Melbourne online maps

  'Single storey (sic) brick warehouse built 1950’s.'

**Property number:** 109036

---

**Stanley Street 207**

- **Survey Notes:**
  Australian Biscuit Company’s row houses, part 205-221 Stanley Street

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: D
  - Proposed Grading: D

- **Existing Streetscape Level:** 3
  - Proposed Streetscape Level: 2

- **What date or era does the place express (if any)?**
  - Creation date (if available)? 1887-
  - Creation era?
    - Early Victorian-era
    - Interwar
    - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Scientific value
  - Social value
  - Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**
  - 8.2 Housing the population
  - 5.5 Building a manufacturing industry

- **Recommendations (if any)**
  Revise Heritage Places Inventory July 2015 grading and reconcile address with City of Melbourne property description.

- **References (if any):**
  - North and West Melbourne Conservation Study (1983)
  - Survey data: '207-221 c1900 D fence 219-21 NE Railway Pl vacant site at 205' (now garage)

  - Heritage Places Inventory June 2015
    - 207-221 D3

  - City of Melbourne online maps
SURVEYED PLACES

shows as 205-209 (205 garage, 207, 209 houses)

Lewis, M. Australian Architecture Index:
'12 07 1887 City of Melbourne registration no 2877
[Burchett Index]. Fee 14.0.0 eight houses
Architect/s Birtwistle, James
Owner Walker, J H & Sons
Builder Fraser, Jason - 42 Stanley St'

MMBW
DP727 1895 shows eight row houses to corner, with iron front fences

i-heritage
no listing

Newspapers:
'Standard' (Port Melbourne, Vic. : 1884 - 1914) Saturday
23 June 1888 p3

Sands & McDougall Directory of Victoria
1904
203 Callaghan, John
207 Clifford, Hurry
209 Blom, Oscar
211 Cripps, Victor
213 Dawson, John
215 Whelpton, Fred
217 Blay, Frank
219 Callaghan, Thomas
221 Fewster, William
Railway Pl
Railway

1893
203 Fogarty, Philip
207 Lambert, --
209 Meade, Patrick
211 McCann, William
213 Vacant
215 Vacant
217 Maskiell, Charles
219 Australian Biscuit Co

Property number: 109027

Stanley Street 209 Australian Biscuit Company's row houses, part 205-221 Stanley Street

Survey Notes:
Australian Biscuit Company worker housing as local historical theme: distinctive form, twin windows, prominent chimneys; capped masonry fence.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1887-
Creation era? ✔ Victorian-era ✔ Early Victorian-era
   ✔ Edwardian-era ✔ Interwar
   ✔ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☑ Scientific value ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population
5.5 Building a manufacturing industry

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
North and West Melbourne Conservation Study (1983)
Survey data: '207-221 c1900 D fence 219-21 NE Railway Pl vacant site at 205' (now garage)

Heritage Places Inventory June 2015
207-221 D3

Lewis, M. Australian Architecture Index:
'12 07 1887 City of Melbourne registration no 2877
[Burchett Index]. Fee 14.0.0 eight houses
West Melbourne Heritage Review

SURVEYED PLACES

Architect/s: Birtwistle, James
Owner: Walker, J H & Sons
Builder: Fraser, Jason - 42 Stanley St

MMBW
DP727 1895 shows eight row houses to corner, with iron front fences

i-heritage
no listing

Newspapers:
'Standard' (Port Melbourne, Vic.: 1884 - 1914) Saturday
23 June 1888 p3

Sands & McDougall Directory of Victoria
1904
203 Callaghan, John
207 Clifford, Hurry
209 Blom, Oscar
211 Cripp, Victor
213 Dawson, John
215 Whelpton, Fred
217 Blay, Frank
219 Callaghan, Thomas
221 Fewster, William
Railway pl
Railway

1893
203 Fogarty, Philip
207 Lambert, --
209 Meade, Patrick
211 McCann, William
213 Vacant
215 Vacant
217 Maskiell, Charles
219 Australian Biscuit Co

Stanley Street 210  Corden, J. S. and Company Pty. Ltd.

Survey Notes:
Simple Moderne design, well-preserved.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -  Proposed Grading: D

What streetscape level does the place express (if any)?
Existing Streetscape Level: -  Proposed Streetscape Level: 3

What is the creation date (if available)?
1935-1940

What era does the place express (if any)?
Creation era? 1935-1940

What are the heritage values of the place (if any)?
Aesthetic value  [✓]
Historical value  [☐]
Scientific value  [☐]
Social value  [☐]
Not assessed for heritage values  [☐]

What is the place in a Heritage Overlay?  [✓]

Contributory to precinct  [✓]
Not significant or contributory  [☐]
Significant individually  [☐]
Proposed for a Heritage Overlay  [☐]

What are the historic themes represented by the place?
5.5 Building a manufacturing industry

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
City of Melbourne online maps
'Garage/Motor Vehicle Repairs.'

Sands & McDougall Directory of Victoria
1942
202 Vacant
206 Morrison, Patrick
210-12 Corden, J. S. & Co Pty Ltd (workshop)

1935
(residential)

Property number: unknown

Graeme Butler & Associates 2015: Appendix 2: 1121
**SURVEYED PLACES**

**Stanley Street**

| 211 | Australian Biscuit Company's row houses, part 205-221 Stanley Street |

---

### Survey Notes:

Australian Biscuit Company worker housing as local historical theme: distinctive form, twin windows, prominent chimneys; modified capped masonry fence.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: D</th>
</tr>
</thead>
</table>

### Streetscape Level:

<table>
<thead>
<tr>
<th>Existing Streetscape Level: 3</th>
<th>Proposed Streetscape Level: 2</th>
</tr>
</thead>
</table>

### What date or era does the place express (if any)?

- **Creation date (if available):** 1887-
- **Creation era:**
  - ✔ Victorian-era
  - ☐ Edwardian-era
  - ☐ Early Victorian-era
  - ☐ Interwar
  - ☐ Post WW2

### What are the heritage values of the place (if any)?

- ✔ Aesthetic value
- ☐ Historical value
- ☐ Scientific value
- ☐ Social value
- ☐ Not assessed for heritage values

### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- ✔ Contributory to precinct
- ☐ Not significant or contributory
- ☐ Significant individually
- ☐ Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

- 8.2 Housing the population
- 5.5 Building a manufacturing industry

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**North and West Melbourne Conservation Study (1983)**

Survey data: '207-221 c1900 D fence 219-21 NE Railway Pl vacant site at 205' (now garage)

**Heritage Places Inventory June 2015**

203, 207-221 D3

**Lewis, M. Australian Architecture Index:**

'12 07 1887 City of Melbourne registration no 2877 [Burchett Index]. Fee 14.0.0 eight houses

---

**Architect/s Birtwistle, James**

**Owner Walker, J H & Sons**

**Builder Fraser, Jason - 42 Stanley St'**

**MMBW**

DP727 1895 shows eight row houses to corner, with iron front fences

**i-heritage**

no listing

**Newspapers:**

'Standard' (Port Melbourne, Vic. : 1884 - 1914) Saturday 23 June 1888 p3

**Sands & McDougall Directory of Victoria 1904**

203 Callaghan, John
207 Clifford, Hurry
209 Blom, Oscar
211 Crpplt., Victor
213 Dawson, John
215 Whelpton. Fred
217 Blay, Frank
219 Callaghan, Thomas
221 Fewster, William

Railway pl

Railway

1893

203 Fogarty, Philip
207 Lambert, --
209 Meade, Patrick
211 McCann, William
213 Vacant
215 Vacant
217 Maskiell, Charles
219 Australian Biscuit Co

**Property number:** 109028

---

Graeme Butler & Associates 2015: Appendix 2: 1122
West Melbourne Heritage Review

SURVEYED PLACES

Stanley Street 213 Australian Biscuit Company's row houses, part 205-221 Stanley Street

Survey Notes:
Australian Biscuit Company worker housing as local historical theme: distinctive form, twin windows, prominent chimneys; modified capped masonry fence.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1887-
Creation era? [✓] Victorian-era [ ] Edwardian-era [ ] Interwar [ ] Post WW2

What are the heritage values of the place (if any)?

[✓] Historical value [ ] Aesthetic value [ ] Scientific value [ ] Social value [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
[✓] Contributory to precinct [ ] Not significant or contributory
[ ] Significant individually [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population
5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
Survey data: '207-221 c1900 D fence 219-21 NE Railway Pl vacant site at 205' (now garage)

Heritage Places Inventory June 2015
203, 207-221 D3

Lewis, M. Australian Architecture Index:
'12 07 1887 City of Melbourne registration no 2877 [Burchett Index]. Fee 14.0.0 eight houses

Graeme Butler & Associates 2015: Appendix 2:

Architect/s Birtwistle, James
Owner Walker, J H & Sons
Builder Fraser, Jason - 42 Stanley St'

MMBW
DP727 1895 shows eight row houses to corner, with iron front fences

i-heritage
no listing

Newspapers:
'Standard' (Port Melbourne, Vic. : 1884 - 1914) Saturday 23 June 1888 p3

Sands & McDougall Directory of Victoria 1904
203 Callaghan, John
207 Clifford, Hurry
209 Blom, Oscar
211 Crlppt., Victor
213 Dawson, John
215 Whelpton. Fred
217 Blay, Frank
219 Callaghan, Thomas
221 Fewster, William
Railway pl
Railway

1893
203 Fogarty, Philip
207 Lambert, --
209 Meade, Patrick
211 McCann, William
213 Vacant
215 Vacant
217 Maskiell, Charles
219 Australian Biscuit Co

Property number: 109029
SURVEYED PLACES

Australian Biscuit Company worker housing as local historical theme: distinctive form, twin windows, prominent chimneys; fence gone, bricks painted over, verandah altered, all reducing integrity.

What are the historic themes represented by the place?
8.2 Housing the population
5.5 Building a manufacturing industry

Survey Notes:
Australian Biscuit Company worker housing as local historical theme: distinctive form, twin windows, prominent chimneys; fence gone, bricks painted over, verandah altered, all reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  D
Proposed grading:  D

What date or era does the place express (if any)?
Creation date (if available):  1887-
Creation era:  
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population
5.5 Building a manufacturing industry

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
North and West Melbourne Conservation Study (1983)
Survey data:  '207-221 c1900 D fence 219-21 NE Railway Pl vacant site at 205' (now garage)

Heritage Places Inventory June 2015
203, 207-221 D3

Lewis, M. Australian Architecture Index:
  '12 07 1887 City of Melbourne registration no 2877

Property number:  109030
**SURVEYED PLACES**

| Stanley Street | 217 | Australian Biscuit Company's row houses, part 205-221 Stanley Street |

**Survey Notes:**

Australian Biscuit Company worker housing as local historical theme: distinctive form, twin windows, prominent chimneys; unrelated new fence, reducing integrity.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D  
Proposed Grading: D

**Existing Streetscape Level:** 3  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- Creation date (if available)? 1887-  
- Creation era?  
- Victorian-era
- Edwardian-era
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value  
- Scientific value  
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3  North & West Melbourne Precinct

**What are the historic themes represented by the place?**

8.2 Housing the population  
5.5 Building a manufacturing industry

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

North and West Melbourne Conservation Study (1983)  
Survey data: '207-221 c1900 D fence 219-21 NE Railway Pl vacant site at 205' (now garage)

Heritage Places Inventory June 2015  
203, 207-221 D3

Lewis, M. Australian Architecture Index:  
'12 07 1887 City of Melbourne registration no 2877 [Burchett Index]. Fee 14.0.0 eight houses

MMBW  
DP727 1895 shows eight houses to corner, with iron front fences

i-heritage  
no listing

Newspapers:  
'Standard' (Port Melbourne, Vic. : 1884 - 1914) Saturday 23 June 1888 p3

Sands & McDougall Directory of Victoria 1904  
203 Callaghan, John  
207 Clifford, Hurry  
209 Blom, Oscar  
211 Crlppt., Victor  
213 Dawson, John  
215 Whelpton, Fred  
217 Blay, Frank  
219 Callaghan, Thomas  
221 Fewster, William  
Railway pl Railway

1893  
203 Fogarty, Philip  
207 Lambert, --  
209 Meade, Patrick  
211 McCann, William  
213 Vacant  
215 Vacant  
217 Maskiell, Charles  
219 Australian Biscuit Co

Property number: 109031

Graeme Butler & Associates 2015: Appendix 2: 1125
### Surveyed Places

<table>
<thead>
<tr>
<th>Property number</th>
<th>Property description</th>
<th>Heritage Overlay</th>
</tr>
</thead>
<tbody>
<tr>
<td>109035</td>
<td>Australian Biscuit Company's row houses, part 205-221 Stanley Street</td>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
</tbody>
</table>

**Survey Notes:**
Australian Biscuit Company worker housing as local historical theme: distinctive form, twin windows, prominent chimneys. Fence replaced.

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: D
  - Proposed Grading: D

- **What date or era does the place express (if any)?**
  - Creation date (if available): 1875-1900
  - Creation era:
    - Victorian-era
    - Edwardian-era
  - Creation date (if available):
    - Early Victorian-era
    - Interwar
    - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value
  - Social value
  - Scientific value

- **Is the place in a Heritage Overlay?**
  - HO3 North & West Melbourne Precinct
  - Contributory to precinct: Yes
  - Not significant or contributory: No
  - Significant individually: No
  - Proposed for a Heritage Overlay: Yes

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015.

**References (if any):**
- **Heritage Places Inventory June 2015**
  - 203, 207-221 D3

- **Lewis, M. Australian Architecture Index:**
  - '12 07 1887 City of Melbourne registration no 2877 [Burchett Index]. Fee 14.0.0 eight houses
West Melbourne Heritage Review

**SURVEYED PLACES**

**Architect/s** Birtwistle, James
**Owner** Walker, J H & Sons
**Builder** Fraser, Jason - 42 Stanley St'

**MMBW**
DP727 1895 shows eight row houses to corner, with iron front fences

**i-heritage**
no listing

**Newspapers:**
'Standard' (Port Melbourne, Vic. : 1884 - 1914) Saturday 23 June 1888 p3

**Sands & McDougall Directory of Victoria**
1904
203 Callaghan, John
207 Clifford, Hurry
209 Blom, Oscar
211 Cripps, Victor
213 Dawson, John
215 Whelpton, Fred
217 Blay, Frank
219 Callaghan, Thomas
221 Fewster, William
Railway pl
Railway

1893
203 Fogarty, Philip
207 Lambert, --
209 Meade, Patrick
211 McCann, William
213 Vacant
215 Vacant
217 Maskiell, Charles
219 Australian Biscuit Co

**Property number:** 109032

**Stanley Street**

**221**

**Australian Biscuit Company's row houses, part 205-221 Stanley Street**

![Image of row houses]

**Survey Notes:**
Australian Biscuit Company worker housing as a local historical theme: distinctive form, twin windows, prominent chimneys. Fence replaced. Factory at rear.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1875-1900
- **Creation era:**
  - ✔ Victorian-era
  - ❌ Edwardian-era
  - ❌ Early Victorian-era
  - ❌ Interwar
  - ❌ Post WW2

**What are the heritage values of the place (if any)?**

- ✔ Historical value
- ❌ Aesthetic value
- ❌ Scientific value
- ❌ Social value
- ❌ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3  North & West Melbourne Precinct

- ✔ Contributory to precinct
- ❌ Not significant or contributory
- ❌ Significant individually
- ❌ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- **North and West Melbourne Conservation Study (1983)**
  Survey data: '207-221 c1900 D fence 219-21 NE Railway Pl vacant site at 205' (now garage)

- **Heritage Places Inventory June 2015**
  203, 207-221 D3

- **Lewis, M. Australian Architecture Index:**
  '12 07 1887 City of Melbourne registration no 2877 [Burchett Index], Fee 14.0.0 eight houses
## Surveyed Places

**Architects**: Birtwistle, James  
**Owner**: Walker, J H & Sons  
**Builder**: Fraser, Jason - 42 Stanley St  

**MMBW**
DP727 1895 shows eight row houses to corner, with iron front fences

**i-heritage**
no listing

**Newspapers:**
'Standard' (Port Melbourne, Vic. : 1884 - 1914) Saturday 23 June 1888 p3

<table>
<thead>
<tr>
<th>Sands &amp; McDougall Directory of Victoria</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1904</td>
<td>203 Callaghan, John</td>
<td>207 Clifford, Hurry</td>
<td>209 Blom, Oscar</td>
</tr>
<tr>
<td></td>
<td>211 Cript, Victor</td>
<td>213 Dawson, John</td>
<td>215 Whelpton, Fred</td>
</tr>
<tr>
<td></td>
<td>217 Blay, Frank</td>
<td>219 Callaghan, Fred</td>
<td>221 Fewster, William</td>
</tr>
<tr>
<td></td>
<td>Railway pl</td>
<td>Railway</td>
<td>Railway</td>
</tr>
<tr>
<td></td>
<td>1893</td>
<td>203 Fogarty, Philip</td>
<td>207 Lambert, --</td>
</tr>
<tr>
<td></td>
<td>209 Meade, Patrick</td>
<td>211 McCann, William</td>
<td>213 Vacant</td>
</tr>
<tr>
<td></td>
<td>215 Vacant</td>
<td>217 Maskiell, Charles</td>
<td>219 Australian Biscuit Co</td>
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</table>

**Property number**: 109033

<table>
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<tr>
<th>Location</th>
<th>Street</th>
<th>Number</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>240</td>
<td>Fitchett Brothers Pty. Ltd. Factory</td>
</tr>
</tbody>
</table>

**Survey Notes:**
Refer to Statement of Significance (Appendix 3).

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Proposed Grading: C

**What streetscape level (1-5) does the place express (if any)?**
- Proposed Streetscape Level: 3

**What date or era does the place express (if any)?**
- Creation date (if available): 1920, 1928
- Creation era: Edwardian-era, Interwar

**What are the heritage values of the place (if any)?**
- Aesthetic value: Not significant or contributory
- Historical value: Not assessed for heritage values
- Scientific value: Not assessed for heritage values
- Social value: Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Significant individually

**What are the historic themes represented by the place?**
5.5 Building a manufacturing industry

**Recommendations (if any):**
Revise Heritage Places Inventory July 2015.

**References (if any):**
- Hermes
  138750 'Wool warehouse'
  'Ungraded building included within a Heritage Precinct'

**Building Permit Application**
Jan 1920, 2419 £600
Carleton and Carleton Architects- Brick Premises Stanley Street, Railway Place, West Melbourne (refers to Building Permit Application 10649, 22739)- two levels, open plan, corner stair and Railway Place entry (vertical boarded timber doors to both) near cart dock with open lift attached, and supervisor platform at rear of ground, office, turps store, urinal and water closet in small light court or yard at rear; two rooms, cloak room two water closets on first floor rear. Timber framed casement groups
Rogers as its new comic strip serial on 17 April 1936.'

introduce new features.... the New Idea unveiled Buck
Australian debut on 1 December 1934......Part of the New
comic strip, Mandrake the Magician, which made its
Australian Women's Weekly, was enjoying with its new
notice the growing success that its main rival The
Pty Ltd. of West Melbourne, the proprietors of the New
new adventure comic strips was not lost on Fitchett Bros.
companion publication, Life. A run of T. Shaw Fitchett's
for this as well as becoming editor in 1904 of his son's
Journal in 1911. William Henry wrote occasional articles
New Idea, a women's magazine which became Everylady's
1871-1949), a printer and publisher ... became
manager. In 1902, Thomas Shaw Fitchett published the
Fitchett Bros.. Ptl Ltd. Stanley street, West Melbourne
stated yesterday that though considerable damage was
done in their publishing and manufacturing establishment
by a fire which broke out last Saturday the editorial ... and
machine room had not been affected and all publications
will appear as usual...' the Australasian' (Melbourne, Vic. : 1864 - 1946)
Saturday 12 November 1932
'Excitement was provided for a large crowd in Stanley
street, 'West Melbourne on Sunday afternoon by a fire in
the publishing and manufacturing establishment of
Fitchett Bros. Pty. Ltd. The loss, which is covered by
insurance, was severe. . The current issues of "Life" and
"Everylady's Journal," which are published-by Fitchett
Bros. Pty. Ltd., had been completed, but the current issue of
"The New Idea will be interfered with..' the Age' (Melbourne, Vic. : 1848 - 1957) Thursday 10
November 1932
'FIRE AT FITCHETT BROTHERS.
Publications Unaffected.
Fitchett Bros. Pty Ltd Stanley street, West Melbourne

'Portland Guardian' (Vic. : 1876 - 1953) Monday 7 May
1934
"Every lady's Journal" has a very generous gift for every
woman. Enclosed in each copy there is a pattern of a
lady's smart suit, a lady's Russian suit, smart winter coat,
and a very well cut lady's afternoon frock. Remember,
these patterns are a gift to every woman from the
publishers. Other departments of great interest and help
to women are also found in this very fine magazine, all for
sixpence. ...send 7d. in stamps to Fitchett Bros., Pty. Ltd.,
230-236 Stanley street, West Melbourne'

'Portland Guardian' (Vic. : 1876 - 1953) Thursday 7
October 1937
"A COLOR PICTURE OF; ROBERT TAYLOR-FREE...
A free picture in two colors of Robert Taylor, the film 'star
who so stirred the women of England and elsewhere, is
given away inside the October issue. You may also obtain
four patterns by filling in the coupon and sending stamps
for postage.
"Everylady's Journal" is on sale at all newsagents for
sixpence. Or from Fitchett Bros., 230-230 Stanley Street.
SURVEYED PLACES

West Melbourne, C.3, Victoria...

'The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 12 May 1939

'MR. J. C. FITCHETT

Mr John Campbell Fitchett of Holmwood avenue, Brighton, who died on Wednesday, was a principal of the firm of Fitchett Bros Pty Ltd, publishers, of West Melbourne. He is survived by a widow and a young family. At a private burial yesterday in the Burwood Cemetery the Rev. H. F. Allen, of the Mont Albert road Methodist Church, Balwyn, officiated. Arrangements were made by Le Pine and Son.'

'The Argus': 13/6/1946

'GIRLS GIRLS GIRLS
For Binding Department.
"NEW IDEA."
First-class Conditions.
No Saturday Work, Morning and Afternoon Tea.
Apply Mr. MORANS, Southdown Press (Formerly Fitchett Bros.). 230-36 Stanley Street. West Melbourne'

State Library of Victoria
National Library of Australia image:

'Automatic Tube Co., West Melbourne
Automobile industry and trade -- Automatic Tube Co.
Occupations -- Factory workers.
Horse drawn vehicles -- Wagons.
West Melbourne (Vic.) -- Factories and warehouses -- Automatic Tube Co.
Libraries Australia I/D 49378283'

Sands & McDougall Directory of Victoria

1942
224 Delbridge, Alb. G.
228 Richards, F. V., mnf chmst
230 Fitchett Bros Pty Ltd, Publishers
230 "Life" (m), "New Idea" (w)
Railway pl

1935
224 Delbridge, Alb. G.
228 Unsworth, Richd.
230 Fitchett Bros Pty Ltd, printers
Railway pl

1930
222 Warren, Mrs Sarah
224 de Garay, Jule
228 Unsworth, Richd.
230 Fitchett. Bros. wks
Railway pl

1925
228 Craig, Arth.
230 Kennedy, Francis
234 Wrought, Herhort
236 Fitchett Bro. Pty Ltd. box fctry
Railway pl

1920
236 Automatic Tube Co. factory

City of Melbourne Valuers Books

1930, 2278-9 owner-occupier Fitchett bros P/L 238 B W/H 2 flrs 101x64 £350; 234-40 B W/H 2 flrs 80x76 £330

1920, 2453 (at Railway Pl) Fitchett Bros written over Automatic Tube Company / Carolins Est? 238 £3500 written in B W/H 2 flrs 101x64 £200
(234 BH 9 rooms , 230 W H 4 rooms)

Property number: 579361
Surveyed Places

Stawell Street 16-20  Cephalonian Society of Victoria

Survey Notes:
Refaced. Number 16- history of immigrant group occupancy, existing as Cephalonian Society of Victoria, previously Maltese Social Club.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
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</tbody>
</table>

What date or era does the place express (if any)?

<table>
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<th>Creation date (if available)?</th>
<th>unknown</th>
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<tr>
<td>Creation era?</td>
<td></td>
</tr>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

- [X] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- [ ] Contributory to precinct
- [X] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
'Two storey brick building built in the early 1920's (sic) & refurbished 1991'

Newspapers:

Neos Kosmos 22 Jun 2012
'A dinner dance held by the Cephalonian Society of Victoria is set to rock West Melbourne next Saturday night.
The night will include stand-up comedian Jim Liamatos, the Manasis dancing group entertaining the crowds with traditional dance, the Greek band Xrises Notes will be providing the dancing tunes and there will be raffle prizes,catering by Meraklis and the night will be filmed for Channel 31 for a new Greek show called 'Peter, are you serious?' Peter Diaikrousis - assistant treasurer of the Cephalonian Society - says this dinner dance is a great opportunity for the youth to get involved once again and explore their cultural heritage.

'I am trying to create a young group," he told Neos Kosmos, "teach the young all about Cephalonia - the island and its culture; its food and wine; its sweets sold around the world." He says by involving the youth, he can teach them about Cephalonian traditions and dancing but also they can help keep the club alive. By getting involved in the Cephalonian Society of Victoria, youth will be able to network with other members, stay in touch with Cephalonians in Greece for easy travel advice, as well as network with members in Victoria in a professional capacity too.

As it stands, there are only about four young members of the society and through getting the youth involved, Peter says the club will stay stronger than ever.'

Sands & McDougall Directory of Victoria
1962
16 Maltese Social Club
20 T.A. Smith

1942
4 Gardiner, Mrs M. A.
16 Crome, Arth J.
20 Jarron, Mrs Edith

Property number: 109155

Graeme Butler & Associates 2015: Appendix 2: 1131
<table>
<thead>
<tr>
<th>Property number</th>
<th>109154</th>
</tr>
</thead>
</table>

**Survey Notes:**
Corner site. Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** -
- **Proposed Grading:** -

**Existing Streetscape Level:** -
- **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1998
- **Creation era?**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- **Contributory to precinct:** Not significant or contributory
- **Significant individually:** Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps
'Two co-joined 2 storey brick warehouses. Built & subdivided 1998.'

---

<table>
<thead>
<tr>
<th>Property number</th>
<th>110992</th>
</tr>
</thead>
</table>

**Survey Notes:**
Corner site. Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** -
- **Proposed Grading:** -

**Existing Streetscape Level:** -
- **Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1946-2015
- **Creation era?**
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- **Contributory to precinct:** Not significant or contributory
- **Significant individually:** Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**
8.2 Housing the population

**Recommendations (if any)**
None.

**References (if any):**
City of Melbourne online maps
'Two co-joined 2 storey brick warehouses. Built & subdivided 1998.'
## Stawell Street

### Surveyed Places

<table>
<thead>
<tr>
<th>Property number</th>
<th>Creation date (if available)</th>
<th>Is the place in a Heritage Overlay?</th>
<th>What are the historic themes represented by the place?</th>
<th>Recommendations (if any)</th>
<th>References (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>109151</td>
<td>2004</td>
<td>No</td>
<td>8.2 Housing the population</td>
<td>Heritage Places Inventory July 2015 needs qualification-49 Stawell Street in both North and West Melbourne.</td>
<td>City of Melbourne GIS base plan shows as 51 Stawell Street.</td>
</tr>
<tr>
<td>110993</td>
<td>1946-2015</td>
<td>HO3</td>
<td>8.2 Housing the population</td>
<td>None.</td>
<td>City of Melbourne online maps 'Billy Hyde Stage Systems- Warehouse/Store.'</td>
</tr>
</tbody>
</table>

### Survey Notes:
- Not assessed.
- Not assessed.
- Not assessed.
- Not assessed.

### Heritage Values of the Place:
- Not assessed for heritage values
- Not assessed for heritage values
- Not assessed for heritage values
- Not assessed for heritage values

### Date or Era:
- Post WW2
- Early Victorian-era
- Post WW2
- Post WW2

### Streetscape Level:
- Not assessed
- Not assessed
- Not assessed
- Not assessed

### Recommendations (if any):
- None.
- None.
**SURVEYED PLACES**

**Victoria Street**

### Victoria Buildings or Walton’s shop and residence row

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>B</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

- **Creation date (if available):** 1864-5, 1890
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Post WW2
  - Interwar

What are the heritage values of the place (if any)?

- **Aesthetic value**
- **Historical value**
- **Not assessed for heritage values**
- **Scientific value**
- **Social value**

Is the place in a Heritage Overlay?

- **HO3 North & West Melbourne Precinct**
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

**Newspapers:**

- 'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 30 April 1887

**Probate**

Robert Walton Gent of 380 Cardigan St Carlton 8 May 1912 125/667 VPRS 28/P3, unit 303; VPRS 7591/P2, unit 481'

Estate £6280 real estate, personal £2029 - extensive holdings, mainly Carlton, include: part CA1/C North Melbourne 66’x66’ 5 brick shops and dwellings, two with ten rooms and a shop (173-5 Victoria Street), 3 with four rooms and shop known as 173, 175, 177 and 179 Victoria Street, £2800 value, plus rents. Executors include Selina Pound MW of Hawthorn, Sarah McHugh M.W. of Longwarry, Beatrice Walton of Carlton, spinster.

**Australian Bureau of Statistics.**

Retail Price Index developed by the Australian Bureau of Statistics.

**Heritage Places Inventory June 2015**

175-179 Victoria Street C2

**Hermes**

'Ungraded building included within a Heritage Precinct'

**i-Heritage**

No entry

**North and West Melbourne Conservation Study (1983)**

V1: 520

Graded C2; 175-179 Victoria Street cite: City of Melbourne Rate Books and DeGruchy and Leigh Isometric of Melbourne 1866 ; Panoramic View of Melbourne 1880.

**Lewis, M. Australian Architecture Index:**

'71874 Walton, Robert Walton, Robert - Lygon St -97 - West Melbourne VIC City of Melbourne registration no 412 [Burchett Index]. Fee 2.0.0 two cottages Victoria west - next Mr Hughes - furniture warehouse 1862 10 17’

'71881 Walton, R Walton, R - 97 Lygon St West Melbourne VIC Building Victoria & Peel 1864 10 10'

**City of Melbourne Rate Books**

North and West Melbourne Conservation Study 1983 cite:

175-179 Victoria Street

1866, 1164-7; 1896-97 449,451;

1875, 1253; 1885-8 ,437, 439; 1881 -82, 1304; 1890- 1, 175179

City of Melbourne Valuers Books

1885, 435, Robt Walton as owner, 2-10 Victoria St (Straker 12-):

- 2 BS 7 rooms 16x60 £ 80
- 4- BS 4 rooms 16x60 £ 54
- 6- BS 3 rooms 15x60 £ 30
- 8- BS 3 rooms 15x60 £ 30
- 10-6- BS 3 rooms 15x60 £ 30

1886, 433-, Robt Walton as owner, 2-10 Victoria St (Straker 12-):

- 2 BS 7 rooms 16x60 £ 80
- 4- BS 4 rooms 16x60 £ 54
- 6- BS 3 rooms 15x60 £ 30
- 8- BS 3 rooms 15x60 £ 30
- 10-6- BS 3 rooms 15x60 £ 30

1887, 439-, Robt Walton as owner, 2-10 Victoria St (Straker 12-):

- 2 BS 7 rooms 16x60 £ 80
- 4- BS 4 rooms 16x60 £ 54
- 6- BS 3 rooms 15x60 £ 30
- 8- BS 3 rooms 15x60 £ 30

Graeme Butler & Associates 2015: Appendix 2: 1134
North and West Melbourne Conservation Study (1983)

History -
Robert Walton, the original grantee and builder and plasterer of Lygon Street Carlton, probably built these shops as an investment, during 1864-5. He owned them for over thirty years and leased them to such traders as William Marsden, a tobacconist, who was in 175 Victoria Street for over 10 years; Isaac Long a shoemaker, Sam Jacobs a dealer; James Nesbitt a fruiterer; and James Hogan a bootmaker. Of note is that the rated valuation increased from 30 pounds to 54 pounds each c1890, when the description changed to 'brick shop, four rooms' from that with 'three rooms'. This may mean the addition of a storey.

Description -
A two-storey stuccoed brick shop and residence row of three with an iron Corporation verandah and parapeted roof line. The central wall bay of the three parts, is elevated and given a gabled entablature with vermiculation, flanking piers and pilasters, pineapples and an acroterion as decoration. Architraves and stepped string and cornice moulds provide further ornament. Timber shop fronts exist on 175.

Integrity - Ingo-shop fronts have been replaced and the street verandah removed on 179-81

Streetscape - A major corner element in the Victoria Street commercial precinct, parallelng with 187-9 on the contiguous corner of the block at Capel Street.

Significance -
Architecturally, a shop and residence row of mixed derivation and integrity, but generally exemplifying the late nineteenth century with its upper facade splayed, return street verandah and shop front remnants constituting a major streetscape element: of regional importance.
Historically, a shop row with an early beginning, built by one of the many developer-builders in the area and occupying a prominent location in the retail area: of local importance.

Property number: 109682

North and West Melbourne Heritage Review

SURVEYED PLACES

10-BS 3 rooms 15x60 £ 30

1889, 435, Robt Walton as owner, 173-181 Victoria St
(Straker 183-):
2 BS 7 rooms 16x60 £ 80
4- BS 4 rooms 16x60 £ 54
6- BS 3 rooms 15x60 £ 30
8- BS 3 rooms 15x60 £ 30
10-BS 3 rooms 15x60 £ 30

1890, 428-, Robt Walton as owner, 173-181 Victoria St
(Straker 183-):
2 BS 7 rooms 16x60 £ 80
4- BS 5 rooms 16x60 £ 54
6- BS 5 rooms 15x60 £ 54
8- BS 5 rooms 15x60 £ 54
10-BS 5 rooms 15x60 £ 54

Survey Notes:
Rebuilt since North and West Melbourne Conservation Study 1983 survey, formerly altered one-storey shop with part shopfront.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -
Proposed Grading: -

Existing Streetscape Level: -
Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1946-2015
Creation era?
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Scientific value
Social value
Historical value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Hermes
'Ungraded building included within a Heritage Precinct'
i-Heritage, Heritage Places Inventory June 2015
No entry

North and West Melbourne Conservation Study (1983)
see V1A, 2: p53
Survey data: 183-185 graded E one-storey brick.

Property number: 109683
## SURVEYED PLACES

| Victoria Street | 187-189 Hughes shop and residences |

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** D  
**Proposed Grading:** C

### Creation date (if available)?

1870-72

### Creation era?

- [x] Early Victorian-era
- [x] Victorian-era
- [x] Post WW2

### What date or era does the place express (if any)?

- [x] Victorian-era
- [x] Post WW2

### What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [x] Social value
- [x] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- [x] Contributory to precinct  
- [ ] Not significant or contributory

### What are the historic themes represented by the place?

5.4 Developing a retail centre

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**Heritage Places Inventory July 2015**

187-189 D2

**Newspapers:**

Walter H Hughes  
'The Telegraph, St Kilda, Prahran and South Yarra Guardian' (Vic.: 1866-1888) Saturday 18 September 1869  
The West Melbourne, Hotham, and Carlton Permanent Building and Investment Society.  
Offices-99 Collins-street west, Melbourne.

**OBJECTS :**

1. To secure the saving of surplus cash.

2. To provide profitable means of investing money without inconvenience to investors.

3. To grant loans to members upon liberal terms, repayable in instalments, extending over a period of four, six, eight, ten, or twelve years, at the option of borrowers, for enabling them to purchase, build on, or improve freehold property.

4. To grant loans to members on security of their property at any time upon equitable terms. President. Vice-President. Hon. Chas. MacMahon. Samuel Amess, Esq...

Trustees...

...H. De Gruchy, Esq, Elizabeth Street, Melbourne. Thos. Reed, Esq., Collins-street, Melbourne. Walter H Hughes, Esq., Victoria-St., West Melb. William Clarke, Esq., Errol-street, Hotham...'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Friday 23 July 1875

'NOTICE to CREDITORS - Notice is hereby given, that by an Indenture of conveyance and assignment for the benefit of creditors, dated the 30th day of Juno last, WALTER HENRY HUGHES, of No 20 Victoria street, West Melbourne, in the colony of Victoria, furniture dealer, has conveyed and assigned all his estate, property, and effects, whatsoever and wheresoever, unto Henry Cohen, of the city of Melbourne, in the colony of Victoria, furniture importer, upon trust for the benefit of all the creditors of the said Walter Henry Hughes And notice is hereby further given, that all persons having any CLAIMS against the estate are hereby required to SEND in the same and PARTICULARS thereof to the undersigned within fourteen days from the date hereof, after which time the trustee will distribute the trust fund between those persons only of whose claims he shall have had notice Dated this twenty second day of July, 1875  
JNO. BUCHANAN. No 16 Collins Street west, Melbourne solicitor for the estate_'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Saturday 30 October 1875

An action for libel was tried in the Supreme Court yesterday, in which a tinsmith named Morgan, residing at Hotham, sued Walter H. Hughes, a connexion of his by marriage, for Publishing in the North Melbourne Advertiser some verses reflecting on Morgan’s character. The verses were of a stupid description. The editor of the paper explained that he only pat them in because Hughes, who was a respectable man, assured him that the poetry did not refer to anyone in the district. The defendant allowed judgment to go by default, and did not appear, so that the jury had only to assess the damages. The jury gave the plaintiff £50.

'The Age' (Melbourne, Vic.: 1854 - 1954) Saturday 10 October 1875

About Walter Henry Hughes, of Melbourne, late furniture dealer : Application for unconditional certificate. Adjourned for a week, for hearing.

'The Age': 10/2/1877

INSOLVENT COURT...

(Before his Honour Judge Noel)
The meetings in the following estates were adjourned:-
John Henry Chad, of Emerald hill, clerk, adjourned for a
week; Walter H. Hughes, of Melbourne, late furniture
dealer, adjourned for a week; Henry Wilson, of Sandridge,

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 15
August 1891
'Hughes. — On- the 20th October, At Errol-Street.
Hotham. By the Rev. Dr. Gilchrist, Peter Fairlie, oldest son
of John- P. Montgomerie, baker, to Sara; eldest daughter
of Walter H.: Hughes, 'auctioneer, both of Hotham.'

North and West Melbourne Conservation Study (1983)
Graded D

Hermetic
No BIF

Lewis, M. Australian Architecture Index:
'6 05 1872 City of Melbourne registration no 4807
[Burchett Index]. Fee 1.15.0 shop Victoria - near Capel
Architect/s no architect entered
Owner Hughes, W H
Builder Hughes, W H - Victoria near Capel'
(see also Hughes in Victoria Street: '2 07 1862 City of
Melbourne registration no 253 [Burchett Index]. Fee 3.
room brick & wood house; Owner Hughes, W H -
Melbourne
Builder Hughes, W H'; and '23 04 1870 City of Melbourne
registration no 3871 [Burchett Index]. Fee 3.0.0 two-
storey building; Owner Hughes, W H
Builder Taylor, James - 11 Miller St')

i-Heritage search results: Abstract of Building
Identification Form (BIF)
187 TO 189 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell
and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian; c.1870
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
The building at 187-189 Victoria Street appears to have
been built between 1869 and 1871. Melbourne City
Council rate books for 1868 describe two shops of five
rooms 'in bad repair' on the site, with an Average Annual
Value of #48. The following year a brick double shop with
eight rooms is rated, at a value of #644. By 1871, rate
books describe a brick shop, show rooms, dwelling ad
house on the site with eight rooms with a value of #100,
owned by Walter Hughes. During this period Hughes is l
Integrity Good
Condition Good
Original Building Type
History
Not Assessed

Description/Notable Features
The building on a corner site at 187-189 Victoria Street is a
double-storey rendered Italianate style shop and dwelling
with a parapeted roof. The principal facade, to Victoria
Street, has three timber-framed double-hung sash
windows with moulded architraves at first floor level and
an altered shopfront at ground floor level. A moulded
cornice terminates the facade and returns along the side
elevation which similarly has timber-framed double-hung
sash windows at first floor level. Part of the shopfront on
the side elevation has been infilled. The cornice steps
down to the rear section, which is lower in height.

Statement of Significance
The shop at 187-189 Victoria Street, West Melbourne, is
of local aesthetic and historical interest. The building is
representative of commercial development of the late
nineteenth century in West and North Melbourne. With
the exception of the shopfront, the building is
substantially intact and is a contributory heritage element
in the streetscape.

Other Comments Upgraded from E to D (sic). The building is
a representative and relatively intact example of its type
and style.

Sands & McDougall Directory of Victoria
1920
188 Jones, R., bthr
185 Vaneed, Mrs E., tea & crcky shop
187 Slocombe, Mrs M., furniture wareho
Capel st

1910
183 Jones, R., bthr
185 Chapman, A., tea mer
187 Slocombe, Mrs M., furniture wareho
Capel st

1893
183 Vacant
185 Williams, D., hairdr
189 Abrahams, Isaac, ironm
Capel st

1880
10 Cain, John , tailor
12 & 14 Young, Henry gnrgrcr & pork shop
William, Fredk, fancy repository
Capel st

175 Albert hotel , Hardham,
Alfred

City of Melbourne Valuers Books
1870, 1236-(Walton)
William Hughes owner-occupier:
12 Victoria St, BH 3 rooms, £26
14 Victoria St, BH 3 rooms, £26
BS £64
(Pat Cleary BS 2 fl 5 rooms 18x66)
1875, 1256-(Walton)
William Hughes owner
William Marsden, 12 Victoria St, BS 3 rooms, £26
Winder? 14 Victoria St, BS 3 rooms, £26
WH 16 Victoria St, BS 8 rooms £100
(Gringle)
West Melbourne Heritage Review

SURVEYED PLACES

1880, 1298-
(Walton)
Chas Straker owner: 2x 3 room BS £30 each, and BS 8 rooms 30x66 £100, leased out

1891, 424
(Walton 181)
H Opas, owner: Chas Straker 187 (also owns 183-185 BS 3 rooms £40 ) BS 2 flats (3 rooms x-out) £150
(Pringle 193)

City of Melbourne Heritage Review (1999)

History
The building at 187-189 Victoria Street appears to have been built between 1869 and 1871. Melbourne City Council rate books for 1868 describe two shops of five rooms 'in bad repair' on the site, with an Average Annual Value of £48. The following year a brick double shop with eight rooms is rated, at a value of £644. By 1871, rate books describe a brick shop, show rooms, dwelling and house on the site with eight rooms with a value of £100, owned by Walter Hughes. During this period Hughes is listed in Sands & McDougall directories as a furniture dealer and upholsterer.

Description
The building on a corner site at 187-189 Victoria Street is a double-storey rendered Italianate style shop and dwelling with a parapeted roof. The principal facade, to Victoria Street, has three timber-framed double-hung sash windows with moulded architraves at first floor level and an altered shopfront at ground floor level. A moulded cornice terminates the facade and returns along the side elevation which similarly has timber-framed double-hung sash windows at first floor level. Part of the shopfront on the side elevation has been infilled. The cornice steps down to the rear section, which is lower in height.

Significance
The building on a corner site at 187-189 Victoria Street, West Melbourne, is of local aesthetic and historical interest. The building is representative of commercial development of the late nineteenth century in West and North Melbourne. With the exception of the shopfront, the building is substantially intact and is a contributory heritage element in the streetscape.

Grading Review
Other Comments Upgraded from E to D (sic). The building is a representative and relatively intact example of its type and style.

Property number: 109684

Victoria Street 195 Prince Albert Hotel, later shop and residence, part 195-197 Victoria Street

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B Proposed Grading: B

What date or era does the place express (if any)?
Creation date (if available)? 1873
Creation era? Early Victorian-era

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☐ Scientific value ☑ Social value
☐ Not assessed for heritage values

What is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
13.6 Eating and drinking

Recommendations (if any)
None.

References (if any):
Heritage Places Inventory June 2015
195-197 B2

North and West Melbourne Conservation Study (1983)
195-197 Graded B in streetscape.

Hermes, i-Heritage
No entry or BIF

Probate, VPRO
`Robert Pringle Gentleman N Brighton 13 Jun 1893 52/462
VPRS 28/P0, unit 666; VPRS 28/P2, unit 365; VPRS 7591/P2, unit 21`
**SURVEYED PLACES**

Estate includes CA3/D North Melbourne brick hotel...nine rooms bar and outbuildings £300 etc. - Elizabeth Pringle widow other executors, Alex Grant, John Rogers. Real estate £3800, personal £362. Total: £4162

**Newspapers:**

- 'Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 13 September 1873
- "TO-DAY IN EUROPE."

LECTURE BY SIB GAVAN Duffy.
In the Athenaeum Hall, Collins-street, on Monday Sept. 8th, Sir Gavan Duffy delivered lecture on "To-day in Europe" in aid of a charitable object.- The hall was overcrowded, 1000 persons at least being present.... John Hood, Esq., James McEwan, Esq., West Melbourne, A. Hose, Esq., John Laurens, Esq., Mayor of Hotham, Robert Pringle, Esq., Victoria, Thomas Fogarty, Esq., J.P., John Daly, Esq., &c.

- ‘The Argus’ : 26/3/1877
  'WANTED, a LAD to drive a baker a cart Robert Pringle 22 Victoria-Street, West Melbourne'

- ‘The Argus’ (Melbourne, Vic. : 1848 - 1957) 9 August 1881, p3

PUBLIC NOTICE

We the undersigned members' of the MASTER BAKERS ASSOCIATION, beg to notify to our customers and the public that all BREAD (except French and Fancy Bread, and Rolls) Is SOLD by us In strict accordance with the provisions of the Bakers and Millers Statute 1805, and we guarantee that all loaves sold by us as 2lb and 4lb loaves contain FULL WEIGHT Dated this 8th day of June, 1851

- William Barnard Peel street, Collingwood
  Robert Pringle, Victoria-street west, Melbourne...

  'ALBERT HOTEL and BAKER'S SHOP, Close to the Queen Victoria Market, VICTORIA and CAPEL STREETS, WEST MELBOURNE. Also, W B COTTAGE NORTH BRIGHTON. EXECUTORS' SALE C and T HAM have been instructed by trustees and executors In the estate of Robert Pringle, deceased, to SELL by PUBLIC AUCTION, as above Land having a frontage of 45ft 3in to Victoria street, by) a depth by 84ft along Capel street, with right of way at rear, on which is erected that two-story brick building known as The ALBERT HOTEL, containing bar, bar parlour, 8 rooms, and Bathroom. Also, fronting Victoria street, TWO STORY BRICK BAKERY, comprising shop, bakehouse, stable, and hayloft This property is excellently situated In the very heart of a large traffic, close to the vegetable, meat, hay and horse markets, within a step or two tramlines, in the occupation of good tenant], mid returning a progressive rental under leases expiring as regards the hotel on 31st August, 1900, and as regards the bakery on 1st June, 1505 Hill particulars as to rentals may be obtained on application to either the auctioneers or the solicitor to the estate MALE STREET, NORTH BRIGHTON.'

- 'The Argus' (Melbourne, Vic. : 1854 - 1954) Saturday 16 October 1915
  'By Order of the Trustee in the Estate of the Late Robert Pringle. FREEHOLD HOTEL and BAKER'S SHOP. '
  ALBERT HOTEL. Corner Victoria and Capel Streets, WEST MELBOURNE Lot 1, WE ST MELBOURNE. ALBERT HOTEL. and BAKER'S SHOP. Corner VICTORIA and CAPEL STs
  Two-story brick hotel, containing bar. With cellar under, 2 parlors, dining room, kitchen and pantry on ground floor, and 7 bedrooms on first floor.
  Also No , 197 VICTORIA-STREET. — An old established BAKER'S two-story BRICK SHOP and DWELLING, with two story brick BAKEHOUSE and storeroom, occupied by Hennessy Bros LAND. 45 ft. 3 in. 84 ft. along Capel-street to right of way at rear

  This well known corner hotel is situate within a block of the Victoria Market and there is a constant flow of traffic passing. The hotel does a steady and improving trade...'
West Melbourne Heritage Review

SURVEYED PLACES

Painted sympathetically; parapet orbs missing 195; Shop front replaced (ingo type) 197 and cantilever verandah added.

Streetscape - A corner and major element in the Victoria Street commercial precinct, relating strongly to 197, 199, 201-3 and 205 Victoria Street.

Significance -
Architecturally,
(195) a typical corner hotel of the period, but near original, conservatively but competently elevated and forming a major part in the streetscape: of high regional importance.
(197) a generally altered shop and residence but linking with the important 195 above the verandah: of local importance.
Historically,
(195) as a former hotel and on a corner site, thus achieving social prominence: of regional importance.
(197) the shop and residence of the hotel's owner-builder, Pringle, until his death: of local importance.

Recommendations -
Paint 197 to match 195 or repaint both in typical or original colours; consider removal of cantilever verandah from 197-9 and replacement with a typical (ornamentation verandah; consider restoring ingo shop front of 197, using typical or original details.

Property number: 109685

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B Proposed Grading: B

What date or era does the place express (if any)?
Creation date (if available)? 1873
Creation era? ☑ Early Victorian-era
☑ Victorian-era ☐ Interwar
☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):
Heritage Places Inventory June 2015
195-197 B2

North and West Melbourne Conservation Study (1983)
195-197 Graded B in streetscape.

Hermes, i-Heritage
No entry or BIF

Probate, VPRO
Robert Pringle Gentleman N Brighton 13 Jun 1893 52/462 VPRS 28/P0, unit 666; VPRS 28/P2, unit 365; VPRS 7591/P2, unit 21
SURVEYED PLACES

Estate includes CA3/D North Melbourne brick hotel...nine rooms bar and outbuildings £300 etc. - Elizabeth Pringle widow other executors, Alex Grant, John Rogers. Real estate £3800, personal £362. Total: £4162

Newspapers:
‘Advocate’ (Melbourne, Vic. : 1868 - 1954) Saturday 13 September 1873 "TO-DAY IN EUROPE."
LECTURE BY SIB GAVAN Duffy.
In the Athenaeum Hall, Collins-street, on Monday Sept. 8th, Sir Gavan Duffy delivered lecture on "To-day in Europe" in aid of a charitable object. - The hall was overcrowded, 1000 persons at least being present...... John Hood, Esq., James McEwan, Esq., West Melbourne, A. Hose, Esq., John Laurens, Esq., Mayor of Hotham, Robert Pringle, Esq., Victoria, Thomas Fogarty, Esq., J.P., John Daly, Esq., &c.

‘The Argus’: 26/3/1877
‘WANTED, a LAD to drive a baker a cart Robert Pringle 22 Victoria-Street, West Melbourne’

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) 9 August 1881, p3
PUBLIC NOTICE
We the undersigned members' of the MASTER BAKERS ASSOCIATION, beg to notify to our customers and the public that all BREAD (except French and Fancy Bread, and Rolls) is SOLD by us In strict accordance with the provisions of the Bakers and Millers Statute 1805, and we guarantee that all loaves sold by us as 2lb and 4lb loaves contain FULL WEIGHT Dated this 8th day of June, 1851
....
William Barnard Peel street, Collingwood
Robert Pringle, Victoria-street west, Melbourne...

‘ALBERT HOTEL and BAKERY, Close to the Queen Victoria Market, VICTORIA and CAPEL STREETS, WEST MELBOURNE. Also, W B COTTAGE NORTH BRIGHTON. EXECUTORS' SALE
C and T HAM have been instructed by trustees and executors In the estate of Robert Pringle, deceased, to SELL by PUBLIC AUCTION, as above
Land having a frontage of 45ft 3in to Victoria street, by) a depth by 84ft along Capel street, with right of way at rear, on which is erected that two-story brick building known as The ALBERT HOTLL, containing bar, bar parlour, 8 rooms, and Bathroom. Also, fronting Victoria street, TWO STORY BRICK BAKERY, comprising shop, bakehouse, stable, and hayloft
This property is excellently situated In the very heart of a large traffic, close to the vegetable, meat, hay and horse markets, within a step or two tramlines, in the occupation of good tenant, mid returning a progressive rental under leases expiring as regards the hotel on 31st August, 1900, and as regards the baker on 1st June, 1505 Hill particulars as to rentals may be obtained on application to either the auctioneers or the solicitor to the estate MALE STREET, NORTH BRIGHTON.’
Streetscape - A corner and major element in the Victoria Street commercial precinct, relating strongly to 197, 199, 201-3 and 205 Victoria Street.

Significance -
Architecturally,
(195) a typical corner hotel of the period, but near original, conservatively but competently elevated and forming a major part in the streetscape: of high regional importance.
(197) a generally altered shop and residence but linking with the important 195 above the verandah: of local importance.

Historically,
(195) as a former hotel and on a corner site, thus achieving social prominence: of regional importance.
(197) the shop and residence of the hotel's owner-builder, Pringle, until his death: of local importance.

Recommendations -
Paint 197 to match 195 or repaint both in typical or original colours; consider removal of cantilever verandah from 197-9 and replacement with a typical ornamentation verandah; consider restoring ingo shop front of 197, using typical or original details.

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):
Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 17 May 1869 p 2
'GEO. R. JOHNSON, architect, invites TENDERS for the ERECTION of HOUSE and SHOP in Victoria-Street, West Melbourne, for Mr. Patrick Cleary, Plans and specification at his office, 46 Elizabeth-street, where tenders are to be sent by 22nd instant.'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 11 June 1892
'Cleary.— In sad and loving, remembrance of my dear

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.
husband, Patrick Cleary, who died at his late residence, 199 Victoria-street, West Melbourne on the 7th June 1891 R.I.P.’

i-Heritage search results: Abstract of Building Identification Form (BIF)
199 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) street verandah replaced; shopfront replaced- ingo to R.H side (inappropriate - reinstate original design/sympathetic alternative)

Property number: 109687

- Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.
- Existing grading: D
- Proposed Grading: C
- Existing Streetscape Level: 2
- Proposed Streetscape Level: 2
- Creation date (if available)? 1875
- Creation era? Early Victorian-era
- Victorian-era
- Edwardian-era
- Post WW2
- What date or era does the place express (if any)?
- What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values
- What are the historic themes represented by the place?
- 5.4 Developing a retail centre
- Recommendations (if any)
- Revise Heritage Places Inventory July 2015.
- References (if any):
- Newspapers:
  - 'The Argus' (Melbourne, Vic. : 1848 - 1957)  Wednesday 9 June 1875
  - 'INSOLVENT COURT. MONDAY, JUNE 7. (Before his Honour Judge Noel ) ...WILLIAM ALFRED HUGHES.
    An examination was held in the estate of W. A. Hughes, of Victoria street, bedding manufacturer. Mr. Lawes appeared for the trustee. The insolvent was examined shortly respecting a partnership between him and a person named Williams. He said the
partnership with Williams had been dissolved by deed. There was also a deed of partnership signed when they joined in business.

The firm had an account at the National Bank. He could not say whether he had a private account at the bank afterwards. The deeds of partnership and dissolution were at his house, in Nelson-street, Windsor. The witness was directed to fetch the deeds from his house to the court, and was allowed about two a hours to go for them. He bad not returned at 2 o’clock, to which time the case had been adjourned, and it was then further adjourned until the following Monday. The deeds were brought to the court by the insolvent shortly before half-past 2 o’clock, and delivered to the solicitor for the trustee.’

Lewis, M. Australian Architecture Index:
'8 05 1874 City of Melbourne registration no 5881 [Burchett Index], Fee 2.10.0 warehouse;
Owner Hughes, W A
Builder Moore, James
(see also W H Hughes in Victoria St’

i-Heritage search results: Abstract of Building
Identification Form (BIF)
201 TO 203 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architect
Period
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
The first owner of this shop and residence in 1875 was Walter Hughes, a chemist. Peter Alcock, the first tenant, whose firm were ink makers, subsequently acquired the property (1879-1882). An ironmonger George Fyfe then owned and operated from the shop until the turn of the century. Builder, James Moor, applied to build what has been described as a ‘warehouse’ for Hughes in May 1874. Integrity Fair
Condition Fair
Original Building Type
History
Not Assessed
Description/Notable Features
A large two-storey stuccoed brick shop/factory and residence with a parapeted roof line, arched architraved and shuttered upper windows and a rebuilt lower level and verandah. Cornice and string-moulds, lions heads and paired brackets are the only other ornament.
Statement of Significance Architecturally, a large, conservatively designed building of low ground level integrity, but it possesses interesting details (shutters) and a role in the streetscape: of local importance. Historically, interesting as a variation in the use pattern of the street and identified by long tenure to individual firms and use types: of local interest.

Recommended Alterations
Repaint in original or typical colours; consider restoration of shop front using original or typical details and central ingo; consider restoration of verandah, as original or as Corporation type. Shutters (sympathetic - reinstate original design) shopfront replaced (large centre ingo); street verandah replaced (inappropriate - reinstate original design/sympathetic alternative)
Other Comments
Integrity - The former central-ingo timber shop front has been removed as has the street verandah; parapet orbs/urns may have existed once. Streetscape - Part of the Victoria Street commercial precinct.

Sands & McDougall Directory of Victoria
1904
201-203 Geo Fyfe, crockery, ironmongery
1930
201 Jones, Jas. A., crockery warehouse
203 Akron Tyre Co Pty Ltd
205 Minogue, Miss N., confr

1880
alphabetical- no Walter Hughes
(see Hughes, William H., auctioneer and valuator, 45 Errol-st, Hot.)

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
201 -3 Victoria Street
1875, 1262; 1877 , 1260; 1881 -82 , 1312; 1896-7, 460

City of Melbourne Valuers Books
(1870, 1239
Pat Cleary owner-occupier BS 5 rooms
John Notman BS 4 rooms )

1875, 1262
(Cleary BS 5 rooms £80 )
William Hughes, owner-occupier
26-28 Victoria St BS 2 flats £100
(Notman 30 grocer BS 4 rooms)

1891, 1304
(Cleary)
Peter Alcock owner-occupier BS 6 rooms, £100
(Notman)

North and West Melbourne Conservation Study (1983)
History
The first owner of this shop and residence in 1875 was Walter Hughes, a chemist. Peter Alcock, the first tenant, whose firm were ink makers, subsequently acquired the property (1879-1882). An ironmonger George Fyfe then owned and operated from the shop until the turn of the century. Builder, James Moor, applied to build what has been described as a ‘warehouse’ for Hughes in May 1874.

Description
A large two-storey stuccoed brick shop/factory and residence with a parapeted roof line, arched architraved and shuttered upper windows and a rebuilt lower level and verandah. Cornice and string-moulds, lions heads and paired brackets are the only other ornament.

Integrity - The former central-ingo timber shop front has been removed as has the street verandah; parapet orbs/urns may have existed once.

Streetscape - Part of the Victoria Street commercial
**Surveyed Places**

**Precinct.**

**Significance**
Architecturally, a large, conservatively designed building of low ground level integrity, but it possesses interesting details (shutters) and a role in the streetscape: of local importance. Historically, interesting as a variation in the use pattern of the street and identified by long tenure to individual firms and use types: of local interest.

**Recommendations**
Repaint in original or typical colours; consider restoration of shop front using original or typical details and central ingo; consider restoration of verandah, as original or as Corporation type.

**Property number:** 109688

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**Victoria Street 205**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1837-1875</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>Early Victorian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victorian-era</td>
<td>Interwar</td>
</tr>
<tr>
<td>Edwardian-era</td>
<td>Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Scientific value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3</th>
<th>North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td>Contributory to precinct</td>
</tr>
<tr>
<td></td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td></td>
<td>Significant individually</td>
</tr>
<tr>
<td></td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any)**
None.

**References (if any):**
i-Heritage search results: Abstract of Building Identification Form (BIF)
205 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
West Melbourne Heritage Review

SURVEYED PLACES

Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Intensity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations
Shopfront replaced - ingo to R.H. side; street verandah replaced (inappropriate - reinstate original
design/sympathetic alternative)

Property number: 109689

Victoria Street 207 Shop and residence

Survey Notes:
Early shopfront form. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1900-1918
Creation era?
☑ Edwardian-era ☐ Interwar
☒ Victorian-era ☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
207 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
**SURVEYED PLACES**

Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah roof and structure-original; intact shop front-from 1920s?; new facade c 1915 (was a house).
Statement of Significance
Not Assessed
Recommended Alterations
Shop front (sympathetic - no recommendations)

**Sands & McDougall Directory of Victoria**
1904
Squires, Mrs Harriet
1930
207 Bartone, Victor, bt rpr
209 Hiscock, Bert, tbcnst

**Property number:** 109690

---

**Survey Notes:**
Corner site, adding prominence. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available)? 1875-1900
- Creation era?
  - Victorian-era
  - Edwardian-era

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

**Is the place in a Heritage Overlay?**

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre

**Recommendations (if any)**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 209 VICTORIA STREET WEST MELBOURNE 3003
- Heritage Gradiings
- Building Grading Streetscape Level Laneway Level
- D 2
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme
SURVEYED PLACES

Butler, no date  Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
Street verandah replaced; shopfronts replaced - ingo's to R.H. (inappropriate - reinstate original design/sympathetic alternative) sign added upper level (inappropriate - remove/reinstate sympathetic alternative)

Survey Notes:
Corner site, adding prominence. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1875-1900</td>
<td>Victorian-era</td>
</tr>
</tbody>
</table>

What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>HO3</th>
<th>North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributory to precinct</td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td>Significant individually</td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
211 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
SURVEYED PLACES

Victoria Street 213
Shop and residence, part 213-215
Victoria Street

Survey Notes:
Corner site, adding prominence. Generally unchanged since North and West Melbourne Conservation Study - refer to Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1874

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Scientific value
☒ Historical value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☒ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):
Lewis, M. Australian Architecture Index:
3 03 1865 City of Melbourne registration no 738 [Burchett Index]. Fee 1.10.0 3 room cottage; Owner Allison, Henry
Builder Allison, Henry - Victoria St west
1 08 1865 City of Melbourne registration no 1002 [Burchett Index]. Fee 1.10.0 shop and dwelling
Owner Allison, Henry - Undertaker - Victoria St W
Builder Allison, Henry
10 NOV 1873 City of Melbourne registration no 5664 [Burchett Index]. Fee 3.10.0 two shops & dwellings,
Victoria Street | 215 | Allison's shop and residence, part 213-215 Victoria Street, later Don Camillo coffee lounge

**Surveyed Places**

**Victoria - next to 40**
Owner Allison, Henry
Builder Allison, Henry - 40 Victoria St west'

**i-Heritage search results: Abstract of Building Identification Form (BIF)**
213 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study; Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type
History
Not Assessed
Description/Notable Features
Notable features include intact shop front c.1910-15.
Statement of Significance Not Assessed
Recommended Alterations
Signs added (inappropriate - remove/reinstate sympathetic alternative) street verandah replaced; shopfronts replaced; wall refaced; windows reglazed (inappropriate - reinstate original design/sympathetic alternative)
Other Comments See also 215 Victoria Street.

**Property number:** 109693

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Streetscape Level:</strong></td>
<td>2</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1873-4, c1955</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>Early Victorian-era ✔ Interwar ☐ Edwardian-era ☐ Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

| Aesthetic value | ☐ |
| Scientific value | ☑ |
| Social value | ☑ |
| Not assessed for heritage values | ☐ |

Is the place in a Heritage Overlay?

| HO3 | North & West Melbourne Precinct |
| Contributor to precinct | ☑ |
| Not significant or contributory | ☐ |
| Significant individually | ☑ |
| Proposed for a Heritage Overlay | ☐ |

**What are the historic themes represented by the place?**

5.4 Developing a retail centre
8.1 Settling as immigrants
13.6 Eating and drinking

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)
215 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Aldo Pravisani passes away: 13th May 2004, in Trieste Italy not quite 74. I have been informed this today about the loss of this great boxing wizard by Luciano Cocceano who knew him personally as well. Lynette and I offer our condolences to his family. I married my wife Lynette on her 17th. birthday at St Mary’s church West Melbourne and my wedding reception was held at Aldo’s Coffee lounge “Don Camillo” upstairs reception area at Victoria Street West Melbourne, just around the corner from the church. I remember sparring with Aldo quite a few times at Ambrose Palmer’s gym (gentleman in the ring and out). Victor and Lynette have great memories of Aldo when in Australia between the years of 1959 and 1960.’

Boxing in Australia
By Grantlee Kieza, 2015: 88, 94
‘Aboriginal boxer George Bracken had good wins in 1959 at the West Melbourne stadium including over Aldo Pravisani -but he quit boxing in 1962 after Pravisani won a rematch. World champion, Carruthers, retired but returned to fight Pravisani but lost on points at the Sydney Stadium in 1961 (see You Tube).’

Australian Ring Magazine.
Has Aldo Pravisani on the cover, July 1962

Merriam-Webster Dictionary
Definition of don
1 a Spanish nobleman or gentleman —used as a title prefixed to the Christian name
2 archaic: a person of consequence: grandee
3 a head, tutor, or fellow in a college of Oxford or Cambridge University; broadly: a college or university professor
4 [Italian, title of respect, from donno, literally, lord, from Latin dominus]: a powerful Mafia leader.

Wikipedia
Espresso
From Wikipedia, the free encyclopedia
‘...In the United Kingdom, espresso grew in popularity among youth in the 1950s, who felt more welcome in the coffee shops than in public houses (pubs). Espresso was initially popular, particularly within the Italian diaspora, growing in popularity with tourism to Italy exposing others to espresso, as developed by Eiscafé established by Italians in Germany. Initially, expatriate Italian espresso bars were downmarket venues, serving the working class Italian diaspora – and thus providing appeal to the alternative subculture / counterculture; this can still be seen in the United States in Italian American neighborhoods, such as Boston’s North End, New York’s Little Italy, and San Francisco’s North Beach. As specialty coffee developed in the 1980s (following earlier developments in the 1970s and even 1960s), an indigenous artisanal coffee culture developed, with espresso instead positioned as an upmarket drink.’

Survey of Post-War Built Heritage in Victoria
heritage ALLIANCE 2008
Don Camillo Café 028-008
‘Significance Historical; aesthetic; social
References
www.doncamillo.com.au
One of the few European-style coffee shops established in the 1950s that still remains in operation. According to the café’s website, it was one of the first three cafes to open
in 1947, "took a great step forward, triumphing over many Melbourne Coffee Stories that Gaggia's machine, patented espresso machine. Andrew Brown-May writes in Espresso, `...Giovanni Achille Gaggia had just perfected the modern
The Gaggia men -Leanne Tolra
`The Age'  June 5, 2007:
Amiconi at 359 Victoria Street.
coffee is of course `impeccable espresso' nearby is around with baskets of the best bread in Melbourne...the upstairs to find `two delightful Italian women bustling
Don Camillo now hard to find'- noting that the Italian cafes of Carlton `Pasta and prices that are pleasing'
`The Age':  6/11/1979
Kllda. After 8.30'
`WAITRESSES wanted, night work, 9  til 12, experience not necessary. Apply Ye Galleon Coffee Lounge. Acland-st... St. Kilda. After 8.30'
`The Age': 6/11/1979
`Pasta and prices that are pleasing'
Quick Lunch review of Don Camillo, `good cheap pasta now hard to find'- noting that the Italian cafes of Carlton had all become `costly and pretentious BYOs'. Don Camillo well patronised by ABC people- go through milk bar to upstairs to find `two delightful Italian women bustling around with baskets of the best bread in Melbourne...the coffee is of course `impeccable espresso' nearby is Amiconi at 359 Victoria Street.

Lewis, M. Australian Architecture Index:
`71205 Wilson, William O - Swanston St Allison, West Melbourne VIC Houses 1867 10 10
71883 Allison, Henry - Victoria St west Allison, Henry West Melbourne VIC House 1865 03 3
71886 Allison, Henry Allison, Henry - Undertaker - Victoria St W West Melbourne VIC City of Melbourne registration no 1002 [Burchett Index]. Fee 1.10.0 shop and dwelling 1865 08 1
71906 Allison, Henry - 40 Victoria St west (next to 40) Allison, Henry West Melbourne VIC City of Melbourne registration no 5664 [Burchett Index]. Fee 3.10.0 two shops & dwellings 1873 11 10
74795 Allison, Henry Allison, Henry - Undertaker - Victoria St West Melbourne VIC Houses 1866 09 6
77090 Allison, Henry Allison, Henry - undertaker - Victoria St West Melbourne VIC Houses 1866 02 10

Sands & McDougall Directory of Victoria
1904
213 Levy, Mrs Dora pawnbroker
215 Kenny, Miss A confectioner, Binney, Misses dressmakers
1930
213 Smith, H., pawnbroker
215 Murphy, Miss C., confr
217-221 Allison, Alfd., undertaker
1952
213 Ball, TE hardware
215 Murphy, Miss EM confectioner
1962
Camillo, D coffee lounge

City of Melbourne Valuers Books
1891, 433-
Alfred Allison owner of 213-221 (Allion tsutees have 209-211)
Mrs Levy (x-out to Thomas C Ham?) BS 4 R 18x66 £56

Property number:  109694

Graeme Butler & Associates 2015: Appendix 2:  1152
West Melbourne Heritage Review

**SURVEYED PLACES**

**Victoria Street** 217-219

Henry Allison later
Alfred Allison, undertaking
premises (part)

- **Survey Notes:**
  Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

- **What is the heritage grading (A-D, 1-3) of the place (if any)?**
  - Existing grading: D
  - Proposed Grading: B

- **What date or era does the place express (if any)?**
  - Creation date (if available): 1865
  - Creation era:
    - Early Victorian-era ✓
    - Victorian-era ✓
    - Edwardian-era
    - Interwar
    - Post WW2

- **What are the heritage values of the place (if any)?**
  - Aesthetic value
  - Historical value ✓
  - Social value
  - Not assessed for heritage values

- **Is the place in a Heritage Overlay?**
  - HO3 North & West Melbourne Precinct
  - Contributory to precinct ✓
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

- **What are the historic themes represented by the place?**
  - 5.4 Developing a retail centre
  - 6.4 Disposing of the dead

- **Recommendations (if any)**
  - Revise Heritage Places Inventory July 2015.

- **References (if any):**
  - **Newspapers:**
    - ‘The Age’ 27/3/1855
    - ‘North Melbourne funeral establishment - Funerals furnished at the lowest charges
    - H. ALLISON, Undertaker, Wreckyn-street, Parkside’
    - ‘The Argus’: 4/3/1865
    - ‘Tenders for brick and rubble work of cottage- ALLISON, Undertaker, Victoria St’
    - ‘The Argus’: 10/12/1868
    - ‘SIX-ROOMED now HOUSES to LET. Baths and gas, every convenience. Allison, undertaker, Victoria-street west’
    - ‘The Argus’: 30/8/1884
    - ‘HENRY ALLISON, Undertaker, dies at residence 196 William St West Melbourne aged 49, to be buried at Melbourne General.’
    - ‘Mercury and Weekly Courier’ (Vic. : 1878 - 1903) Thursday 27 September 1894
    - ‘OUR LOCAL INDUSTRIES.
    - Mr. T. H. Allison, brother of the late Alfred Allison, and who is now carrying on the old-established and widely-known Allison undertaking business, has just had completed to his order one of the most gorgeously-magnificent hearses ever manufactured in the colony. The builders are Messrs. Rintoul and Hopkins, Smith-street, Fitzroy, who are deserving of every credit for the genius of the design and excellence of workmanship displayed. The undercarriage is of a strong modern design, and the driver’s seat rests on a "boot," well ribbed with imported wood comprising thirty pieces. The funeral car is of American pattern, and has large plate glass windows on both sides. At each end there are plate glass doors, all surrounded by a bold moulding. The glass is beautifully embossed the side panels with wreaths of passion flowers and convolvulus, with a winged cherub in the centre, the front doors with an inverted torch (the emblem of death) and the doors at the rear with lamps suspended by chains. The interior of the funeral car is also most elaborately fitted, either side of a slightly raised platform being composed of holly and cedar which is displayed through the glass. The side rails are of plated silver, and the platform itself is of handsome polished wood. There are ornamental carved shutters for the back and side windows, and the substantial over hanging roof may either be be-decked with urns or plumes. Mr. T. H. Allison, the economic undertaker, the proprietor of this elaborate turn-out, ... His head office is 181 Elgin-street, Carlton, and he has branch offices at Derby street, Collingwood, and 307 Victoria-street, West Melbourne. His telephone number is 1182.’
    - ‘The Age’ (Melbourne, Vic. : 1854 - 1954) Friday 5 May 1916
    - ‘INFANT’S BODY FOUND IN LANE.
    - The body of a newly-born made infant, enclosed in a cardboard box, was found on Wednesday evening in a lane at the rear of the premises of Mr. Alfred Allison, undertaker, Victoria-street, West Melbourne. The body was discovered by an employee of Mr. Allison. Constable Montgomery is investigating the matter.’
    - ‘Advocate’ (Melbourne, Vic. : 1854 - 1954) Friday 5 May 1916
    - ‘ALFRED ALLISON UNDERTAKER
    - Daniel Hayes, Funeral Director.
    - Head Office 221 VICTORIA STREET, WEST MELBOURNE
    - (near William St.), ‘Phones; F 1980 and F 4303.
    - 187 QUEEN’S PARADE, CLIFTON HILL.
    - Phone: JW 1708.'
30 MOUNT ALEXANDER ROAD, MOONEE PONDS (next North Suburban Club).
'Phone: FU 6462.
94 HIGH STREET, NORTHCOTE.
'Phone: JW 1217.
133 RACECOURSE ROAD, NEWMARKET.
'Phone: FU 5997.
Funerals Conducted In Any District.'

Lewis, M. Australian Architecture Index:
'3 03 1865 City of Melbourne registration no 738
[Burchett Index]. Fee 1.10.0 shop and dwelling
Owner Allison, Henry
Builder Allison, Henry - Victoria St west.
1 08 1865 City of Melbourne registration no 1002
[Burchett Index]. Fee 1.10.0 shop and dwelling
Owner Allison, Henry - Undertaker - Victoria St W
Builder Allison, Henry
10 NOV 1873 City of Melbourne registration no 5664
[Burchett Index]. Fee 3.10.0 two shops & dwellings,
Victoria - next to 40
Owner Allison, Henry
Builder Allison, Henry - 40 Victoria St west.'

Victoria & Its Metropolis: 709
Allison, Alfred, Melbourne. The undertaking business
situate at 40 Victoria-street, City, now owned by Mr,
Alfred Allison, is one of the largest and oldest in the
colony. It was established by his father, Mr. Henry Allison,
in 1854, on his arrival from England, first in Wreckyn-
street, and afterwards in Howard-street, temporarily, until
the present premises in Victoria-street were built. Mr.
Henry Allison carried on the business successfully until his
death in 1884 closed a busy and energetic life, thirty years
of which were spent in this city. Mr. Allison keeps one of
the largest stocks of funeral requisites in the market, not
only of home manufacture, but also importations from
America, Germany, and Birmingham, which are required
to meet the demands of an ever -increasing business. The
rolling stock is of the latest and best patterns , and the
carriages and hearses are among the finest in the colonies.
The property has a frontage of 75 ft., to Victoria-street
and 55 ft., to William-street, with a depth of 140 ft., giving
ample space for a business of magnitude, Mr. Allison’s
private residence is at Cleveland, Ascot Vale-road, where
he also has an office for transacting business.

The Cyclopedia of Victoria.
James Smith, 1904, Publisher Cyclopedia Co.
(Refer to a photograph, 'Cyclopedia of Victoria' Vol. 3
p.170)
JOSEPH ALLISON, Hotham Funeral Establishment. Head
office : Errol Street, North Melbourne.
Branch office : Mount Alexander Road, Moonee Ponds.
This well-known business was established in 1886 by the
late Mr. Joseph Allison, a very old and esteemed colonist,
who had learned his trade in the business of his father, the
late Mr. Thomas Allison, Camberwell, London.
On coming out to Victoria he managed the business of his
late brother, Mr. Henry Allison, Victoria Street, West
Melbourne, and, on establishing himself on his own account
in 1886, carried on successfully until the time
of his death. The business, which is carried on under the old
name by his widow, under the management of her
(image Joseph Allison’s Head Office, Errol Street) sons,
who are Australian natives, enjoys a large and extensive
connection throughout the city and suburbs. The premises
are furnished with every description of mourning
requisites. The vehicles are of the most up-to-
date style, and a well-trained staff of assistants is always at hand to carry
out the orders of clients.
T. H. ALLISON, Undertaker and Embalmer. Head office :
181 Elgin Street, Carlton. Branches : 307 Victoria Street
(near Errol Street), West Melbourne, and 11 Derby Street,
Collingwood. Mr. Allison, the proprietor of the above-well-
known business, was born in West Melbourne in the year
1867, and educated in the district, finishing at the Carlton
College. He then entered the business house of his father,
the late Mr. Henry Allison, who in 1854 established the
undertaking business in Victoria. There he went through
every department of the business, acquiring a large
experience, and qualifying himself to take over the
management, in 1888, of the Carlton branch. Mr. Allison
then entered into the study of embalming, as set forth in
various American magazines, but his first practical lesson
in the art was acquired under Professor Rivers, of the
U.S.A., who lectured and demonstrated on the
subject, holding classes for the purpose in Melbourne. The
custom of embalming dead bodies, which may be traced
back to the early days of the Egyptians, is a very
necessary one as applied to modern Australia, where the
climate necessitates the burial of persons within so short a
time after death, and Professor Rivers’ system was so
complete that by the inducement of Mr. Allison, who was
his first pupil in Victoria, several other undertakers also
took up the study of the subject. In cases where it is
necessary to remove the body from one State to another,
or to send it to a foreign country for burial, the system is
invaluable, not only from a hygienic point of view,
insomuch as the process of embalming prevents any
possible chance of infection, but when the coffin of an
embalmed body is opened weeks, or even months, after
death the friends and relatives are privileged to behold
the face of their dear one as it was in life, and thus all
painful and repulsive ideas associated with death and
corruption are removed. The custom is a usual one in
America, the bodies of nearly every person who dies
being embalmed, and in Australia, thanks to the
enterprise and active exertions of Mr. Allison, it is
gradually winning its way, so much so that it is rather the
exception nowadays to find an undertaking firm of any
repute without its embalmer. Mr. Allison resides on the
premises in Elgin Street, so that clients may be (image of
Mr. T. H. Allison. by Johnstone. O’Shanessy and Co.)
assured of having their wishes carried out under his
personal supervision. He acts himself as conductor on all
occasions, and, with his well-trained staff of assistants, in
conjunction with hearses and carriages of the most
modern and up-to-date style, he is prepared to carry into
immediate effect arrangements for all funerals entrusted
to him, both large and small. He is the possessor of
numerous testimonials from clients for the very able
manner in which he has conducted a large number of
both private and public interments. Mr. Allison is a
member of the Victorian Master Undertakers Association,
past president of the Victorian Embalmers Association,
member of a great number of friendly societies, and a life
member of the North Melbourne branch of the Australian
Natives Association. JOHN ALLISON, Undertaker and
Embalmer, 94 Simpson’s Road, Richmond ; 225 Sydney
Road, Brunswick ; and 67 Cardigan Place, South
Melbourne. This well-known business was established in
1865 by Mr. John Allison, who was born in London in the
year 1844, and educated at the British School,
Camberwell, England. He is a son of Mr. Thos. Allison, who
was for forty years in business as an undertaker in Camberwell, and was brought up to the trade in his father’s establishment. At the age of eighteen, having gained a thorough knowledge of every branch of the business, he considered that it might be applied to better advantage in the colonies, and accordingly, in 1862, came out to Victoria. After three years colonial experience in West Melbourne with his brothers, Mr. Allison started on his own account as an undertaker in South Melbourne. This was in 1865, and he carried on this business and worked up an extensive connection until 1881, when he opened at and made Simpson’s Road his headquarters, with an extra branch in Sydney. Road. Mr. Allison has built all his own hearse and coaches, a branch of the business which he combined with the supplying to country undertakers of all the necessary adjuncts of the trade, such as coaches, hearse, coffins, coffin furnishings, etc. Latterly he has given up the coach-building branch of his business, at the instigation of the Coach-building Association, but still supplies country customers with furnishings, etc. Mr. Allison is well known as a funeral director, and from the number of testimonials in his possession it is evident that he has carried out all arrangements to the entire satisfaction of his clients. His plant is an extensive one, and, with a well-trained staff of employees, Mr. Allison is prepared to execute any order in town or country in first-class style at the shortest notice. Mr. Allison is a member of all the benefit associations, and takes an active part in all movements connected with several of the most important. He is also greatly interested in sport of every description, and is an enthusiast in shooting, this being his favourite pastime, and when time admits may be found taking a few days’ holiday in the country. He married a daughter of Captain John McMillan, master mariner, a very old colonist, and has a family of four sons and one daughter. Three of his sons assist him in his business, and his daughter Amy, now married, is highly accomplished in elocution, painting, and music.

Alfred Allison in the Australia, Birth Index, 1788-1922
‘Name: Alfred Allison
Father’s name: Henry Allison
Mother’s name: Jane Hone
Birth Place: Melbourne, Victoria
Registration Year: 1861
Registration Place: Victoria
Registration Number: 18748’

Probate
‘Henry Allison Undertaker Carlton 29 Aug 1884 28/457 VPRS 28/P0, unit 337; VPRS 28/P2, unit 170; VPRS 7591/P2, unit 95’
Late of 40 Victoria St, West Melbourne and 64 Elgin St, Carlton - will statement by John Allison undertaker of Richmond 1886 (co-signed Sarah Allison widow of Ascot Vale, with 2 young children)- father was Thomas Allison of Camberwell, England who sent out £1000 to Henry Allison who paid interest of £8/centum - at Thomas’s death £1000 to be divided among 5 sons- Henry, Edward, James, Joseph and John- with Henry able to advance share if any needed it. £200 has been paid to widow of James Allison.

Real estate
‘lot 4 of Michael Barry’s subdivision of CA part 11, 12-13/D North Melbourne - 33’ to William St x74’ with houses; etc part CA2/4 Jika Jika Melb town 44’ in Howard St x115’ and houses, etc.’
part CA3/4 North Melbourne and houses

also houses in Walsh St CA 9/H, Capel St etc.
CA 1/D, CA2/D Victoria St with houses; Leveson St etc;
Elgin St, Ascot Vale.’

Extensive list of rents received.
Estate: £3116 -Edward William Allison undertaker of Elgin St Carlton 3rd executor- each granted a commission.

‘Alfred Allison Undertaker West Melbourne 16 Mar 1889 39/382 VPRS 28/P0, unit 484; VPRS 28/P2, unit 260; VPRS 7591/P2, unit 147’
Estate: Victoria Street- 213, 215, 217, 221 (217, 221 occupied by Alfred) part CA2/D four two-storey brick shops and dwellings, etc.;
223 Victoria St one brick shop & dwelling;
William St 2-storey brick dwelling 5 rooms;
Ascot Vale Rd and Bank St, superior brick villa, etc.
See detailed list of contents £11150 worth.
See also list of mortuary stock at death.

I-Heritage search results: Abstract of Building Identification Form (BIF)
217 TO 219 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneeway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner The location of the first Allison mortuary business, under the style of Henry Allison was claimed to have been in 1854 at this address, however since the grant was issued in 1859, this is doubtful. Henry died in 1884, to be succeeded by his son Alfred and several branches were added. Five years later, Alfred died leaving the business to his brother-in-law, Walter Downing when it became ‘...The most prominent and extensively known establishment in the metropolis.’ By 1903, branches existed at...(???)

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Consisting of a parapeted stuccoed brick pair: one a shop and residence (221) and the other possessing a carriage entrance with a residence over. Simple fenestration (221 with blind hoods) and cornice mouldings provide the typically conservative elevation. Notable features include stable for funeral parlour - 221; doors similar to old type.

Statement of Significance
Architecturally, old and of a conservative design, typical of the date, but altered (particularly 221), however the survival of the carriage way to 217-19 provides an uncommon element in the commercial streetscape which communicates the 19th century nature and original use of the building; of local importance. Historically, among the oldest group of shops in the area and reputedly the embodiment of an even older business which survives
today on a metropolitan-wide basis: of regional importance.

Recommended Alterations Consider reinstatement of shop front and verandah to 221; repaint in original or typical colours; restore the carriage way doors to 217-19. Rezone to local business. Tiles added c. 1910.

Other Comments
Integrity - (Referring to a photograph, ‘Cyclopedia of Victoria’ Vol. 3 p.170) The timber street verandah has been replaced on 221, with a cantilever; the shop front with central ingo and panelled timber plinths, have been replaced; dado tiles have been added to 217-19 and the formerly biparting carriage way doors replaced. Streetscape - In an old but altered part of the Victoria Street commercial precinct.

Moonee Valley Thematic Environmental History: 187
Birth and death
There are no cemeteries in Moonee Valley but the community has been well served by undertakers. Joseph Allison and Alfred Allison both established businesses in the area in the late nineteenth century. Joseph Allison’s main premises were in Errol Street, North Melbourne but he also had a branch office firstly at 10 Puckle Street, Moonee Ponds (in 1890), then at Mt Alexander Road, Ascot Vale. 523 At the same time Alfred Allison, whose main business was located in West Melbourne, had branch offices in Racecourse Road, Newmarket and also in Mt Alexander Road next to the ‘Cycling Club’. 524 No doubt the Allisons were related, but the businesses were run as separate entities and in competition with each other (cites 523 ‘North Melbourne Advertiser’, 21 February 1890. 524 ‘Essendon Gazette’, 12 November 1914.)

Sands & McDougall Directory of Victoria
1942
213 Rayner, Mrs Gladys
215 Murphy, Miss E. M., confectioner
217-221 Allison, Alfd., undertaker
221 Downing, Miss Mabel
223 Jenkins, T., dealer
225 Young, N. C. M.
229 Philpin, W., chemist
William st

1930
215 Murphy, Miss C., confr
217-221 Allison, Alfd., undertaker
221 Downing, Miss Mabel
223 Roberts, Wm., & Son, tailors
225 Considine, Mrs M. M., dairy produce

1910
215 Buchanan, Mrs E., cfr
221 Allison, A., undertkr
223 Roberts, William, & Son, tailors

1893
215 O’Kane, Thos., plumber
221 Allison, A., undertaker
223 Vacant
225 Neustadt, Misses, mlhra.
229 Simpson, Will., chemist
William st

City of Melbourne Valuers Books

1930
215 Murphy, Miss C., confr
217-221 Allison, Alfd., undertaker
221 Downing, Miss Mabel
223 Roberts, Wm., & Son, tailors
225 Considine, Mrs M. M., dairy produce

1910
215 Buchanan, Mrs E., cfr
221 Allison, A., undertkr
223 Roberts, William, & Son, tailors

1893
215 O’Kane, Thos., plumber
221 Allison, A., undertaker
223 Vacant
225 Neustadt, Misses, mlhra.
229 Simpson, Will., chemist
William st

City of Melbourne Valuers Books

1867, 1190-
(Reynolds)
Allison owner-occupier: Brick house 4 rooms & kitchen; Brick house 2 rooms; Brick shop 4 rooms, coach house, office, stable
(Munroe)
1870, 1242-
(Melville)
Kelly, Henry Allison, 36 Victoria St BH 5 rooms £36
Brown, Henry Allison, 38 Victoria St BH 5 rooms £36
Henry Allison, owner-occupier 40 Victoria St B Shop stable, coach house 4 rooms £60
(Munro)

1891, 431-
Allisons’ Trstees own 209-211 BS 4 rooms
Alfred Allison owns 213-221 BS 4 rooms, 221 stabling
Henry Smith, 209; Willm Roberts, 211; Willm Levy 213;
Mrs Levy x-out; Walter Downing 221.

North and West Melbourne Conservation Study (1983): V1: 526-
History
The location of the first Allison mortuary business, under the style of Henry Allison was claimed to have been in 1854 at this address, however since the grant was issued in 1859, this is doubtful. Henry died in 1884, to be succeeded by his son Alfred and several branches were added. Five years later, Alfred died leaving the business to his brother-in-law, Walter Downing when it became..’The most prominent and extensively known establishment in the metropolis.’ By 1903, branches existed at Moonee Ponds, Newmarket, Clifton Hill (still existing ), and High St, Northcote.

Description
Consisting of a parapeted stuccoed brick pair: one a shop and residence (221) and the other possessing a carriage entrance with a residence over. Simple fenestration (221 with blind hoods) and cornice mouldings provide the typically conservative elevation. Notable features include stable for funeral parlour - 221; doors similar to old type.

Integrity - (Referring to a photograph, ‘Cyclopedia of Victoria’ Vol.3 p.170) The timber street verandah has been replaced on 221, with a cantilever; the shop front with central ingo and panelled timber plinths, have been replaced; dado tiles have been added to 217-19 and the formerly biparting carriage way doors replaced. Streetscape - In an old but altered part of the Victoria Street commercial precinct.

Significance
Architecturally, old and of a conservative design, typical of the date, but altered (particularly 221), however the survival of the carriage way to 217-19 provides an uncommon element in the commercial streetscape which communicates the 19th century nature and original use of the building: of local importance. Historically, among the oldest group of shops in the area and reputedly the embodiment of an even older business which survives today on a metropolitan-wide basis: of regional importance.

Recommendations
Consider reinstatement of shop front and verandah to 221; repaint in original or typical colours; restore the carriage way doors to 217-19. Rezone to local business.
SURVEYED PLACES

Tiles added c 1910.

Property number: 109695

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**Victoria Street**

221

Henry Allison later Alfred Allison, undertaking premises (part)

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Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

2

**Proposed Streetscape Level:**

2

**What date or era does the place express (if any)?**

- Creation date (if available): 1865
- Creation era?
  - [x] Early Victorian-era
  - [ ] Victorian-era
  - [ ] Edwardian-era
  - [ ] Interwar
  - [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - [x] Contributory to precinct
  - [ ] Not significant or contributory
  - [x] Significant individually
  - [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre
- 6.4 Disposing of the dead

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Newspapers:

'`The Age 27/3/1855
  'North Melbourne funeral establishment - Funerals furnished at the lowest charges
  H. ALLISON, Undertaker, Wreckyn-street, Parkside'

'The Argus': Henry Allison advert as undertaker 1859 from Howard Street, North Melbourne
SURVEYED PLACES

'The Argus': 4/3/1865
'Tenders for brick and rubble work of cottage - ALLISON, Undertaker, Victoria St'

'The Argus': 10/12/1868
SIX-ROOMED now HOUSES to LET. Baths and gas, every convenience. Allison, undertaker, Victoria-street west'

'The Argus': 30/8/1884
'HENRY ALLISON, Undertaker, dies at residence 196 William St West Melbourne aged 49, to be buried at Melbourne General.'

'Mercury and Weekly Courier' (Vic. : 1878 - 1903) Thursday 27 September 1894
'OUR LOCAL INDUSTRIES.'

Mr. T. H. Allison, brother of the late Alfred Allison, and who is now carrying on the old-established and widely-known Allison undertaking business, has just had completed to his order one of the most gorgeously-magnificent hearses ever manufactured in the colony. The builders are Messrs. Rintoul and Hopkins, Smith-street, Fitzroy, who are deserving of every credit for the genius of the design and excellence of workmanship displayed. The undercarriage is of a strong modern design, and the driver's seat rests on a "boot," well ribbed with imported wood comprising thirty pieces. The funeral car is of American pattern, and has large plate glass windows on both sides. At each end there are plate glass doors, all surrounded by a bold moulding. The glass is beautifully embossed the side panels with wreaths of passion flowers and convolvulus, with a winged cherub in the centre, the front doors with an inverted torch (the emblem of death) and the doors at the rear with lamps suspended by chains. The interior of the funeral car is also most elaborately fitted, either side of a slightly raised platform being composed of holly and cedar which is displayed through the glass. The side rails are of plated silver, and the platform itself is of handsome polished wood. There are ornamental carved shutters for the back and side windows, and the substantial over hanging roof may either be be-decked with urns or plumes. Mr. T. H. Allison, the economic undertaker, the proprietor of this elaborate establishment, has learned his trade in the business of his father, the late Mr. Joseph Allison, a very old and esteemed colonist, who had learned his trade in the business of his father, the late Mr. Henry Allison, 40 Victoria-street, City, now owned by Mr, Alfred Allison, is one of the largest and oldest in the colony. It was established by his father, Mr. Henry Allison, in 1854, on his arrival from England, first in Wreckyn-street, and afterwards in Howard-street, temporarily, until the present premises in Victoria-street were built. Mr. Henry Allison carried on the business successfully until his death in 1884 closed a busy and energetic life, thirty years of which were spent in this city. Mr. Allison keeps one of the largest stocks of funeral requisites in the market, not only of home manufacture, but also importations from America, Germany, and Birmingham, which are required to meet the demands of an ever-increasing business. The rolling stock is of the latest and best patterns, and the carriages and hearses are among the finest in the colonies. The property has a frontage of 75 ft., to Victoria-street and 55 ft., to William-street, with a depth of 140 ft., giving ample space for a business of magnitude, Mr. Allison's private residence is at Cleveland, Ascot Vale-road, where he also has an office for transacting business.

The Cyclopedia of Victoria.

James Smith, 1904, Publisher Cyclopedia Co. (Refer to a photograph, 'Cyclopedia of Victoria' Vol. 3 p.170)

JOSEPH ALLISON, Hotham Funeral Establishment. Head office: Errol Street, North Melbourne. Branch office : Mount Alexander Road, Moonee Ponds. This well-known business was established in 1886 by the late Mr. Joseph Allison, a very old and esteemed colonist, who had learned his trade in the business of his father, the late Mr. Thomas Allison, Camberwell, London. On coming out to Victoria he managed the business of his late brother, Mr. Henry Allison, Victoria Street, West Melbourne, and, on establishing himself on his own account in 1886, carried on successfully until the time of his death. The business, which is carried on under the old name by his widow, under the management of her (image Joseph Allison's Head Office, Errol Street) sons, who are Australian natives, enjoys a large and extensive connection throughout the city and suburbs. The premises
are furnished with every description of mourning requisites. The vehicles are of the most up-to-date style, and a well-trained staff of assistants is always at hand to carry out the orders of clients.

T. H. ALLISON, Undertaker and Embalmer. Head office: 181 Elgin Street, Carlton. Branches: 307 Victoria Street (near Errol Street), West Melbourne, and 11 Derby Street, Collingwood. Mr. Allison, the proprietor of the above well-known business, was born in West Melbourne in the year 1867, and educated in the district, finishing at the Carlton College. He then entered the business house of his father, the late Mr. Henry Allison, who in 1854 established the undertaking business in Victoria. There he went through every department of the business, acquiring a large experience, and qualifying himself to take over the management, in 1888, of the Carlton branch. Mr. Allison then entered into the study of embalming, as set forth in various American magazines, but his first practical lesson in the art was acquired under Professor Rivers, of the U.S., America, who lectured and demonstrated on the subject, holding classes for the purpose in Melbourne. The custom of embalming dead bodies, which may be traced back to the early days of the Egyptians, is a very necessary one as applied to modern Australia, where the climate necessitates the burial of persons within so short a time after death, and Professor Rivers' system was so complete that by the inducement of Mr. Allison, who was his first pupil in Victoria, several other undertakers also took up the study of the subject. In cases where it is necessary to remove the body from one State to another, or to send it to a foreign country for burial, the system is invaluable, not only from a hygienic point of view, inasmuch as the process of embalming prevents any possible chance of infection, but when the coffin of an embalmed body is opened weeks, or even months, after death the friends and relatives are privileged to behold the face of their dear one as it was in life, and thus all painful and repulsive ideas associated with death and corruption are removed. The custom is a usual one in America, the bodies of nearly every person who dies being embalmed, and in Australia, thanks to the enterprise and active exertions of Mr. Allison, it is gradually winning its way, so much so that it is rather the exception nowadays to find an undertaking firm of any repute without its embalmer. Mr. Allison resides on the premises in Elgin Street, so that clients may be (image of Mr. T. H. Allison. by Johnstone. O'Shanessy and Co.) assured of having their wishes carried out under his personal supervision. He acts himself as conductor on all occasions, and, with his well-trained staff of assistants, in conjunction with hearses and carriages of the most modern and up-to-date style, he is prepared to carry into immediate effect arrangements for all funerals entrusted to him, both large and small. He is the possessor of numerous testimonials from clients for the very able manner in which he has conducted a large number of both private and public interments. Mr. Allison is a member of the Victorian Master Undertakers Association, past president of the Victorian Embalmers Association, member of a great number of friendly societies, and a life member of the North Melbourne branch of the Australian Natives Association. JOHN ALLISON, Undertaker and Embalmer, 94 Simpson’s Road, Richmond; 225 Sydney Road, Brunswick; and 67 Cardigan Place, South Melbourne. This well-known business was established in 1865 by Mr. John Allison, who was born in London in the year 1844, and educated at the British School, Camberwell, England. He is a son of Mr. Thos. Allison, who was for forty years in business as an undertaker in Camberwell, and was brought up to the trade in his father’s establishment. At the age of eighteen, having gained a thorough knowledge of every branch of the business, he considered that it might be applied to better advantage in the colonies, and accordingly, in 1862, came out to Victoria. After three years colonial experience in West Melbourne with his brothers, Mr. Allison started on his own account as an undertaker in South Melbourne. This was in 1865, and he carried on this business and worked up an extensive connection until 1881, when he opened a branch at and made Simpson’s Road his headquarters, with an extra branch in Sydney. Road. Mr. Allison has built all his own hearses and coaches, a branch of the business which he combined with the supplying to country undertakers of all the necessary adjuncts of the trade, such as coaches, hearse, coffins, coffin furnishings, etc. Latterly he has given up the coach-building branch of his business, at the instigation of the Coach-building Association, but still supplies country customers with furnishings, etc. Mr. Allison is well known as a funeral director, and from the number of testimonials in his possession it is evident that he has carried out all arrangements to the entire satisfaction of his clients. His plant is an extensive one, and, with a well-trained staff of employees, Mr. Allison is prepared to execute any order in town or country in first-class style at the shortest notice. Mr. Allison is a member of all the benefit associations, and takes an active part in all movements connected with several of the most important. He is also greatly interested in sport of every description, and is an enthusiast in shooting, this being his favourite pastime, and when time admits may be found taking a few days’ holiday in the country. He married a daughter of Captain John McMillan, master mariner, a very old colonist, and has a family of four sons and one daughter. Three of his sons assist him in his business, and his daughter Amy, now married, is highly accomplished in elocution, painting, and music.

Alfred Allison in the Australia, Birth Index, 1788-1922

‘Name: Alfred Allison
Father’s name: Henry Allison
Mother’s name: Jane Hone
Birth Place: Melbourne, Victoria
Registration Year: 1861
Registration Place: Victoria
Registration Number: 18748’

Probate

‘Henry Undertaker Allyron Carlton 29 Aug 1884 28/457
VPRS 28/P0, unit 337; VPRS 28/P2, unit 170; VPRS 7591/P2, unit 95’

Late of 40 Victoria St, West Melbourne and 64 Elgin St, Carlton - will statement by John Allison undertaker of Richmond 1886 (co-signed Sarah Allison widow of Ascot Vale, with 2 young children)- father was Thomas Allison of Camberwell, England who sent out £1000 to Henry Allison who paid interest of £8/centum - at Thomas’s death £1000 to be divided among S sons- Henry, Edward, James, Joseph and John- with Henry able to advance share if any needed it. £200 has been paid to widow of James Allison. Real estate ‘lot 4 of Michael Barry’s subdivision of CA part 11, 12-13/D North Melbourne - 33’ to William St x74’ with houses; etc part CA2/4 Jika Jika Melb town 44’ in Howard St x 115’ and houses, etc.’

part CA3/4 North Melbourne and houses
Doubt the Allisons were related, but the businesses were on Mt Alexander Road next to the 'Cycling Club'. At the same time Alfred Allison, whose main premises were in Moonee Ponds (in 1890), then at Mt Alexander Road, had also houses in Walsh St CA 9/H, Capel St etc.

Extensive list of rents received.

Estate: £3116 - Edward William Allison undertaker of Elgin St Carlton 3rd executor - each granted a commission.

Alfred Allison Undertaker West Melbourne 16 Mar 1889
39/382 VPRS 28/P0, unit 484; VPRS 28/P2, unit 260; VPRS 7591/P2, unit 147

Estate: Victoria Street- 213, 215, 217, 221 (217, 221 occupied by Alfred) part CA2/D four two-storey brick shops and dwellings, etc.;

223 Victoria St one brick shop & dwelling;

William St 2-storey brick dwelling 5 rooms;

Ascot Vale Rd and Bank St, superior brick villa, etc.

See detailed list of contents £11150 worth.

See also list of mortuary stock at death.

i-Heritage search results: Abstract of Building Identification Form (BIF)

221 VICTORIA STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Lanesway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date - Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include former Allison’s Funeral Parlour.

Statement of Significance Not Assessed

Recommended Alterations

Street verandah replaced; shopfront replaced

(inappropriate - reinstate original design/sympathetic alternative) signs upper facade (inappropriate - remove/reinstate sympathetic alternative)

Other Comments.

Moonee Valley Thematic Environmental History: 187 Birth and death

There are no cemeteries in Moonee Valley but the community has been well served by undertakers. Joseph Allison and Alfred Allison both established businesses in the area in the late nineteenth century. Joseph Allison’s main premises were in Errol Street, North Melbourne but he also had a branch office firstly at 10 Puckle Street, Moonee Ponds (in 1890), then at Mt Alexander Road, Ascot Vale. 523 At the same time Alfred Allison, whose main business was located in West Melbourne, had branch offices in Racecourse Road, Newmarket and also in Mt Alexander Road next to the ‘Cycling Club’. 524 No doubt the Allisons were related, but the businesses were run as separate entities and in competition with each other’ (cit. S23 ‘North Melbourne Advertiser’, 21 February 1890.

524 'Essendon Gazette', 12 November 1914.)

Sands & McDougall Directory of Victoria

1930

215 Murphy, Miss C., confr

217-221 Allison, Alfd., undertaker

221 Downing, Miss Mabel

223 Roberts, Wm., & Son, tailors

225 Considine, Mrs M. M., dairy produce

City of Melbourne Valuers Books

1867, 1190- (Reynolds)

Allison owner-occupier: Brick house 4 rooms & kitchen;

Brick house 2 rooms; Brick shop 4 rooms, coach house, office, stable (Munroe)

1870, 1242- (Melville)

Kelly, Henry Allison, 36 Victoria St BH 5 rooms £36

Brown, Henry Allison, 38 Victoria St BH 5 rooms £36

Henry Allison, owner-occupier 40 Victoria St B Shop stable, coach house 4 rooms £60

(Munro)

1891, 431- Allison's Trustees own 209-211 BS 4 rooms

Alfred Allison owns 213-221 BS 4 rooms, 221 stabling

Henry Smith, 209; Willm Roberts, 211; Willm Levy 213; Mrs Levy x-out; Walter Downing 221.

North and West Melbourne Conservation Study

[1983]: V1: 526-

217-219, 221

History

The location of the first Allison mortuary business, under the style of Henry Allison.. was claimed to have been in 1854 at this address, however since the grant was issued in 1859, this is doubtful. Henry died in 1884, to be succeeded by his son Alfred and several branches were added. Five years later, Alfred died leaving the business to his brother-in-law, Walter Downing when it became...'The most prominent and extensively known establishment in the metropolis.' By 1903, branches existed at Moonee Ponds, Newmarket, Clifton Hill (still existing ), and High St, Northcote.

Description

Consisting of a parapeted stuccoed brick pair: one a shop and residence (221) and the other possessing a carriage entrance with a residence over. Simple fenestration (221 with blind hoods) and cornice mouldings provide the typically conservative elevation. Notable features include stable for funeral parlour - 221; doors similar to old type.

Integrity - (Referring to a photograph, 'Cyclopedia of Victoria' Vol.3 p.170) The timber street verandah has been replaced on 221, with a cantilever; the shop front with central ingo and panelled timber plinths, have been replaced; dado tiles have been added to 217-19 and the formerly biparting carriage way doors replaced.

Streetscape - In an old but altered part of the Victoria Street commercial precinct.

Significance

Architecturally, old and of a conservative design, typical
of the date, but altered (particularly 221), however the
survival of the carriage way to 217-19 provides an
uncommon element in the commercial streetscape
which communicates the 19th century nature and
original use of the building: of local importance.

Historically, among the oldest group of shops in the
area and reputedly the embodiment of an even older
business which survives today on a metropolitan-wide
basis: of regional importance.

Recommendations
Consider reinstatement of shop front and verandah to
221; repaint in original or typical colours; restore the
Tiles added c 1910.

**Survey Notes:**
Distinctive details and upper level arch; upper level porch
enclosed. Generally unchanged since North and West
Melbourne Conservation Study - refer to i-Heritage search
results: Abstract of Building Identification Form (BIF) in
References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:** 2

**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

- 1900-1915

**Creation era?**

- Victorian-era
- Early Victorian-era
- Edwardian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- ✔ Aesthetic value
- ✔ Historical value
- ✗ Scientific value
- ✗ Social value
- ✗ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- ✔ Contributory to precinct
- ❌ Not significant or contributory
- ❌ Significant individually
- ❌ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any)**

None.

**References (if any):**

i-Heritage search results: Abstract of Building
Identification Form (BIF)
223 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date  Adopted
Boyle's Chemist shop and residence

Survey Notes:
Ground level changed, reducing integrity; corner site to William Street, adding prominence. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed grading: D

Existing Streetscape Level: 2
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1869

creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
225 TO 229 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 2
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
SURVEYED PLACES

Building and History Information
Architectural Style: Early Victorian
Period: 1850-75

Construction Date
Source for Construction Date
Architect
Builder
First Owner
Integrity
Condition

Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Recommended Alterations
Street verandah replaced; shopfronts replaced
(inappropriate - reinstate original design/sympathetic alternative)

North and West Melbourne Conservation Study (1983)
Research notes:
Lewis, M. Australian Architecture Index:
Building Permit Application 3440 1869
Shop and residence Victoria & William Streets, Thomas Boyle owner; builder, Paton & Pepper
Building Permit Application 3156 1869-2 storey house Victoria & William Streets, Thomas Boyle owner; builder, W Bolger.

Sands & McDougall Directory of Victoria
1930
225 Considine, Michael F.
229 Philpin, W., chemist
William st
1904
225 Skinner, C.H. draper
229 Simpson, W chemist
1875
44 Thomas Boyle, Thomas Murphy, chemist

Property number: 109698

Victoria Street  273  St Mary's Star of the Sea Church complex, and stained glass window

Survey Notes:
Refer to Victorian Heritage Register Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B  Proposed Grading: A

Existing Streetscape Level: 2  Proposed Streetscape Level: 1

What date or era does the place express (if any)?
Creation date (if available)? 1891-1900
Creation era?
☑ Victorian-era  ☑ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO979 St Mary Star of the Sea Church complex, 33 Howard Street and 235-273 Victoria Street, West Melbourne (Victorian Heritage Register)

☑ Contributory to precinct  ☑ Not significant or contributory
☑ Significant individually  ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
10.2 Belonging to a religious denomination

Recommendations (if any)
Revise Heritage Places Inventory July 2015 grading and reconcile address with Heritage Victoria Register H2182.

References (if any):
See also 25, 33 HOWARD STREET WEST MELBOURNE 3003
St Mary's Presbytery, also boys' & girls schools

Heritage Places Inventory July 2015
Howard Street 25 - School C 2
Howard Street 33 - Presbytery B 2
Howard Street 33 – Church B 2
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMC
Architect
Builder
First Owner
Integrity Fair
Condition Fair
Original Building Type Church
History
During the priesthood of the Very Rev. Henry England, St. Mary's became a separate parish in 1872, when it was already becoming obvious that the old accommodation was inadequate. There was no presbytery and a small existing structure on the west of the reserve, had served as both school and a place of worship since 1854. The new presbytery was built by 1873 and ten years later a church to the design of Tappin, Gilbert and Denehy, was begun, the foundation stone being laid by Archbishop Goold. Unfortunately the construction came to a halt in 1884 when funds ran out. Dean England died in 1888 and his successor, the Rev. Patrick Aylward could see that the existing plans did not cater for the rapidly increasing Catholic population of North Melbourne. In 1891 the church was redesigned and recommenced from the design of architect Edgar J. Henderson and the supervision of Phillip Kennedy. By 1900, the present church, Melbourne's largest parish church, was completed, including the installation of the organ and opened on 18th February, 1900 by Cardinal Moran. The blackwood cased organ is the oldest surviving of the pipe organs built by George Fincham of Richmond.

Description/Notable Features
Described as French Gothic, the church has not yet reached completion, the proposed 61 metre spire and bell tower having not been placed on the asymmetrically placed corner tower. Barrabool Hills sandstone is the major wall material with contrasting New Zealand Oamaru limestone dressing, the roof is slated whilst red Aberdeen polished granite is used in door and window surrounds. Internally, Swedish granite pillars on marble bases with Malmsbury basalt as the plinths, are used, in parallel with the all marble transept piers and the Pyrenean rose marbles of the side chapels. Timber (Kauri) groined arches, springing from hammer beam trusses in the ceiling obtain significance as uncommon replication of Gothic stone vaulting (Refer to lesser timber groining at the former Methodist Church, Hesse Street, Queenscliff), whilst the floor is of blackwood, as were the original seats. Numerous traceryed coloured and Muranese glass windows light the clerestory and nave ends. Traditionally, cruciform planned, with nave and aisles, the other unrealised aspects of the design include the absence of pinnacles at the corner buttresses. Integrity - Generally original, except for the perimeter fence and proposed church grounds, the fence was of a gantly scalloped profile, spade (or similar) head, timber picket, and the grounds envisaged included parterres set in gravel or asphalted grounds, now purely the latter. However these are of minor importance compared to the scale of the church.

Statement of Significance
Comparable with St. Lukes, North Fitzroy (1879-81) ; Scots
Church, Melbourne (1873-4); St. Ignatius, Richmond; Uniting Church, Williamstown; St. Mary’s and St. Georges, Geelong; this uncompleted church must be considered of lesser significance given the massive base created for the spire and the consequent compositional imbalance now existing. However, the richness and extent of the interior, with its timber vaulting and multitudinous stone types and being completed, provide the major importance of this church; of regional significance externally and State wide importance internally. Historically, the relative size of the church represents the high percentage of Irish in the area.

Recommended Alterations
Fence replaced (inappropriate - reinstate original design)
Recommendations - Rebuild picket fence as desired.

North and West Melbourne Conservation Study (1983)

History
During the priesthood of the Very Rev. Henry England, St. Mary’s became a separate parish in 1872, when it was already becoming obvious that the old accommodation was inadequate. There was no presbytery and a small existing structure on the west of the reserve, had served as both school and a place of worship since 1854. The new presbytery was built by 1873 and ten years later a church to the design of Tappin, Gilbert and Denehy, was begun, the foundation stone being laid by Archbishop Goold. Unfortunately the construction came to a halt in 1884 when funds ran out. Dean England died in 1888 and his successor, the Rev. Patrick Aylward could see that the existing plans did not cater for the rapidly increasing Catholic population of North Melbourne. In 1891 the church was redesigned and recommenced from the design of architect Edgar J. Henderson and the supervision of Phillip Kennedy. By 1900, the present church, Melbourne's largest parish church, was completed, including the installation of the organ and opened on 18th February, 1900 by Cardinal Moran. The blackwood cased organ is the oldest surviving of the pipe organs built by George Fincham of Richmond.

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Recommendations - Rebuild picket fence as desired.

Property number: 105013
**SURVEYED PLACES**

**Victoria Street**

Stedeford’s shop

and residence row

part 279-285

Victoria Street

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: B

Proposed Grading: B

**Existing Streetscape Level:** 1

Proposed Streetscape Level: 1

**What date or era does the place express (if any)?**

Creation date (if available): 1881

**Creation era?**

☑ Victorian-era

☐ Interwar

☐ Edwardian-era

☐ Post WW2

**What are the heritage values of the place (if any)?**

☑ Aesthetic value

☐ Historical value

☐ Scientific value

☐ Social value

☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

☑ Contributory to precinct

☐ Not significant or contributory

☑ Significant individually

☑ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any)**

None.

**References (if any):**

Newspapers:

‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Wednesday 17 December 1873

‘THE ACCIDENT AT THE POST OFFICE.

TO THE EDITOR OF THE ARGUS.

Sir,-After the numerous accidents which have lately occurred on the gold fields having fatal results, and the public attention which has been directed to accidents of this description, I cannot be at all surprised at the feeling that would arise in many persons’ minds when it was known that one of the men named Charles Henslem, engaged in painting the upper portion of one of the rooms of the General Post-office had lost his life by falling from the scaffold; but it is scarcely a sufficient justification for such a misrepresentation of facts as appears in the account given by your evening contemporary, which states that the rope which supported the part of the scaffolding he was working upon gave way, implying of necessity that the rope and scaffolding used were insufficient for the purpose- a direct misrepresentation of facts. It further states there is some feeling existing amongst the Post-office people against Mr. Stedeford, the contractor, &c. The greater part of the work requiring the use of scaffolding is completed, and, I fully believe to the satisfaction of the officials of the department. The whole of the work has been carried on under the supervision of a clerk of works appointed by the Public Works department, and while not for one moment attempting to shift or thrust responsibility on his shoulders, the staging and all connected with it has been under his supervision, and remarks were freely made at the time the scaffold was erected by many persons competent to judge that it was more than sufficient for the purpose required. The unfortunate man met his death not from the scaffolding ropes giving way, but through the rope by which he was lowering one of the planks to a lower portion of the building catching his foot, particulars of which will be fully disclosed at the inquest. The latter portion of the report to which I refer is simply of the highly sensational description that that paper delights to use to sport with the feelings of its readers, and while no person can more sincerely regret this fatal accident, I could not allow the imputations intended to be cast upon me to remain unanswered.

I am., &c.

JOHN STEDEFORD, Contractor.

3 Howard-street, West Melbourne

‘The Argus’ (Melbourne, Vic.: 1848 - 1957) Friday 7 August 1885

THE WEST MELBOURNE BOWLING CLUB.

The annual dinner in connexion with the West Melbourne Bowling Club was held at Clements Hotel, Swanston street, last night Mr George Blyth, president of the club, was in the hair ...The prize given by the late vice president, Mr G Elliot, a set of dessert knives and forks, was in his absence presented by Mr John Stedeford, and received by Mr Montgomerie, on behalf of the winner, Mr. C. J. Hayward, who was also absent

‘Mercury and Weekly Courier’ (Vic.: 1878 - 1903) Thursday 3 December 1896

MR JOHN STEDEFORD of St Kilda, in the latest of his celebrated epistles, states ‘that’ daily conversations with prominent citizens and ratepayers in various districts have convinced him that there is a general feeling against the proposed expenditure on railways to the Northern suburbs. He trusts that Parliament, “free from influences of the nature he refers to. It has been shown that STEDEFORD himself is not altogether free from the influences of the nature he refers to. It has been shown that STEDEFORD’S interests are by no means alien to those of the Tram way Company, even although a certain large parcel of shares are not in. his own name...’

‘Prahran Chronicle’ (Vic.: 1894 - 1906; 1914 - 1918)
and in this way he had the serviceable knack of leading off metropolitan concern. His advice was always highly valued thorough grip of municipal matters of local and the council he occupied the position of Mayor. He did carrying out of the duties entrusted to him Councillor Bank, which had suffered from the banking crisis. In the known as liquidator in connection with the Metropolitan Lonsdale street. Councillor Stedeford was prominently carried out was a contract for glazing at the Law Courts in of a contractor. Included in the more important works he returned to Melbourne, where he carried on the business spent some time at Bendigo with varying luck he joined in the general rush to the gold fields, and after daughters. Arriving in Victoria in the year 1852, deceased and leaves a grown up family of one son and four bronchial pneumonia. Cr Stedeford was 71 years of age, was since confined to his bed. The cause of death was from his council duties, remarking at the time that during his lengthy career in the council (24 years) he had never previously applied for such lengthy leave. That he was not in good health at the time was proved by the fact that he was since confined to his bed. The cause of death was bronchial pneumonia. Cr Stedeford was 71 years of age, and leaves a grown up family of one son and four daughters. Arriving in Victoria in the year 1852, deceased joined in the general rush to the gold fields, and after spending some time at Bendigo with varying luck he returned to Melbourne, where he carried on the business of a contractor. Included in the more important works he carried out was a contract for glazing at the Law Courts in Lonsdale street. Councillor Stedeford was prominently known as liquidator in connection with the Metropolitan Bank, which had suffered from the banking crisis. In the carrying out of the duties entrusted to him Councillor Stedeford was eminently successful. During his career in the council he occupied the position of Mayor. He did valuable work for the rate payers, and he always had a thorough grip of municipal matters of local and metropolitan concern. His advice was always highly valued by his colleagues. His quickness in forming an opinion on subjects that came up for discussion was always apparent, and in this way he had the serviceable knack of leading off in discussions, and thus paving the way for rightful decisions being arrived at. That he will be missed from the
for corner shops and a hillside site, which possess some of
Architecturally, a well composed and near original group,
Statement of Significance
fronts are in evidence only at 285. Notable features
349-53 Victoria Street. The original ingo timber shop
general arrangement being repeated on 297-307 and
been applied to the architraves of each main light: the
dividing the upper wall surfaces. Decorative friezes have
orbs to the parapet piers and the associated pilasters
configured in the serlian manner. Guilloche patterns are
verandah (279) and upper tripartite fenestration
intermittently the same window configuration as far as
valuable contribution to a streetscape which repeats
property around the area. (Refer to 19 Howard Street,
verandahs have been removed from 281-5 and replaced
279-83, a sympathetic shop front existing on 283;
Other Comments Integrity - shop fronts replaced on
279-83, a sympathetic shop front existing on 283;
shop fronts replaced from 281-5 and replaced
with a cantilever on 283. Streetscape - A prominent and
valuable contribution to a streetscape which repeats
intermittently the same window configuration as far as
349-53 Victoria Street.

Recommended Alterations
Consider replacement of shop fronts and verandah to
existing details; repaint in typical or original colours; use
lower level signage, as guidelines; record details of 285
shop front for restoration data; re-zone to local business
to ensure preservation in use and form. Shop fronts
replaced (inappropriate - reinstate original
design/sympathetic alternative) signs added
(inappropriate - remove/reinstate sympathetic
alternative)

Other Comments Integrity - shop fronts replaced on
279-83, a sympathetic shop front existing on 283;
verandahs have been removed from 281-5 and replaced
with a cantilever on 283. Streetscape - A prominent and
valuable contribution to a streetscape which repeats
intermittently the same window configuration as far as
349-53 Victoria Street.

Sands & McDougall Directory of Victoria
1893
Chetwynd st
279 Prout, G. H., druggist
281 Taylor, Mrs K., & Coy
R.C. book depdt
288 Cain, ,John, tailor
285 Keegan, W., machinist
287 Hancock, H., tinsmith

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
1881 -82, 1430-3; 1892, 1434-7; 1896-97, 473;
1890-91, 453; 1885-86 , 460

North and West Melbourne Conservation Study (1983)
History
In three of these four shops built for John Stedeford in
1880-1 the first tenants remained there until after 1900.
In 279 Victoria Street there was George Prout the chemist;
in 281; Kate Taylor the bookseller; and John Cain; the
tailor was in 283. The fourth shop, 285 Victoria Street had
a much less stable population, which included Mary
Owen, William Keagan and James McAllister. John
Stedeford owned considerable property around the area.
(Refer to 19 Howard Street, 297-307 Victoria Street

Description
A two-storey, parapeted stuccoed brick row of shops and
residences with part of an iron Corporation street
verandah (279) and upper tripartite fenestration
configured in the serlian manner. Guilloche patterns are
used to ornament the stepped parapet entablature, as are
orbs to the parapet piers and the associated pilasters
dividing the upper wall surfaces. Decorative friezes have
been applied to the architraves of each

SURVEYED PLACES
[Burchett Index]. Fee 6.13.0 three shops & dwellings
Architect/s
no architect entered
Owner Stedeford, -
Builder Cockram, Thomas & Co'
also
'1 NOV 1880 City of Melbourne registration no 8572
[Burchett Index]. Fee 1.15.0 shop
Owner Stedeford, J W - 11 Howard St
Builder Cockram & Connelly
28 02 1882 City of Melbourne registration no 9104
[Burchett Index]. Fee 10.10.0
six shops; Owner Stedeford, J
Builder Stedeford, J - 11 Howard St West Melbourne'
6 08 1883 City of Melbourne registration no 420
[Burchett Index]. Fee 3.3.0 shop and dwelling; Owner
Stedeford, J
Builder Stedeford, J - Fitzroy St , St Kilda'

i-Heritage search results: Abstract of Building
Identification Form (BIF)
279 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date  Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
In three of these four shops built for John Stedeford in
1880-1 the first tenants remained there until after 1900.
In 279 Victoria Street there was George Prout the chemist;
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a much less stable population, which included Mary
Owen, William Keagan and James McAllister. John
Stedeford owned considerable property around the area.
(Refer to 19 Howard Street, 297-307 Victoria Street
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storey, parapeted stuccoed brick row of shops and
residences with part of an iron Corporation street
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dividing the upper wall surfaces. Decorative friezes have
been applied to the architraves of each main light: the
general arrangement being repeated on 297-307 and
349-53 Victoria Street. The original ingo timber shop
fronts are in evidence only at 285. Notable features
include intact shop front; post supported shop verandah.
Statement of Significance
Architecturally, a well composed and near original group,
for corner shops and a hillside site, which possess some of

the rare elements of commercial architecture (shop fronts
and verandahs), a distinctive upper fenestration and a
major role in a valuable streetscape: of regional
importance. Historically, linked with John Stedeford
whose other remarkable rows in Queensberry Street mark
him as a prolific builder of conservative, but tasteful
architecture in the area, also occupying a prominent
commercial site with long tenure tenants, lending each
shop with a personality and distinct use pattern: of high
local importance.

Recommended Alterations
Consider replacement of shop fronts and verandah to
existing details; repaint in typical or original colours; use
lower level signage, as guidelines; record details of 285
shop front for restoration data; re-zone to local business
to ensure preservation in use and form. Shop fronts
replaced (inappropriate - reinstate original
design/sympathetic alternative) signs added
(inappropriate - remove/reinstate sympathetic
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Other Comments Integrity - shop fronts replaced on
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verandahs have been removed from 281-5 and replaced
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Significance
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Recommendations
Consider replacement of shop fronts and verandah to existing details; repaint in typical or original colours; use lower level signage, as guidelines; record details of 285 shop front for restoration data; re-zone to local business to ensure preservation in use and form.

Property number: 109699
known that one of the men, named Charles Henslem, engaged in painting the upper portion of one of the rooms of the General Post-office had lost his life by falling from the scaffold; but it is scarcely a sufficient justification for such a misrepresentation of facts as appears in the account given by your evening contemporary, which states that the rope which supported the part of the scaffolding he was working upon gave way, implying of necessity that the rope and scaffolding used were insufficient for the purpose—a direct misrepresentation of facts. It further states there is some feeling existing amongst the Post-office people against Mr. Stedeford, the contractor, &c. The greater part of the work requiring the use of scaffolding is completed, and, I, fully believe to the satisfaction of the officials of the department. The whole of the work has been carried on under the supervision of a clerk of works appointed by the Public Works department, and while not for one moment attempting to shift or thrust responsibility on his shoulders, the staging and all connected with it has been under his supervision, and remarks were freely made at the time the scaffolding was erected by many persons competent to judge that it was more than sufficient for the purpose required.

The unfortunate man met his death not from the scaffolding ropes giving way, but through the rope by which he was lowering one of the planks to a lower portion of the building catching his foot, particulars of which will be fully disclosed at the inquest. The latter portion of the report to which I refer is simply of the highly sensational description that that paper delights to use to sport with the feelings of its readers, and while no person can more sincerely regret this fatal accident, I could not allow the imputations intended to be cast upon me to remain unanswered. I am, &c.,

JOHN STEDEFORD, Contractor.
3 Howard-street, West Melbourne'

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Friday 7 August 1885

‘THE WEST MELBOURNE BOWLING CLUB.
The annual dinner in connexion with the West Melbourne Bowling Club was held at Clements Hotel, Swanston street, last night Mr George Blyth, president of the club, was in the hair ...The prize given by the late vice president, Mr G Elliot, a set of dessert knives and forks, was in his absence presented by Mr John Stedeford, and received by Mr Montgomerie, on behalf of the winner, Mr. C. J. Hayward, who was also absent '

‘Mercury and Weekly Courier’ (Vic. : 1878 - 1903) Thursday 3 December 1896

‘MR JOHN STEDEFORD of St Kilda, in the latest of his celebrated epistles, states ‘that’ daily conversations with prominent citizens and ratepayers in various districts have convinced him that there is a general feeling against the proposed expenditure on railways to the Northern suburbs. He trusts that Parliament, “free from influences which manifestly sway some members of the railway committee,” will refuse to undertake the expenditure. There are many people so cruel as to think that JOHN STEDEFORD himself is not altogether free from the influences of the nature he refers to. It has been shown that STEDEFORD’S interests are by no means alien to those of the Tram way Company, even although a certain large parcel of shares are not in his own name...’

‘Prahran Chronicle’ (Vic. : 1894 - 1906; 1914 - 1918) Saturday 30 July 1898

The Mayor of St. Kilda, Councillor John Stedeford who now occupies the position of chairman of the Tramway Trust, was congratulated at the local council meeting on Monday last on his election to the post. The same position was previously held by existing-councillor Jennings, who was the prime mover in getting the tramway to the beach converted from horse into cable trams.’

‘North Melbourne Courier and West Melbourne Advertiser’ (Vic. : 1895 - 1913) Friday 25 April 1913 p 2 Article

‘JOHN STEDEFORD.
An old colonist and veteran justice of the peace, died at his residence, Loch-St., St. Kilda, on Tuesday, Councillor John Stedeford.
Deceased had not been in good health for some time, and took to his bed about six weeks ago. He was one of St. Kilda’s oldest councillors, and represented that municipality on the Tramway Trust, of which at one time he was chairman. He was born at Bishop-Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was familiar with the early history of the State, both as regarded Melbourne and the Bendigo districts. Cr. Stedeford owned consider able house property in the city and suburbs, including several tenements in Queensberry-St., North Melbourne. Deceased was 71 years of age at his death. The interment took place in the St. Kilda Cemetery at 3 p.m., on Wednesday.’

The Prahran Telegraph (Vic. : 1889 - 1930) Saturday 26 April 1913 also.

‘Malvern Standard’ (Vic. : 1906 - 1931) Saturday 26 April 1913

‘Death of Cr J. Stedeford,
LONG PUBLIC CAREER. An early colonist in the person of St Kilda, died at his residence, “ Annerly,” Loch street, on Tuesday morning. Some weeks ago the deceased gentleman applied for three months leave of absence from his council duties, remarking at the time that during his lengthy career in the council (24 years) he had never previously applied for such lengthy leave. That he was not in good health at the time was proved by the fact that he was since confined to his bed. The cause of death was bronchial pneumonia. Cr Stedeford was 71 years of age, and leaves a grown up family of one son and four daughters. Arriving in Victoria in the year 1852, deceased joined in the general rush to the gold fields, and after spending some time at Bendigo with varying luck he returned to Melbourne, where he carried on the business of a contractor. Included in the more important works he carried out was a contract for glazing at the Law Courts in Lonsdale street. Councillor Stedeford was prominently known as liquidator in connection with the Metropolitan Bank, which had suffered from the banking crisis. In the carrying out of the duties entrusted to him Councillor Stedeford was eminently successful. During his career in the council he occupied the position of Mayor. He did valuable work for the rate payers, and he always had a thorough grip of municipal matters of local and metropolitan concern. His advice was always highly valued by his colleagues. His quickness in forming an opinion on subjects that came up for discussion was always apparent, and in this way he had the serviceable knack of leading off in discussions, and thus paving the way for rightful decisions being arrived at. That he will be missed from the
council goes without saying, and no one regrets his demise, on account of the warm feelings of personal friend ship that existed between them, more thin his municipal colleagues. For many years Cr Stedeford occupied a seat on the Melbourne Tramway Trust, and was for twelve years chairman. Members of the Trust have placed on record the valuable services rendered by the deceased gentleman, and have decided to forward a letter of condolence to the family. For 40 years Councillor Stedeford was a Justice of the Peace. He was chair man of the Bench at the sittings of the local Court on Fridays, and here again his keen discernment, strict impartiality and general knowledge of Court work was recognised and appreciated alike by his magisterial colleagues, the legal profession and litigants. Honorary Justices and representatives of the legal profession have expressed themselves in terms of sincere regret at the demise of so valued a member of the Bench as councillor Stedeford undoubtedly proved himself. By the death of Councillor Stedeford, the community loses a gentleman of probity and special worth, one whose standing in the financial and commercial world was a tribute to his marked ability and uprightness of character. Much of the work he has done will long remain, so far as his memory is concerned, as monuments of his zeal and industry. His family have the sympathy of a wide circle of friends and acquaintances in their bereavement. The funeral took place on Wednesday afternoon, the remains being interred in the family vault at the St. Kilda cemetery. There was a large and representative attendance. The pall bearers were—The Mayor of St. Kilda ((Criterion A) O’Donnell), Sir Henry Weeden, Mr Jno. N. Browne (Town Clerk), Cr Jacoby, Dr Lowe, and Messrs Arnold, Benson, and Hamilton. Amongst others present were Crs Barnet, Love and Sculthorpe, and Mr Fred. Chamberlain chief municipal clerk. A large number of floral tributes were forwarded. The burial service was read by the Rev. Mr Pennicott, of Christ Church. St. Kilda. The coffin was a handsome heavy oak one, with silver mountings, and contained the inscription, “Cr John Stedeford, J P.” The mortuary arrangements were in the efficient hands of Messrs W. G. Apps and Sons.’

Probate

‘John Stedeford Gent Loch St, St Kilda 22 Apr 1913
130/364 VPRS 28/P3, unit 383; VPRS 7591/P2, unit 497
Real estate £25,700 personal £646’
Executor: Geo C Arnold, John C Stedeford.
Real Estate: two storey brick houses 119-129 Queensberry St, North Melbourne £3000 value; CA 108.11/3 Jika Jika; Shop and residence five rooms brick 188 Abbottsford St, North Melbourne £475 ; 287- 291 Victoria St three single-fronted brick shops and residences and brick cottage of three rooms £1125; three two-storey brick houses 166-170 Roden Street (demolition) £1275 ; 216 Glenlyon Road, Brunswick; also 137-141 Abbottsford Street, North Melbourne; 40, 194, 214-218 Dudley Street, West Melbourne 313-315 Victoria Street, West Melbourne; 633-635 Spencer Street; 279-285 Victoria St four two-storey brick shop and residences, six rooms at corner, others five rooms, £750...etc.

Australian Bureau of Statistics.

Retail Price Index developed by the Australian Bureau of Statistics.

Lewis, M. Australian Architecture Index:

‘12 OCT 1880 City of Melbourne registration no 8541

[Burchett Index]. Fee 6.13.0 three shops & dwellings
[Architect/s]
no architect entered
Owner Stedeford, -
Builder Cockram, Thomas & Co’
also
‘1 NOV 1880 City of Melbourne registration no 8572
[Burchett Index]. Fee 1.15.0 shop
Owner Stedeford, J W - 11 Howard St
Builder Cockram & Connelly
28 02 1882 City of Melbourne registration no 9104
[Burchett Index]. Fee 10.10.0
six shops; Owner Stedeford, J
Builder Stedeford, J - 11 Howard St West Melbourne’
6 08 1883 City of Melbourne registration no 420
[Burchett Index]. Fee 3.3.0 shop and dwelling; Owner Stedeford, J
Builder Stedeford, J - Fitzroy St , St Kilda’

i-Heritage search results: Abstract of Building
Identification Form (BIF)
281 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
In three of these four shops built for John Stedeford in 1880-1 the first tenants remained there until after 1900. In 279 Victoria Street there was George Prout the chemist; in 281; Kate Taylor the bookseller; and John Cain; the tailor was in 283. The fourth shop, 285 Victoria Street had a much less stable population, which included Mary Owen, William Keagan and James McAllister. John Stedeford owned considerable property around the area. (Refer to 19 Howard Street, 297-307 Victoria Street
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storey, parapeted stuccoed brick row of shops and residences with part of an iron Corporation street fronts are in evidence only at 285. Notable features include intact shop front; post supported shop verandah.
Statement of Significance
Architecturally, a well composed and near original group, for corner shops and a hillside site, which possess some of...
the rare elements of commercial architecture (shop fronts
and verandahs), a distinctive upper fenestration and a
major role in a valuable streetscape: of regional
importance. Historically, linked with John Stedeford
whose other remarkable rows in Queensberry Street mark
him as a prolific builder of conservative, but tasteful
architecture in the area, also occupying a prominent
commercial site with long tenure tenants, lending each
shop with a personality and distinct use pattern: of high
local importance.

Recommended Alterations
Consider replacement of shop fronts and verandah to
existing details; repaint in typical or original colours; use
lower level signage, as guidelines; record details of 285
shop front for restoration data; re-zone to local business
to ensure preservation in use and form. Shop fronts
replaced (inappropriate - reinstate original
design/sympathetic alternative) signs added
(inappropriate - remove/reinstate sympathetic alternative)

Integrity - shop fronts replaced on 279-83, a sympathetic
shop front existing on 283; verandahs have been removed
from 281-5 and replaced with a cantilever on 283.

Streetscape - A prominent and valuable contribution to
a streetscape which repeats intermittently the same
window configuration as far as 349-53 Victoria Street.

Significance
Architecturally, a well composed and near original
group, for corner shops and a hillside site, which
possess some of the rare elements of commercial
architecture (shop fronts and verandahs), a distinctive
upper fenestration and a major role in a valuable
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Property number: 109700

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
279-85 Victoria Street
1881-82, 1430-3; 1892, 1434-7; 1896-97, 473;
1890-91, 453; 1885-86, 460

North and West Melbourne Conservation Study (1983)

History
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A two-storey, parapeted stuccoed brick row of shops
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used to ornament the stepped parapet entablature, as
are orbs to the parapet piers and the associated
pilasters dividing the upper wall surfaces. Decorative
friezes have been applied to the architraves of each
main light: the general arrangement being repeated on
297-307 and 349-53 Victoria Street. The original ingo
SURVEYED PLACES

Victoria Street 283 Stedeford’s shop and residence row part 279-285 Victoria Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B  Proposed Grading: B

Existing Streetscape Level: 1  Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1881

Creation era? [ ] Early Victorian-era  [ ] Victorian-era  [ ] Edwardian-era  [ ] Interwar  [ ] Post WW2

What are the heritage values of the place (if any)?

[ ] Aesthetic value  [ ] Historical value  [ ] Scientific value  [ ] Social value  [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

[ ] Contributory to precinct  [ ] Not significant or contributory  [ ] Significant individually  [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):

Newspapers:
‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Wednesday 17 December 1873
‘THE ACCIDENT AT THE POST OFFICE. TO THE EDITOR OF THE ARGUS.
Sir,-After the numerous accidents which have lately occurred on the gold fields having fatal results, and the public attention which has been directed to accidents of this description, I cannot be at all surprised at the feeling that would arise in many persons’ minds when it was known that one of the men, named Charles Henslem, engaged in painting the upper portion of one of the rooms of the General Post-office had lost his life by falling from the scaffold; but it is scarcely a sufficient justification for such a misrepresentation of facts as appears in the account given by your evening contemporary, which states that the rope which supported the part of the scaffolding he was working upon gave way, implying of necessity that the rope and scaffolding used were insufficient for the purpose—a direct misrepresentation of facts. It further states there is some feeling existing amongst the Post-office people against Mr. Stedeford, the contractor, &c. The greater part of the work requiring the use of scaffolding is completed, and, I fully believe to the satisfaction of the officials of the department. The whole of the work has been carried on under the supervision of a clerk of works appointed by the Public Works department, and while not for one moment attempting to shift or thrust responsibility on his shoulders, the staging and all connected with it has been under his supervision, and remarks were freely made at the time the scaffold was erected by many persons competent to judge that it was more than sufficient for the purpose required. The unfortunate man met his death not from the scaffolding ropes giving way, but through the rope by which he was lowering one of the planks to a lower portion of the building catching his foot, particulars of which will be fully disclosed at the inquest. The latter portion of the report to which I refer is simply of the highly sensational description that that paper delights to use to sport with the feelings of its readers, and while no person can more sincerely regret this fatal accident, I could not allow the imputations intended to be cast upon me to remain unanswered.

I am, &c., JOHN STEDEFORD, Contractor.
3 Howard-street, West Melbourne

‘The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 7 August 1885

THE WEST MELBOURNE BOWLING CLUB.
The annual dinner in connexion with the West Melbourne Bowling Club was held at Clements Hotel, Swanston street, last night Mr George Blyth, president of the club, was in the hair ...The prize given by the late vice president, Mr G Elliot, a set of dessert knives and forks, was in his absence presented by Mr John Stedeford, and received by Mr Montgomerie, on behalf of the winner, Mr. C. J. Hayward, who was also absent

‘Mercury and Weekly Courier’ (Vic. : 1878 - 1903) Thursday 3 December 1896

‘MR JOHN STEDEFORD of St Kilda, in the latest- of -his celebrated epistles, states ‘that’ daily conversations with prominent citizens and ratepayers in various districts have convinced him that there is a general feeling against the proposed expenditure on railways to the Northern suburbs. He trusts that Parliament, “free from influences of the nature he refers to. It has been shown

‘Prahran Chronicle’ (Vic. : 1894 - 1906; 1914 - 1918)
SURVEYED PLACES

Saturday 30 July 1898

'The Mayor of St. Kilda, Councillor John Stedeford who now occupies the position of chairman to the Tramway Trust, was congratulated at the local council meeting on Monday last on his election to the post. The same position was previously held by existing-councillor Jennings, who was the prime mover in getting the tramway to the beach converted from horse into cable trams.'

'North Melbourne Courier and West Melbourne Advertiser' (Vic.: 1895 - 1913) Friday 25 April 1913 p 2 Article

JOHN STEDEFORD.

An old colonist and veteran justice of the peace, died at his residence, Loch-St., St. Kilda, on Tuesday, Councillor John Stedeford.

Deceased had not been in good health for some time, and took to his bed about six weeks ago. He was one of St. Kilda's oldest councillors, and represented that municipality on the Tramway Trust, of which at one time he was chairman. He was born at Bishop-Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was familiar with the early history of the State, both as regarded Melbourne and the Bendigo districts. C. Stedeford owned considerable house property in the city and suburbs, including several tenements in Queensberry-St., North Melbourne. Deceased was 71 years of age at his death. The interment took place in the St. Kilda Cemetery at 3 p.m., on Wednesday.'

The Prahran Telegraph (Vic.: 1889 - 1930) Saturday 26 April 1913 also.

'Malvern Standard' (Vic.: 1906 - 1931) Saturday 26 April 1913

Death of Cr. J. Stedeford,

LONG PUBLIC CAREER. An early colonist in the person of St Kilda, died at his residence, "Annerly," Loch street, on Tuesday morning. Some weeks ago the deceased gentleman applied for three months leave of absence from his council duties, remarking at the time that during his lengthy career in the council (24 years) he had never previously applied for such lengthy leave. That he was not in good health at the time was proved by the fact that he was since confined to his bed. The cause of death was bronchial pneumonia. Cr Stedeford was 71 years of age, and leaves a grown up family of one son and four daughters. Arriving in Victoria in the year 1852, deceased joined in the general rush to the gold fields, and after spending some time at Bendigo with varying luck he returned to Melbourne, where he carried on the business of a contractor. Included in the more important works he carried out was a contract for glazing at the Law Courts in Lonsdale street. Councillor Stedeford was prominently known as liquidator in connection with the Metropolitan Bank, which had suffered from the banking crisis. In the carrying out of the duties entrusted to him Councillor Stedeford was eminently successful. During his career in the council he occupied the position of Mayor. He did valuable work for the rate payers, and he always had a thorough grip of municipal matters of local and metropolitan concern. His advice was always highly valued by his colleagues. His quickness in forming an opinion on subjects that came up for discussion was always apparent, and in this way he had the serviceable knack of leading off in discussions, and thus paving the way for rightful decisions being arrived at. That he will be missed from the council goes without saying, and no one regrets his demise, on account of the warm feelings of personal friendship that existed between them, more thin his municipal colleagues. For many years Cr Stedeford occupied a seat on the Melbourne Tramway Trust, and was for twelve years chairman. Members of the Trust have placed on record the valuable services rendered by the deceased gentleman, and have decided to forward a letter of condolence to the family. For 40 years Councillor Stedeford was a Justice of the Peace. He was chair man of the Bench at the sittings of the local Court on Fridays, and here again his keen discernment, strict impartiality and general knowledge of Court work was recognised and appreciated alike by his magisterial colleagues, the legal profession and litigants. Honorary Justices and representatives of the legal profession have expressed themselves in terms of sincere regret at the demise of so valued a member of the Bench as councillor Stedeford undoubtedly proved himself. By the death of Councillor Stedeford, the community loses a gentleman of probity and special worth, one whose standing in the financial and commercial world was a tribute to his marked ability and uprightness of character. Much of the work he has done will long remain, so far as his memory is concerned, as monuments of his zeal and industry. His family have the sympathy of a wide circle of friends and acquaintances in their bereavement. The funeral took place on Wednesday afternoon, the remains being interred in the family vault at the St. Kilda cemetery. There was a large and representative attendance. The pall bearers were—The Mayor of St. Kilda ([Criterion A] O'Donnell), Sir Henry Weedon, Mr Jno. N. Browne (Town Clerk), Cr Jacoby, Dr Lowe, and Messrs Arnold, Benson, and Hamilton. Amongst others present were Crs Barnet, Love and Sculthorpe, and Mr Fred. Chamberlain chief municipal clerk. A large number of floral tributes were forwarded. The burial service was read by the Rev. Mr Pennicott, of Christ Church. St. Kilda. The coffin was a handsome heavy oak one, with silver mountings, and contained the inscription," Cr John Stedeford, J.P." The mortuary arrangements were in the efficient hands of Messrs W. G. Apps and Sons.'

Probate

'John Stedeford Gent Loch St, St Kilda 22 Apr 1913 130/364 VPRS 28/P3, unit 383; VPRS 7591/P2, unit 497 Real estate £25,700 personal £6468' Executor: Geo C Arnold, John C Stedeford.

Real Estate: two storey brick houses 119-129 Queensberry St, North Melbourne £3000 value; CA 10&11/3 Jika Jika; Shop and residence five rooms brick 188 Abbotsford St, North Melbourne £475; 287-291 Victoria St three single-fronted brick shops and residences and brick cottage of three rooms £1125; three two-storey brick houses 166-170 Roden Street (demolition) £1725; 216 Glenlyon Road, Brunswick; also 137-141 Abbotsford Street, North Melbourne; 40, 194, 214-218 Dudley Street, West Melbourne 313-315 Victoria Street, West Melbourne; 633-635 Spencer Street; 279-285 Victoria St four two-storey brick shop and residences, six rooms at corner, others five rooms, £750...etc.

Australian Bureau of Statistics.

Retail Price Index developed by the Australian Bureau of Statistics.

Lewis, M. Australian Architecture Index:

'12 OCT 1880 City of Melbourne registration no 8541
[Burchett Index]. Fee 6.13.0 three shops & dwellings
Architect/s
no architect entered
Owner Stedeford, -
Builder Cockram, Thomas & Co'
also
1 NOV 1880 City of Melbourne registration no 8572
[Burchett Index]. Fee 1.15.0 shop
Owner Stedeford, J W - 11 Howard St
Builder Cockram & Connelly
28 02 1882 City of Melbourne registration no 9104
[Burchett Index]. Fee 10.10.0
six shops; Owner Stedeford, J
Builder Stedeford, J - 11 Howard St West Melbourne'
6 08 1883 City of Melbourne registration no 420
[Burchett Index]. Fee 3.3.0 shop and dwelling; Owner
Stedeford, J
Builder Stedeford, J - Fitzroy St , St Kilda'

i-Heritage search results: Abstract of Building
Identification Form (BIF)
283 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
B 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner In three of these four shops built for John
Stedeford in 1880-1 the first tenants remained there until
after 1900. In 279 Victoria Street there was George Prout
the chemist; in 281; Kate Taylor the bookseller; and John
Cain; the tailor was in 283. The fourth shop, 285 Victoria
Street had a much less stable population, which included
Mary Owen, William Keagan and James McAllister. John
Stedeford owned considerable property around the area.
(Refer to 19 Howard Street, 297-307 Victoria Street
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features A two-storey, parapeted
stuccoed brick row of shops and residences with part of
an iron Corporation street verandah (279) and upper
tripartite fenestration configured in the serlian manner.
Guilloche patterns are used to ornament the stepped
parapet entablature, as are orbs to the parapet piers and
the associated pilasters dividing the upper wall surfaces.
Decorative friezes have been applied to the architraves of
each main light: the general arrangement being repeated
on 297-307 and 349-53 Victoria Street. The original ingo
timber shop fronts are in evidence only at 285. Notable
features include intact shop front; post supported shop
verandah.
Statement of Significance Architecturally, a well composed
and near original group, for corner shops and a hillside
site, which possess some of the rare elements of
commercial architecture (shop fronts and verandahs), a
distinctive upper fenestration and a major role in a
valuable streetscape: of regional importance. Historically,
linked with John Stedeford whose other remarkable rows
in Queensberry Street mark him as a prolific builder of
conservative, but tasteful architecture in the area, also
occupying a prominent commercial site with long tenure
tenants, lending each shop with a personality and distinct
use pattern: of high local importance.
Recommended Alterations Consider replacement of shop
fronts and verandah to existing details; repaint in typical
or original colours; use lower level signage, as guidelines;
record details of 285 shop front for restoration data; re-
zone to local business to ensure preservation in use and
form. Shop fronts replaced (inappropriate - reinstate
original design/sympathetic alternative) signs added
(inappropriate - remove/reinstate sympathetic
alternative)
Other Comments Integrity - shop fronts replaced on
279-83, a sympathetic shop front existing on 283;
verandahs have been removed from 281-5 and replaced
with a cantilever on 283. Streetscape - A prominent and
valuable contribution to a streetscape which repeats
intermittently the same window configuration as far as
349-53 Victoria Street.

Sands & McDougall Directory of Victoria
1893
Chetwynd st
279 Prout, G. H., druggist
281 Taylor, Mrs K., & Coy
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288 Cain, John, tailor
285 Keegan, W., machinist
287 Hancock, H., tinsmith

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
279-85 Victoria Street
1881 -82, 1430-3; 1892, 1434-7; 1896-97, 473;
1890-91, 453; 1885-86 , 460

North and West Melbourne Conservation Study (1983)
History
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Streetscape - A prominent and valuable contribution to a streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Significance
Architecturally, a well composed and near original group, for corner shops and a hillside site, which possess some of the rare elements of commercial architecture (shop fronts and verandahs), a distinctive upper fenestration and a major role in a valuable streetscape: of regional importance. Historically, linked with John Stedeford whose other remarkable rows in Queensberry Street mark him as a prolific builder of conservative, but tasteful architecture in the area, also occupying a prominent commercial site with long tenure tenants, lending each shop with a personality and distinct use pattern: of high local importance.

Recommendations
Consider replacement of shop fronts and verandah to existing details; repaint in typical or original colours; use lower level signage, as guidelines; record details of 285 shop front for restoration data; re-zone to local business to ensure preservation in use and form.

Property number: 109701

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B
Proposed Grading: B

What date or era does the place express (if any)?
Creation date (if available): 1881
Creation era?
☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☑ Contributory to precinct
☐ Not significant or contributory
☑ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):
Newspapers:
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17 December 1873
THE ACCIDENT AT THE POST OFFICE.
TO THE EDITOR OF THE ARGUS,
Sir,-After the numerous accidents which have lately occurred on the gold fields having fatal results, and the public attention which has been directed to accidents of this description, I cannot be at all surprised at the feeling that would arise in many persons' minds when it was...
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'MR JOHN STEDEFORD of St Kilda, in the latest of his celebrated epistles, states 'that' daily conversations with prominent citizens and ratepayers in various districts have convinced him that there is a general feeling against the proposed expenditure on railways to the Northern suburbs. He trusts that Parliament, "free from influences which manifestly sway some members of the railway committee," will refuse to undertake the expenditure. There are many people so cruel as to think that JOHN STEDEFORD himself is not altogether free from the influences of the nature he refers to. It has been shown that STEDEFORD'S interests are by no means alien to those of the Tram way Company, even although a certain large parcel of shares are not in. his own name... '

'Prahran Chronicle' (Vic. : 1894 - 1906; 1914 - 1918)

Saturday 30 July 1898

'The Mayor of St. Kilda, Councillor John Stedeford who now occupies the position of chairman to the Tramway Trust, was congratulated at the local council meeting on Monday last on his election to the post. The same position was previously held by existing-councillor Jennings, who was the prime mover in getting the tramway to the beach converted from horse into cable trams.'

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SURVEYED PLACES

Lewis, M. Australian Architecture Index:

1 OCT 1880 City of Melbourne registration no 8541

[Burchett Index]. Fee 6.13.0 three shops & dwellings
Architect/s
no architect entered
Owner Stedeford, -
Builder Cockram, Thomas & Co
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Owner Stedeford, J W - 11 Howard St
Builder Cockram & Connelly
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[Burchett Index]. Fee 10.10.0 six shops; Owner Stedeford, J
Builder Stedeford, J - 11 Howard St West Melbourne'
6 08 1883 City of Melbourne registration no 420
[Burchett Index]. Fee 3.3.0 shop and dwelling; Owner Stedeford,
J
Builder Stedeford, J - Fitzroy St , St Kilda'

i-Heritage search results: Abstract of Building
Identification Form (BIF)
285 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
B 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner
In three of these four shops built for John Stedeford in
1880-1 the first tenants remained there until after 1900.
In 279 Victoria Street there was George Prout the chemist;
in 281; Kate Taylor the bookseller; and John Cain; the
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(Refer to 19 Howard Street, 297-307 Victoria Street
Integrity Fair
Condition Fair
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configured in the serlian manner. Guilloche patterns are
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orbs to the parapet piers and the associated pilasters
dividing the upper wall surfaces. Decorative friezes have
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general arrangement being repeated on 297-307 and
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Auckland: 1880 City of Melbourne registration no 8541

[Burchett Index]. Fee 5.7.5
Architect
Builder
First Owner

John Stedeford Gent Loch St, St Kilda 22 Apr 1913
130/364 VPRS 28/P3, unit 383; VPRS 7591/P2, unit 497
Real estate £25,700 personal £6462'
Executor: Geo C Arnold, John C Stedeford.
Real Estate: two storey brick houses 119-129 Queensberry
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Shop and residence five rooms brick 188 Abbotsford St,
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Australian Bureau of Statistics.
Retail Price Index developed by the Australian Bureau of
Statistics.

Lewis, M. Australian Architecture Index:

12 OCT 1880 City of Melbourne registration no 8541

1178

Page 1181 of 2577
West Melbourne Heritage Review

SURVEYED PLACES

the rare elements of commercial architecture (shop fronts and verandahs), a distinctive upper fenestration and a major role in a valuable streetscape: of regional importance. Historically, linked with John Stedeford whose other remarkable rows in Queensberry Street mark him as a prolific builder of conservative, but tasteful architecture in the area, also occupying a prominent commercial site with long tenure tenants, lending each shop with a personality and distinct use pattern: of high local importance.

Recommended Alterations
Consider replacement of shop fronts and verandah to existing details; repaint in typical or original colours; use lower level signage, as guidelines; record details of 285 shop front for restoration data; re-zone to local business to ensure preservation in use and form. Shop fronts replaced (inappropriate - reinstate original design/sympathetic alternative) signs added (inappropriate - remove/reinstate sympathetic alternative)

Other Comments
Integrity - shop fronts replaced on 279-83, a sympathetic shop front existing on 283; verandahs have been removed from 281-5 and replaced with a cantilever on 283.
Streetscape - A prominent and valuable contribution to a streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

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Chetwynd st
279 Prout, G. H., druggist
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288 Cain, John, tailor
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287 Hancock, H., tinsmith

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
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1881-82, 1430-3; 1892, 1434-7; 1896-97, 473;
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North and West Melbourne Conservation Study (1983)

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In three of these four shops built for John Stedeford in 1880-1 the first tenants remained there until after 1900. In 279 Victoria Street there was George Prout the chemist; in 281; Kate Taylor the bookseller; and John Cain; the tailor was in 283. The fourth shop, 285 Victoria Street had a much less stable population, which included Mary Owen, William Keagan and James McAllister. John Stedeford owned considerable property around the area. (Refer to 19 Howard Street, 297-307 Victoria Street

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Property number: 109702
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street  287 - 291  Hennessy Brothers baker's shop

Survey Notes:
Distinctive upper level details; original verandah; unpainted render painted since 1984, reducing integrity; see also associated 12 Prout Lane stable building. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level:  1  Proposed Streetscape Level:  1

What date or era does the place express (if any)?

Creation date (if available)?  1927? 1881?

Creation era?  □ Early Victorian-era  ✔ Interwar  □ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value  □ Scientific value  □ Social value  □ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  □ Not significant or contributory  □ Significant individually  □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
287 TO 291 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell

and Associates 1999  Adopted
Building and History Information
Architectural Style Inter-War; c.1927 (possibly 1881?)
Period 1926-39 - Inter War
Construction Date
Source for Construction Date
Architect
First Owner
Hennessy Bros. commenced trading from this site in c.1927, although it is possible that the group of shops was constructed much earlier. In 1875, rate books list Richard English owning two brick houses, with three rooms each, and a brick store of eight rooms. In 1881, these buildings are first described as two brick shops, each with three rooms, and a brick house with two rooms and a store, presumably at the rear. Hennessy Bros. ran a bakery from site until the 1950s, with other business in t

Integrity Good
Condition Good
Original Building Type
History Not Assessed
Description/Notable Features

The Hennessy Bros. building is a single-storey inter-War shop constructed of rendered brick. The rendered parapet with a central pediment is the principal element of the building, containing the words 'HENNESSY BROS BAKERS' in large, raised rendered lettering. The shopfront beneath the canopy has been altered.

Statement of Significance

The Hennessy Bros. building at 287-291 Victoria Street, West Melbourne, is of local aesthetic and historical interest. The building is demonstrative of inter-War commercial development in the area. Except for the shopfronts the building is relatively intact; the elegant parapet signage is of particular note.

Recommended Alterations

Other Comments Upgraded from E to D. The building is a good and relatively intact example of its style and type.

Newspapers:

North Melbourne Advertiser (Vic. : 1873 - 1894)  Friday 20 December 1889

THE LARGEST BAKERY IN AUSTRALIA. MR. W. M. HENNESSY'S ROYAL PARK BREAD FACTORY.

On the Sydney road, Brunswick-about a couple of hundred yards from where the houses begin to thickly margin the street-is situated Hennessy's Royal Park Bread Factory. Its frontage is neat but unpretentious, and except that the window display is of the kind usually seen only in large city shops, there is nothing to attract special attention or distinguish it from the rest of the modest two story business premises which neighbour it closely. Yet here is carried on the most extensive and prosperous bakery business in the Australian colonies...Mr W. M. Hennessy purchased the business from his brother last August, Mr. D. V. Hennessy having retired on a competency achieved by baking and land speculation...'

Sands & McDougall Directory of Victoria

1930
285 Gleeson, Mrs Vic., confr & pastry
285 Gleeson, Geo.
287 Hennessy Bros, bakers
289 Bateman, Arth. E., tailor

City of Melbourne Heritage Review (1999)
SURVEYED PLACES

History
Hennessy Bros. commenced trading from this site in c.1927, although it is possible that the group of shops was constructed much earlier. In 1875, rate books list Richard English owning two brick houses, with three rooms each, and a brick store of eight rooms. In 1881, these buildings are first described as two brick shops, each with three rooms, and a brick house with two rooms and a store, presumably at the rear. Hennessy Bros. ran a bakery from site until the 1950s, with other business in the building including tailors, milliners and, for many years, the West Devon Dairy. By 1958 the premises were occupied by A Caminito's Coffee Lounge and Epicure Continental Food reflecting the changes to West Melbourne brought upon by post-War immigration.

Further research, including physical investigation of the buildings' fabric, is required to establish whether parts of the earlier nineteenth century shops and the rear residence still survive.

Description
The Hennessy Bros. building is a single-storey inter-War shop constructed of rendered brick. The rendered parapet with a central pediment is the principal element of the building, containing the words 'HENNESSY BROS BAKERS' in large, raised rendered lettering. The shopfront beneath the canopy has been altered.

Significance
The Hennessy Bros. building at 287-291 Victoria Street, West Melbourne, is of local aesthetic and historical interest. The building is demonstrative of inter-War commercial development in the area. Except for the shopfronts the building is relatively intact; the elegant parapet signage is of particular note.

Grading Review
Upgraded from E to D. The building is a good and relatively intact example of its style and type.

Property number: 109703

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: B  Proposed Grading: B

What date or era does the place express (if any)?
Creation era? [ ] Early Victorian-era
✓ Victorian-era
[ ] Edwardian-era
[ ] Post WW2

What are the heritage values of the place (if any)?
✓ Aesthetic value
[ ] Historical value
[ ] Scientific value
[ ] Social value
[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
✓ Contributory to precinct
[ ] Not significant or contributory
✓ Significant individually
[ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):
Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 15 February 1876
'The annual meeting of the shareholders of the Second North Melbourne Building Society was held at Collins-Street west last evening, Mr. Donald 'presiding. The secretary read the fourth annual report as follows:-"In presenting to the shareholders the fourth annual report of the Society's transactions, together with the audited statement of
Court yesterday, with the view of protecting the city prosecution against three potato dealers in the District `The market inspector, George Donald, instituted a June 1879 costs, the charge would be dismissed, but if not, a fine of seven day-s, and if in that time the accused paid 20s. as conditions. Mr. Call said the case would be postponed for Bench that he would agree to and fulfil the complainant's he had failed to do so. The defendant now assured the expenses incurred in instituting the proceedings, but enterin court, if the defendant paid the usual dues and expressed his willingness to withdraw the charge before the carcases ordered from the market were taken back to Darham and used for boiling-down purposes. The defendant was fined £10 with £3 3s. Costs.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 11 July 1876

Proceedings were taken in the District Police Court yesterday against John Lightowler, butcher, Wellington-street, Collingwood, for exposing at his stall in the Eastern Market, on the 21st of last month, a quantity of unwholesome mutton, with the intention of selling it for human consumption. Mr. F. Stephen conducted the prosecution on behalf of the local board of health. The complaint was laid by Mr, George Donald, inspector of markets, who stated that on the night in question he found on defendant's stall a carcase of mutton, which, on account of its being lean and dropscial, and quite unfit for human food, he seized. Subsequently Mr. Donald and Mr. Cashmore, the meat inspector, made another visit to defendant's stall, and found a lorry standing close at hand with the carcases of 35 slaughtered sheep, an inspection of which revealed this fact that the whole of them were also, dropscial. Five of these were seized, and the remainder were ordered from the market. The defendant himself stated that the meat belonged to him. Mr. Miller, who appeared for the defence, called several witnesses, from whose evidence it appeared that the carcases had been sent to the defendant by a butcher at Footscray, named Durham, who quite recently was fined in the District Court for an offence exactly similar to that with the which the defendant was charged, and that the carcases ordered from the market were taken back to Darham and used for boiling-down purposes. The defendant was fined £10 with £3 3s. Costs.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 5 July 1878

A case was heard by 'Mr. Call, P.M., and several J.P.'s, at the District Police Court yesterday, in which Hugh M'Monagle, a green-grocer, was summoned by Mr. George Donald, inspector of markets, for hawking without a licence. It was proved that the accused was selling potatoes in Berkeley-street, Carlton, on the 18th of last month. As it was his first offence, the inspector had expressed his willingness to withdraw the charge before entering court, if the defendant paid the usual dues and the expenses incurred in instituting the proceedings, but he had failed to do so. The defendant now assured the Bench that he would agree to and fulfil the complainant's conditions. Mr. Call said the case would be postponed for seven day-s, and if in that time the accused paid 20s. as costs, the charge would be dismissed, but if not, a fine of £5, with costs, would be imposed.'

`The Age' (Melbourne, Vic. : 1854 - 1954) Tuesday 17 June 1879

The market inspector, George Donald, instituted a prosecution against three potato dealers in the District Court yesterday, with the view of protecting the city revenue, by preventing the sale of goods outside of the market upon which the dues had not been paid. The defendants were John McLachlan, Jacob Wexell and Archibald Pebbles, and they were charged with selling potatoes on the Queen's Wharf. The prosecutor failed to prove the charge against Pebbles, and it was dismissed; and that against Wexell was withdrawn. It was proved that McLachlan had sold a quantity of potatoes on the wharf, and as he had -no defence the bench inflicted a fine of £5, with £2 2s. Costs.'

Probate, VPRO

`George Donald Market Inspector 280 King St, West Melbourne 6 Sep 1888 38/071 VPRS 28/P0, unit 467; VPRS 28/P2, unit 249; VPRS 7591/P2, unit 141' Elizabeth Macfarlane Donald, daughter spinster Real estate: £4400, personal £396 Estate: two shops and residences at 89-91 Victoria Street, North Melbourne, to his son Samuel.

`Samuel Donald Gent 24 Were St Brighton 11 Sep 1917 152/478 VPRS 28/P3, unit 746; VPRS 7591/P2, unit 567' Elizabeth Macfarlane Donald, sister spinster executor.

George & Sam Donald in the Australia, Death Index, 1787-1985

(Name: George Donald
Birth Year: abt 1813
Age: 75
Death Place: West Melbourne, Victoria
Father's name: Thomas
Mother's name: Mary Armstrong
Registration Year: 1888
Registration Place: Victoria
Registration Number: 10601

Name: Saml Donald
Birth Year: abt 1845
Age: 72
Death Place: Brighton, Victoria
Father's name: Donald George
Mother's name: Elizth Macfarlane
Registration Year: 1917
Registration Place: Victoria
Registration Number: 7504'

Lewis, M. Australian Architecture Index:

'9 07 1884 City of Melbourne registration no 974 [Burchett Index]. Fee 3.10.0 two brick shops and dwellings Architect/s no architect entered Owner Donald, J Builder Lever, James - Beaconsfield Pde., Albert Park'

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
A pair of parapeted and unpainted stuccoed brick shops and residences with iron Corporation street verandahs and unusual arched parapet entablatures, astride balustraded parapets and flanked by orbs on piers. The serlian motif is again implied in the bayed window grouping: each opening possessing dog-toothed at the head and rebates, with brackets, at the reveals paired brackets at the side walls support the heavy parapet cornice. A shop front possessing the original ingo plan if not the fabric, survives at 293. Notable features include unpainted cement render; post supported shop verandah; elaborate/high standard design of cement rendered surfaces.

**Statement of Significance**

Architecturally, similar to 279-85 in the use of the serlian fenestration and parapet, but quite Mannered in its use of ornament, particularly at the parapet entablature and around openings; similarly it is near original, possessing verandah and unpainted upper stucco work and is a major part of a streetscape: of high regional importance. (compare with 470-2). Historically, varied in its tenancy and not conspicuous in its siting within the commercial area, it remains of local interest, as a near original part of the commercial building stock minority in this dominantly residential area.

**Recommended Alterations**

Maintain unpainted stucco (and faded signage); rebuild shop front of 295 to typical or original details; repaint trim and verandah in original or typical colours; re-zone to local business. Shopfronts replaced - ingos LH/RH (inappropriate - reinstate original design/sympathetic alternative)

**Other Comments**

Integrity - Shop fronts have been replaced; that at 293 (c1910) being sympathetic.

**Streetscape** - Major element in this valuable commercial streetscape: most shops possessing serlian upper fenestration.

**City of Melbourne Rate Books**

North and West Melbourne Conservation Study 1983

cite
293-5 Victoria Street
1885-86, 464 ,5 ; 1884-85, 1420, 1; 1890-91,458; 1896-97, 478, 9.

North and West Melbourne Conservation Study (1983)

**History**

Samuel Donald was the owner of these shops and residences for over ten years after they were built in 1884-5. They were constructed on a site previously occupied by smaller shops owned by George Donald, a weights inspector who was presumably Samuel’s father. The lessees after 1885 included Frederick Maine an agent; Phillip Woolf who sold fancy goods; and Henry Opaz a tailor. It was George Donald who, however, applied for a permit to build, with Albert Park builder, James Lever, in July 1884.

**Description**

A pair of parapeted and unpainted stuccoed brick shops and residences with iron Corporation street verandahs and unusual arched parapet entablatures, astride balustraded parapets and flanked by orbs on piers. The serlian motif is again implied in the bayed window grouping: each opening possessing dog-toothed at the head and rebates, with brackets, at the reveals paired brackets at the side walls support the heavy parapet cornice. A shop front possessing the original ingo plan if not the fabric, survives at 293. Notable features include unpainted cement render; post supported shop verandah; elaborate/high standard design of cement rendered surfaces.

**Integrity**

- Shop fronts have been replaced; that at 293 (c1910) being sympathetic.

**Streetscape** - Major element in this valuable commercial streetscape: most shops possessing serlian upper fenestration.

**Significance**

Architecturally, similar to 279-85 in the use of the serlian fenestration and parapet, but quite Mannered in its use of ornament, particularly at the parapet entablature and around openings; similarly it is near original, possessing verandah and unpainted upper stucco work and is a major part of a streetscape: of high regional importance. (compare with 470-2). Historically, varied in its tenancy and not conspicuous in its siting within the commercial area, it remains of local interest, as a near original part of the commercial building stock minority in this dominantly residential area.

**Recommendations**

Maintain unpainted stucco (and faded signage); rebuild shop front of 295 to typical or original details; repaint trim and verandah in original or typical colours; re-zone to local business.

**Property number:** 109704
Donald's shop and residence row, part 293-295 Victoria Street

Historical value

Proposed Grading:

Donald's shop and residence row, together with the audited statement of holders the fourth annual report of the Society's report as follows:-"In presenting to the shareholders the fourth annual report of the Society's transactions, together with the audited statement of accounts, the committee have to congratulate them upon the satisfactory progress made during the past year. The profit realised up to the present date is £1,090 5s., which, added to the subscriptions paid in, shows the value of each share to be £14. The following candidates have been duly nominated to fill the vacant offices this year:- President, Mr. Thomas O'Grady, J.P.; treasurer, Mr. George Donald; committee, Messrs. John Laurens, J.P., and J. G. Allbeury; auditors, Messrs. C. Hall and W. B. New." The report and balance-sheet were unanimously adopted, and the retiring office-bearers mentioned in the report were re-elected.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 11 July 1876

'Proceedings were taken in the District Police Court yesterday against John Lightowler, butcher, Wellington-street, Collingwood, for exposing at his stall in the Eastern Market, on the 21st of last month, a quantity of unwholesome mutton, with the intention of selling it for human consumption. Mr. F. Stephen conducted the prosecution on behalf of the local board of health. The complaint was laid by Mr. George Donald, inspector of markets, who stated that on the night in question he found on defendant's stall a carcase of mutton, which, on account of its being lean and dropsical, and quite unfit for human food, he seized. Subsequently Mr. Donald and Mr. Cashmore, the meat inspector, made another visit to defendant's stall, and found a lorry standing close at hand with the carcases of 35 slaughtered sheep, an inspection of which revealed this fact that the whole of them were also, dropsical. Five of these were seized, and the remainder were ordered from the market. The defendant himself stated that the meat belonged to him. Mr. Miller, who appeared for the defence, called several witnesses, from whose evidence it appeared that the carcases had been sent to the defendant by a butcher at Footscray, named Durham, who quite recently was fined in the District Court for an offence exactly similar to that with which the defendant was charged, and that the carcases ordered from the market were taken back to Darham and used for boiling-down purposes. The defendant was fined £10 with £3 3s. Costs.'

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'The market inspector, George Donald, instituted a prosecution against three potato dealers in the District Court yesterday, with the view of protecting the city...
revenue, by preventing the sale of goods outside of the market upon which the dues had not been paid, The defendants were John McLachlan, Jacob Wexell and Archibald Pebbles, and they were charged with selling potatoes on the Queen's Wharf. The prosecutor failed to prove the charge against Pebbles, and it was dismissed; and that against Wexell was withdrawn. It was proved that McLachlan had sold a quantity of potatoes on the wharf, and as he had—no defence the bench inflicted a fine of £5, with £2 2s. Costs.'

Probate, VPRO
'George Donald Market Inspector 280 King St, West Melbourne 6 Sep 1888 38/071 VPRS 28/P0, unit 467; VPRS 28/P2, unit 249; VPRS 7591/P2, unit 141'
Elizabeth Macfarlane Donald, daughter spinster Real estate: £4400, personal £396
Estate: two shops and residences at 89-91 Victoria Street, North Melbourne, to his son Samuel.

'Samuel Donald Gent 24 Were St Brighton 11 Sep 1917 152/478 VPRS 28/P3, unit 746; VPRS 7591/P2, unit 567'
Elizabeth Macfarlane Donald, sister spinster executor.

George & Sam Donald in the Australia, Death Index, 1787-1985
'Name: George Donald
Birth Year: abt 1813
Age: 75
Death Place: West Melbourne, Victoria
Father's name: Thomas
Mother's name: Mary Armstrong
Registration Year: 1888
Registration Place: Victoria
Registration Number: 10601

Name: Sam Donald
Birth Year: abt 1845
Age: 72
Death Place: Brighton, Victoria
Father's name: Donald George
Mother's name: Elizth Macfarlane
Registration Year: 1917
Registration Place: Victoria
Registration Number: 7504'

Lewis, M. Australian Architecture Index:
‘07 1884 City of Melbourne registration no 974 [Burchett Index]. Fee 3.10.0 two brick shops and dwellings
Architect/s no architect entered
Owner Donald, J
Builder Lever, James - Beaconsfield Pde., Albert Park'

i-Heritage search results: Abstract of Building Identification Form (BIF)
295 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level B 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
293-5 Victoria Street
1885-86, 464 ,5 ; 1884-85, 1420, 1; 1890-91,458;
1896-97, 478, 9.

North and West Melbourne Conservation Study (1983)

History
Samuel Donald was the owner of these shops and
residences for over ten years after they were built in 1884-5. They were constructed on a site previously occupied by smaller shops owned by George Donald, a weights inspector who was presumably Samuel's father. The lessees after 1885 included Frederick Maine an agent; Phillip Woolf who sold fancy goods; and Henry Opaz a tailor. It was George Donald who, however, applied for a permit to build, with Albert Park builder, James Lever, in July 1884.

**Description**
A pair of parapeted and unpainted stuccoed brick shops and residences with iron Corporation street verandahs and unusual arched parapet entablatures, astride balustraded parapets and flanked by orbs on piers. The serlian motif is again implied in the bayed window grouping: each opening possessing dog-toothings at the head and rebates, with brackets, at the reveals paired brackets at the side walls support the heavy parapet cornice. A shop front possessing the original ingo plan if not the fabric, survives at 293. Notable features include unpainted cement render; post supported shop verandah; elaborate/high standard design of cement rendered surfaces.

**Integrity**
- Shop fronts have been replaced; that at 293 (c1910) being sympathetic.
- Streetscape - Major element in this valuable commercial streetscape: most shops possessing serlian upper fenestration.

**Significance**
Architecturally, similar to 279-85 in the use of the serlian fenestration and parapet, but quite Mannered in its use of ornament, particularly at the parapet entablature and around openings; similarly it is near original, possessing verandah and unpainted upper stucco work and is a major part of a streetscape: of high regional importance. (compare with 470-2). Historically, varied in its tenancy and not conspicuous in its siting within the commercial area, it remains of local interest, as a near original part of the commercial building stock minority in this dominantly residential area.

**Recommendations**
- Maintain unpainted stucco (and faded signage); rebuild shop front of 295 to typical or original details; repaint trim and verandah in original or typical colours; re-zone to local business.

| Property number: | 109705 |

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**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- **Existing grading:** B
- **Proposed Grading:** B

**What date or era does the place express (if any)?**
- **Creation date (if available):** 1882
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era

**What are the heritage values of the place (if any)?**
- **Aesthetic value:**
- **Historical value:**
  - Not significant or contributory

**Is the place in a Heritage Overlay?**
- HO3 North & West Melbourne Precinct
- **Contributory to precinct:**
  - Contributory to precinct
  - Not significant or contributory

**What are the historic themes represented by the place?**
- 5.4 Developing a retail centre

**Recommendations (if any)**
None.

**References (if any):**
- **Lewis, M. Australian Architecture Index:**
  '28 02 1882 City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops; Owner Stedeford, J Builder Stedeford, J - 11 Howard St West Melbourne'

- **Newspapers:**
  - 'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 17 December 1873
  - THE ACCIDENT AT THE POST OFFICE.
  - TO THE EDITOR OF THE ARGUS.
  - Sir,-After the numerous accidents which have lately
SURVEYED PLACES

occurred on the gold fields having fatal results, and the public attention which has been directed to accidents of this description, I cannot be at all surprised at the feeling that would arise in many persons' minds when it was known that one of the men, named Charles Henslem, engaged in painting the upper portion of one of the rooms of the General Post-office had lost his life by falling from the scaffold; but it is scarcely a sufficient justification for such a misrepresentation of facts as appears in the account given by your evening contemporary, which states that the rope which supported the part of the scaffolding he was working upon gave way, implying of necessity that the rope and scaffolding used were insufficient for the purpose—a direct misrepresentation of facts. It further states there is some feeling existing amongst the Post-office people against Mr. Stedeford, the contractor, &c. The greater part of the work requiring the use of scaffolding is completed, and, I fully believe to the satisfaction of the officials of the department. The whole of the work has been carried on under the supervision of a clerk of works appointed by the Public Works department, and while not for one moment attempting to shift or thrust responsibility on his shoulders, the staging and all connected with it has been under his supervision, and remarks were freely made at the time the scaffold was erected by many persons competent to judge that it was more than sufficient for the purpose required. The unfortunate man met his death not from the scaffolding ropes giving way, but through the rope by which he was lowering one of the planks to a lower portion of the building catching his foot, particulars of which will be fully disclosed at the inquest. The latter portion of the report to which I refer is simply of the highly sensational description that that paper delights to use to sport with the feelings of its readers, and while no person can more sincerely regret this fatal accident, I could not allow the imputations intended to be cast upon me to remain unanswered.

I am, &c.,
JOHN STEDEFORD, Contractor.

3 Howard-street, West Melbourne'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 7 August 1885

'THE WEST MELBOURNE BOWLING CLUB.'
The annual dinner in connexion with the West Melbourne Bowling Club was held at Clements Hotel, Swanston street, last night Mr George Blyth, president of the club, was in the hair ...The prize given by the late vice president, Mr G Elliot, a set of dessert knives and forks, was in his absence presented by Mr John Stedeford, and received by Mr Montgomerie, on behalf of the winner, Mr. C. J. Hayward, who was also absent'

'Mercury and Weekly Courier' (Vic. : 1878 - 1903) Thursday 3 December 1896

'MR JOHN STEDEFORD of St Kilda, in the latest- of-his celebrated epistles, states that 'that' daily conversations with prominent citizens and ratepayers in various districts have convinced him that there is a general feeling against the proposed expenditure on railways to the Northern suburbs. He trusts that Parliament, "free from influences which manifestly sway some members of the railway committee," will refuse to undertake the expenditure. There are many people so cruel as to think that JOHN STEDEFORD himself is not altogether free from the influences of the nature he refers to. It has been shown that STEDEFORD'S interests are by no means alien to those of the Tramway Company, even although a certain large parcel of shares are not in his own name...'

'Prahran Chronicle' (Vic. : 1894 - 1906; 1914 - 1918) Saturday 30 July 1898

'The Mayor of St. Kilda, Councillor John Stedeford who now occupies the position of chairman to the Tramway Trust, was congratulated at the local council meeting on Monday last on his election to the post. The same position was previous y held by existing-councillor Jennings, who was the prime mover in getting the tramway to the beach converted from horse into cable trams.'

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 25 April 1913 p 2 Article

'JOHN STEDEFORD.'
An old colonist and veteran justice of the peace, died at his residence, Loch-St., St. Kilda, on Tuesday, Councillor John Stedeford.

Deceased had not been in good health for some time, and took to his bed about six weeks ago. He was one of St. Kilda's oldest councillors, and represented that municipality on the Tramway Trust, of which at one time he was chairman. He was born at Bishop-Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was familiar with the early history of the State, both as regarded Melbourne and the Bendigo districts. Cr. Stedeford owned consider able house property in the city and suburbs, including several tenements in Queensberry-St., North Melbourne.

Deceased was 71 years of age at his death. The interment took place in the St. Kilda Cemetery at 3 p.m., on Wednesday.'

'The Prahran Telegraph (Vic. : 1889 - 1930) Saturday 26 April 1913 also.

'Malvern Standard' (Vic. : 1906 - 1931) Saturday 26 April 1913

'Death of Cr J. Stedeford, LONG PUBLIC CAREER. An early colonist in the person of St Kilda, died at his residence, " Annerly," Loch street, on Tuesday morning. Some weeks ago the deceased gentleman applied for three months leave of absence from his council duties, remarking at the time that during his lengthy career in the council (24 years) he had never previously applied for such lengthy leave. That he was not in good health at the time was proved by the fact that he was since confined to his bed. The cause of death was bronchial pneumonia. Cr Stedeford was 71 years of age, and leaves a grown up family of one son and four daughters. Arriving in Victoria in the year 1852, deceased joined in the general rush to the gold fields, and after spending some time at Bendigo with varying luck he returned to Melbourne, where he carried on the business of a contractor. Included in the more important works he carried out was a contract for glazing at the Law Courts in Lonsdale street. Councillor Stedeford was prominently known as liquidator in connection with the Metropolitan Bank, which had suffered from the banking crisis. In the carrying out of the duties entrusted to him Councillor Stedeford was eminently successful. During his career in the council he occupied the position of Mayor. He did valuable work for the rate payers, and he always had a thorough grip of municipal matters of local and metropolitan concern. His advice was always highly valued by his colleagues. His quickness in forming an opinion on
subjects that came up for discussion was always apparent, and in this way he had the serviceable knack of leading off in discussions, and thus paving the way for rightful decisions being arrived at. That he will be missed from the council goes without saying, and no one regrets his demise, on account of the warm feelings of personal friend ship that existed between them, more thin his municipal colleagues. For many years Councillor Stedeford occupied a seat on the Melbourne Tramway Trust, and was for twelve years chairman. Members of the Trust have placed on record the valuable services rendered by the deceased gentleman, and have decided to forward a letter of condolence to the family. For 40 years Councillor Stedeford was a Justice of the Peace. He was chair man of the Bench at the sittings of the local Court on Fridays, and here again his keen discernment, strict impartiality and general knowledge of Court work was recognised and appreciated alike by his magisterial colleagues, the legal profession and litigants. Honorary Justices and representatives of the legal profession have expressed themselves in terms of sincere regret at the demise of so valued a member of the Bench as councillor Stedeford undoubtedly proved himself. By the death of Councillor Stedeford, the community loses a gentleman of probity and special worth, one whose standing in the financial and commercial world was a tribute to his marked ability and uprightness of character. Much of the work he has done will long remain, so far as his memory is concerned, as monuments of his zeal and industry. His family have the sympathy of a wide circle of friends and acquaintances in their bereavement. The funeral took place on Wednesday afternoon, the remains being interred in the family vault at the St. Kilda cemetery. There was a large and representative attendance. The pall bearers were—The Mayor of St. Kilda ((Criterion A) O’Donnell), Sir Henry Weedon, Mr Jno. N. Browne (Town Clerk), Cr Jacoby, Dr Lowe, and Messrs Arnold, Benson, and Hamilton. Amongst others present were Crs Barnet, Love and Sculthorpe, and Mr Fred. Chamberlain chief municipal clerk. A large number of floral tributes were forwarded. The burial service was read by the Rev. Mr Pennicott, of Christ Church. St. Kilda. The coffin was a handsome heavy oak one, with silver mountings, and contained the inscription, "Cr John Stedeford, J P." The mortuary arrangements were in the efficient hands of Messrs W. G. Apps and Sons.’

Probate

‘John Stedeford Gent Loch St, St Kilda 22 Apr 1913 130/364 VPRS 28/P3, unit 383; VPRS 7591/P2, unit 497 Real estate £25,700 personal £6468’ Executor: Geo C Arnold, John C Stedeford.

Real Estate: two storey brick houses 119-129 Queensberry St, North Melbourne £3000 value; CA 108/11/3 Jika Jika; Shop and residence five rooms brick 188 Abbotsford St, North Melbourne £475 ; 287-291 Victoria St three single-fronted brick shops and residences and brick cottage of three rooms £1125; three two-storey brick houses 166-170 Roden Street (demolition) £1275 ; 216 Glenlyon Road, Brunswick; also 137-141 Abbotsford Street, North Melbourne; 40, 194, 214-218 Dudley Street, West Melbourne 313-315 Victoria Street, West Melbourne; 633-635 Spencer Street; 279-285 Victoria St four two-storey brick shop and residences, six rooms at corner, others five rooms, £750...etc.

Australi a n Bureau of Statistics.

Statistic s.

Lewis, M. Australian Architecture Index: ‘12 OCT 1880 City of Melbourne registration no 8541 [Burchett Index]. Fee 6.13.0 three shops & dwellings
Architect/s
no architect entered
Owner Stedeford, -
Builder Cockram, Thomas & Co’
also
‘1 NOV 1880 City of Melbourne registration no 8572 [Burchett Index]. Fee 1.15.0 shop
Owner Stedeford, J W - 11 Howard St
Builder Cockram & Connelly
28 02 1882 City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops; Owner Stedeford, J
Builder Stedeford, J - 11 Howard St West Melbourne’
6 08 1883 City of Melbourne registration no 420 [Burchett Index]. Fee 3.3.0 shop and dwelling; Owner Stedeford, J
Builder Stedeford, J - Fitzroy St , St Kilda’

i-Heritage search results: Abstract of Building Identification Form (BIF)

297 TO 307 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
B 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study, Date, Status.
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder
First Owner Although the first two years of this row’s life (1869-9) was under the management of J. Davidson (agent), it would seem that the first owner-builder was William Sadler, a local property developer. When John Stedeford (qv) acquired the buildings from Sadler in 1882, they were extended and taken over by Charles Brache who owned them for the next fifteen years at least. Two of the well-known family of undertakers. (Refer 145 Errol Street, 217-21 Victoria Street and 465-83 Queensberry Street). Ste
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Like Stedeford’s 279-85 Victoria Street (qv), this extensive two-storey stuccoed brick row (6) possesses serlian fenestration, set between the plasters which divide each window in two. The simple parapet cornice is stepped (every two shops) as are the iron Corporation street verandahs as the row descends the hill. A timber ingo shop front exists on 307. Notable features include intact shop front; post supported shop verandah.

Statement of Significance
Architecturally, an extensive and near original, in general form, shop row with original above verandah facades, which contain a fenestration pattern in common with other shops in the block, thus enhancing the streetscape; picturesque stepping of the unusually complete verandahs make this one of the more true to period shop rows in the metropolitan area, although of a conservative design; of high regional importance. Historically, associated with the ubiquitous John Stedeford who by unified development, with subtle changes, has created two major streetscapes within the area (Queensberry Street) also, in their previous form, with Sadler who developed many West Melbourne sites. One tenant, the Finegan family of fruiterers in 305, remained there for a long period, but most tenants were transient: of regional importance.

**Recommended Alterations**

Replace verandah on 307; consider replacement of shop fronts on 297-305 to match 307; repaint in original or typical colours; rezone to Local Business. Verandah incomplete (inappropriate - reinstate original design) 297-305 shop front replaced - ingo’s paired, as 307 (inappropriate - reinstate original design/sympathetic alternative) 307 - verandah gone (inappropriate - reinstate original design)

**Other Comments**

Integrity - All shop fronts except 307 have been replaced; the street verandah of 307 has gone; the parapet may have possessed urns or orbs. Streetscape - A major part of a valuable commercial streetscape.

**Sands & McDougall Directory of Victoria**

1893
295 Opas Harris tailor
207 Vacant
299 Spence J G grocer
301 Cohen B watchmaker
303 Vacant
305 Fergusson Alex conf
307 Allison T H undertkr
309 Bray, J &C o, conf
311 Farragher Henry china shop

1910
295 Adams, George, pmtr
297 Coultas, Hy. G., fishmonger
299 Doyle, Mrs M., frtr
301 Hutchinson, C., bchr
303 Woolf, P., & Co, ladies' undrelo
307 Allison. Thomas H., undertaker
309 Lambert, J. J., conf

1920
295 Ladd, Leonard J.
295 Ladd, Mrs E., statnr
297 Coultas, Hy. G., fishmonger
297 Coultas. Geo.
299 Lauder. Mrs Ellen conf
301 Hall, M. J., btchr
303-305 Woolf, P., & T ladies' undrelo
303 Brown, Fredk.
307 Allison, Thos. H.,undertaker
307 Marshall, Miss Amy
309 Moran, Mrs Carine, drsmkr

1925
295 Egan. Jas. A., stnr
297 Coultas, G., fishmger
299 Lauder, Mrs Ellen, conf
301 Richards, Herbt. H., furn dlr
303 Woolf, P.. & Co, Ids’ undrelo
305 Fuller, Mrs Yvonne, drsmkr
305 Frown, Fredk.
307 Monks, Chas. F., tlr

1930
293 Murray, Leslie M., tbcnst & conf
295 Starkey, Danl., news agent
297 Coultas, G., fishmonger
299 Lauder, Mrs Ellen, conf
301 Chinese Laundry
303 Tree, John, agent
305 Fuller, Mrs Yvonne, dsmkr
305 Weir, Geo.
307 Monks, Chas. F., tailor
307 Marshall, Miss Amy

1935
295 Starkey, Danl., news agent
297 Lloyd, Mrs R. M., fshmngr
299 Lauder, Mrs Ellen, conf
301 Chinese Laundry
303 Donovan, E. E., wtchnkr
305 O’Brien, Mrs V., dealer
307 Monks, Chas. 31., tailor
309 Mirabella, C., baker

1942
297 Tucker, J., cycle repairer
299 Lauder, Mrs Ellen. conf
301 Holt, Mrs E. M., cakes
301 Holt, Jos. T.
303 Donovan, E. E., wtchnkr
305 Mentha, Mrs V., library
305 Mentha, Hy. P.
307 Monks, Chas. F., tailor

**City of Melbourne Rate Books**

North and West Melbourne Conservation Study 1983 cite
297-307 Victoria street
1863, 1259-91; 1871 , 1360-4; 1882, 1443-7; 1883,1444-9; 1896-97, 480-485

North and West Melbourne Conservation Study (1983)

History
Although the first two years of this row's life (1869-9) was under the management of J. Davidson (agent), it would seem that the first owner-builder was William Sadler, a local property developer. When John Stedeford (qv) acquired the buildings from Sadler in 1882, they were extended and taken over by Charles Brache who owned them for the next fifteen years at least. Two of the lessees were Benjamin Cohen, a watchmaker, and Thomas Allison, one of the well-known family of undertakers. (Refer 145 Errol Street, 217-21 Victoria Street and 465-83 Queensberry Street). Stedeford appears to have acted as owner-builder on this major renovation as evidenced by the application. 2

Description
Like Stedeford's 279-85 Victoria Street (qv), this extensive two-storey stuccoed brick row (6) possesses serlian fenestration, set between the pilasters which divide each shop and, in a duplex form, every two shops. The simple parapet cornice is stepped (every two shops) as are the iron Corporation street verandahs as...
West Melbourne Heritage Review

SURVEYED PLACES

the row descends the hill. A timber ingo shop front exists on 307. Notable features include intact shop front; post supported shop verandah.

Integrity - All shop fronts except 307 have been replaced; the street verandah of 307 has gone; the parapet may have possessed urns or orbs.

Streetscape - A major part of a valuable commercial streetscape.

Significance
Architecturally, an extensive and near original, in general form, shop row with original above verandah facades, which contain a fenestration pattern in common with other shops in the block, thus enhancing the streetscape; picturesque stepping of the unusually complete verandahs make this one of the more true to period shop rows in the metropolitan area, although of a conservative design; of high regional importance.

Historically, associated with the ubiquitous John Stedeford who by unified development, with subtle changes, has created two major streetscapes within the area (Queensberry Street) also, in their previous form, with Sadler who developed many West Melbourne sites. One tenant, the Finegan family of fruiters in 305, remained there for a long period, but most tenants were transient: of regional importance.

Recommendations
Replace verandah on 307; consider replacement of shop fronts on 297-305 to match 307; repaint in original or typical colours; rezone to Local Business.

Property number: 109706

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Victoria Street 309

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing Grading: D
Proposed Grading: D

What Streetscape Level does the place express (if any)?
Existing Streetscape Level: 1
Proposed Streetscape Level: 1

What date or era does the place express (if any)?
Creation era?

☑ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
309 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
### Surveyed Places

**Architectural Style:** Early Victorian  
**Period:** 1850-75 - Early Victorian  
**Construction Date:**  
**Source for Construction Date:**  
**Architect:** Not Assessed  
**Builder:** Not Assessed  
**First Owner:** Not Assessed  
**Integrity:** Fair  
**Condition:** Fair  
**Original Building Type:**  
**History:** Not Assessed  
**Description/Notable Features:** Not Assessed  
**Statement of Significance:** Not Assessed  
**Recommended Alterations:**  
- Street verandah gone; shop front replaced-central ingo; parapet urns gone (inappropriate - reinstate original design/sympathetic alternative)  

**Property number:** 109707

<table>
<thead>
<tr>
<th>Property number</th>
<th>109707</th>
</tr>
</thead>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed grading</td>
<td>D</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Streetscape Level</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Streetscape Level</td>
<td>1</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1875-1900
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre

**Recommendations (if any):**

None.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 311 VICTORIA STREET WEST MELBOURNE 3003 Heritage Grading
- Building Grading Streetscape Level Laneway Level D 1
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
**SURVEYED PLACES**

**Architectural Style Early Victorian**

**Period 1850-75 - Early Victorian**

**Construction Date**

**Source for Construction Date**

**Architect**

**Builder Not Assessed**

**First Owner**

**Integrity Fair**

**Condition Fair**

**Original Building Type**

**History Not Assessed**

**Description/Notable Features Not Assessed**

**Statement of Significance Not Assessed**

**Recommended Alterations**

- Shop front replaced - LH ingo; verandah gone (inappropriate - reinstate original design/sympathetic alternative)

**Property number:** 109708

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**Victoria Street 313 Stedeford’s shop and residence, part 313-315 Victoria Street**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>1</td>
<td>Proposed Streetscape Level:</td>
<td>1</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1880 |
| Creation era? | 
| ✓ Victorian-era | 
| Early Victorian-era |
| Interwar |
| Post WW2 |

**What are the heritage values of the place (if any)?**

| ✓ Aesthetic value | ✓ Historical value |
| ☐ Scientific value | ☐ Social value |
| ☐ Not assessed for heritage values |

**Is the place in a Heritage Overlay?**

| ✓ Contributory to precinct |
| ☐ Not significant or contributory |
| ✓ Significant individually |
| ☐ Proposed for a Heritage Overlay |

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**

- 'The Argus' (Melbourne, Vic.: 1848 - 1957) Wednesday 17 December 1873
- 'THE ACCIDENT AT THE POST OFFICE. TO THE EDITOR OF THE ARGUS, Sir,-After the numerous accidents which have lately occurred on the gold fields having fatal results, and the public attention which has been directed to accidents of this description, I cannot be at all surprised at the feeling that would arise in many persons' minds when it was
known that one of the men, named Charles Henslem, engaged in painting the upper portion of one of the rooms of the General Post-office had lost his life by falling from the scaffold; but it is scarcely a sufficient justification for such a misrepresentation of facts as appears in the account given by your evening contemporary, which states that the rope which supported the part of the scaffolding he was working upon gave way, implying of necessity that the rope and scaffolding used were insufficient for the purpose-a direct misrepresentation of facts. It further states there is some feeling existing amongst the Post-office people against Mr. Stedeford, the contractor, &c. The greater part of the work requiring the use of scaffolding is completed, and, I truly believe to the satisfaction of the officials of the department. The whole of the work has been carried on under the supervision of a clerk of works appointed by the Public Works department, and while not for one moment attempting to shift or thrust responsibility on his shoulders, the staging and all connected with it has been under his supervision, and remarks were freely made at the time the scaffolding was erected by many persons competent to judge that it was more than sufficient for the purpose required. The unfortunate man met his death not from the scaffolding ropes giving way, but through the rope by which he was lowering one of the planks to a lower portion of the building catching his foot, particulars of which will be fully disclosed at the inquest. The latter portion of the report to which I refer is simply of the highly sensational description that that paper delights to use to sport with the feelings of its readers, and while no person can more sincerely regret this fatal accident, I could not allow the imputations intended to be cast upon me to remain unanswered.

I am, &c.,
JOHN STEDEFORD, Contractor.
3 Howard-street, West Melbourne'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 7 August 1885
'THE WEST MELBOURNE BOWLING CLUB.
The annual dinner in connexion with the West Melbourne Bowling Club was held at Clements Hotel, Swanston street, last night Mr George Blyth, president of the club, was in the hair ...The prize given by the late vice president, Mr G Elliot, a set of dessert knives and forks, was in his absence presented by Mr John Stedeford, and received by Mr Montgomerie, on behalf of the winner, Mr C. J. Hayward, who was also absent '

'Mercury and Weekly Courier' (Vic. : 1878 - 1903) Thursday 3 December 1896
'MR JOHN STEDEFORD of St Kilda, in the latest of his celebrated epistles, states 'that' daily conversations with prominent citizens and ratepayers in various districts have convinced him that there is a general feeling against the proposed expenditure on railways to the Northern suburbs. He trusts that Parliament, "free from influences which manifestly sway some members of the railway committee," will refuse to undertake the expenditure. There are many people so cruel as to think that JOHN STEDEFORD himself is not altogether free from the influences of the nature he refers to. It has been shown that STEDEFORD'S interests are by no means alien to those of the Tram way Company, even although a certain large parcel of shares are not in his own name... '

'Prahran Chronicle' (Vic. : 1894 - 1906; 1914 - 1918)

Saturday 30 July 1898
'The Mayor of St. Kilda, Councillor John Stedeford who now occupies the position of chairman to the Tramway Trust, was congratulated at the local council meeting on Monday last on his election to the post. The same position was previously held by existing-councillor Jennings, who was the prime mover in getting the tramway to the beach converted from horse into cable trams.'

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 25 April 1913 p 2 Article
'JOHN STEDEFORD.
An old colonist and veteran justice of the peace, died at his residence, Loch-St., St. Kilda, on Tuesday, Councillor John Stedeford.
Deceased had not been in good health for some time, and took to his bed about six weeks ago. He was one of St. Kilda's oldest councillors, and represented that municipality on the Tramway Trust, of which at one time he was chairman. He was born at Bishop-Auckland, County of Durham, England, in 1842, and arrived in Melbourne in 1852. He was familiar with the early history of the State, both as regarded Melbourne and the Bendigo districts. Cr. Stedeford owned consider able house property in the city and suburbs, including several tenements in Queensberry-St., North Melbourne. Deceased was 71 years of age at his death. The interment took place in the St. Kilda Cemetery at 3 p.m., on Wednesday.'

The Prahran Telegraph (Vic. : 1889 - 1930) Saturday 26 April 1913 also.

'Malvern Standard' (Vic. : 1906 - 1931) Saturday 26 April 1913
'Death of Cr J. Stedeford, LONG PUBLIC CAREER. An early colonist in the person of St Kilda, died at his residence, "Annerly," Loch street, on Tuesday morning. Some weeks ago the deceased gentleman applied for three months leave of absence from his council duties, remarking at the time that during his lengthy career in the council (24 years) he had never previously applied for such lengthy leave. That he was not in good health at the time was proved by the fact that he was since confined to his bed. The cause of death was bronchial pneumonia. Cr Stedeford was 71 years of age, and leaves a grown up family of one son and four daughters. Arriving in Victoria in the year 1852, deceased joined in the general rush to the gold fields, and after spending some time at Bendigo with varying luck he returned to Melbourne, where he carried on the business of a contractor. Included in the more important works he carried out was a contract for glazing at the Law Courts in Lonsdale street. Councillor Stedeford was prominently known as liquidator in connection with the Metropolitan Bank, which had suffered from the banking crisis. In the carrying out of the duties entrusted to him Councillor Stedeford was eminently successful. During his career in the council he occupied the position of Mayor. He did valuable work for the rate payers, and he always had a thorough grip of municipal matters of local and metropolitan concern. His advice was always highly valued by his colleagues. His quickness in forming an opinion on subjects that came up for discussion was always apparent, and in this way he had the serviceable knack of leading off in discussions, and thus paving the way for rightful decisions being arrived at. That he will be missed from the
council goes without saying, and no one regrets his demise, on account of the warm feelings of personal friendship that existed between them, more than his municipal colleagues. For many years Cr Stedeford occupied a seat on the Melbourne Tramway Trust, and was for twelve years chairman. Members of the Trust have placed on record the valuable services rendered by the deceased gentleman, and have decided to forward a letter of condolence to the family. For 40 years Councillor Stedeford was a Justice of the Peace. He was chair man of the Bench at the sittings of the local Court on Fridays, and here again his keen discernment, strict impartiality and general knowledge of Court work was recognised and appreciated alike by his magisterial colleagues, the legal profession and litigants. Honorary Justices and representatives of the legal profession have expressed themselves in terms of sincere regret at the demise of so valued a member of the Bench as councillor Stedeford undoubtedly proved himself. By the death of Councillor Stedeford, the community loses a gentleman of probity and special worth, one whose standing in the financial and commercial world was a tribute to his marked ability and uprightness of character. Much of the work he has done will long remain, so far as his memory is concerned, as monuments of his zeal and industry. His family have the sympathy of a wide circle of friends and acquaintances in their bereavement. The funeral took place on Wednesday afternoon, the remains being interred in the family vault at the St. Kilda cemetery. There was a large and representative attendance. The pall bearers were—The Mayor of St. Kilda (Sir Henry Weedon, Mr Jno. N. Browne (Town Clerk), Cr Jacoby, Dr Lowe, and Messrs Arnold, Benson, and Hamilton. Amongst others present were Crs Barnett, Love and Sculthorpe, and Mr Fred. Chamberlain chief municipal clerk. A large number of floral tributes were forwarded. The burial service was read by the Rev. Mr Pennicott, of Christ Church. St. Kilda. The coffin was a handsome heavy oak one, with silver mountings, and contained the inscription, " Cr John Stedeford, J P." The mortuary arrangements were in the efficient hands of Messrs W. G. Apps and Sons.

Probate

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Australian Bureau of Statistics.
Retail Price Index developed by the Australian Bureau of Statistics.

i-Heritage search results: Abstract of Building Identification Form (BIF)

313 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations Shop front replaced - paired ingo's; verandah gone (inappropriate - reinstate original design/sympathetic alternative) signs added
(inappropriate - remove/reinstate sympathetic alternative)

North and West Melbourne Conservation Study (1983)
BIF 1985 shows 313, 315 with no verandah, as assessment was done from images- tree obscured 315 (i-Heritage image shows verandah rebuilt)

Lewis, M. Australian Architecture Index:
'71911 Cockram, Thomas & Co Stedeford, - West Melbourne VIC City of Melbourne registration no 8541 [Burchett Index]. Fee 6.13.0 three shops & dwellings Victoria & Chetwynd 1880 10 12'
See also:
'71912 Cockram & Connelly Stedeford, J W - 11 Howard St West Melbourne VIC City of Melbourne registration no 8572 [Burchett Index]. Fee 1.15.0 shop 1880 11 1; 71913 Stedeford, J W - 11 Howard St West Melb Morton, - West Melbourne VIC City of Melbourne registration no 8573 [Burchett Index]. Fee 2.2.0 shop 1880 11 1 71914 Stedeford, J - 11 Howard St West Melbourne Stedeford, J West Melbourne VIC Shops 1882 02 28 -City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops) 71918 Stedeford, J - Fitzroy St , St. Kilda Stedeford, J West Melbourne VIC City of Melbourne registration no 420 [Burchett Index]. Fee 3.3.0 shop & dwelling 1883 08 6'

Sands & McDougall Directory of Victoria
S side, near Eades Pl, west from Chetwynd 1930
311 Vacant
313 Parkinson, F., tbcnst
315 Negus, H. B., butcher

1893
311 Vacant
313 Parkinson, F., tbcnst
315 Negus, H. B., butcher

1885
SURVEYED PLACES

80 Finnigan, James fruiterer
82 Ogg, Thomas hair dresser
84 Greig, Mrs Ann dress maker
86 Conway & Son, grocers...
Eades Pl

1883
82 Mountain, John L
84 Greig, Mrs Ann dress maker
86 Conway & Son, grocers...

1880
82 Manuel, Freeman
84 Roberts, William, tailor
86 Conway & Son, grocers
100 Ekman, Reinhold bedding factory and furniture warehouse
Eades pl

City of Melbourne Valuers Books

1891, 457-8 owner John Steadford (sic) 313-15 BH 4 rooms 13x70 £ 60 each
Henry Farqher, John Illman
(Conway)

1885,
(Chung 72 BH 5 rooms)
1477-8, owner John Stedeford BH 5 rooms 13x78 £ 60 each
(Conway BH 5 rooms)

1884,
(Chung 72 BS 5 rooms 24x72)
1430-1, owner John Stedeford BH 5 rooms 13x78 £56 each
80 Sam Heybalion?, 82 Thos Ogg
(Conway BS 5 rooms 84)

1883,
(Chung 72 BS 5 rooms 24x72)
1452-3, owner John Stedeford BS 5 rooms 13x78 £56 each
Dvd Dare?, Jno Mountain
(Conway BS 5 rooms 84)

1882
(Chung 72 BS 5 rooms 24x72)
1452-3, owner John Stedeford BS 5 rooms 13x78 £50 each
Dvd Dare?, Jno Mountain
(Conway BS 5 rooms 84)

1881
(Chung 72 BS 5 rooms 24x72)
1446-7, owner John Stedeford BS 5 rooms 13x78 £50 each
80 Ptr Nicholson ?, 82 Rob Steele
(Conway BS 5 rooms 84)

1880
(Chung 72 BS 5 rooms 24x72)
1436, owner John Stedeford BH 5 rooms 18x78 £32
(Conway BS 5 rooms )

1879
(Chung 72 BH 4 rooms 20x72)
1436, owner John Stedeford BH 5 rooms 27x78 £32
82 Manuel Freeman, plasterer

Property number: 109709
| Victoria Street | 315 | Stedeford's shop and residences, part 313-315 Victoria Street |

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1880
- Creation era:
  - Early Victorian-era
  - Victorian-era
  - Edwardian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**

- ‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Wednesday 17 December 1873
- ‘THE ACCIDENT AT THE POST OFFICE. TO THE EDITOR OF THE ARGUS.
  Sir,-After the numerous accidents which have lately occurred on the gold fields having fatal results, and the public attention which has been directed to accidents of this description, I cannot be at all surprised at the feeling that would arise in many persons’ minds when it was known that one of the men, named Charles Henslem, engaged in painting the upper portion of one of the rooms of the General Post-office had lost his life by falling from the scaffold; but it is scarcely a sufficient justification for such a misrepresentation of facts as appears in the account given by your evening contemporary, which states that the rope which supported the part of the scaffolding he was working upon gave way, implying of necessity that the rope and scaffolding used were insufficient for the purpose—a direct misrepresentation of facts. It further states there is some feeling existing amongst the Post-office people against Mr. Stedeford, the contractor, &c. The greater part of the work requiring the use of scaffolding is completed, and, I fully believe to the satisfaction of the officials of the department. The whole of the work has been carried on under the supervision of a clerk of works appointed by the Public Works department, and while not for one moment attempting to shift or thrust responsibility on his shoulders, the staging and all connected with it has been under his supervision, and remarks were freely made at the time the scaffold was erected by many persons competent to judge that it was more than sufficient for the purpose required. The unfortunate man met his death not from the scaffolding ropes giving way, but through the rope by which he was lowering one of the planks to a lower portion of the building catching his foot, particulars of which will be fully disclosed at the inquest. The latter portion of the report to which I refer is simply of the highly sensational description that that paper delights to use to sport with the feelings of its readers, and while no person can more sincerely regret this fatal accident, I could not allow the imputations intended to be cast upon me to remain unanswered.
  I am, &c.,
  JOHN STEDEFORD, Contractor.
  3 Howard-street, West Melbourne'

- ‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Friday 7 August 1885
- ‘THE WEST MELBOURNE BOWLING CLUB.
  ‘The annual dinner in connexion with the West Melbourne Bowling Club was held at Clements Hotel, Swanston street, last night Mr George Blyth, president of the club, was in the hair ...The prize given by the late vice president, Mr G Elliot, a set of dessert knives and forks, was in his absence presented by Mr John Stedeford, and received by Mr Montgomerie, on behalf of the winner, Mr. C. J. Hayward, who was also absent ‘

- ‘Mercury and Weekly Courier’ (Vic. : 1878 - 1903) Thursday 3 December 1896
- ‘MR JOHN STEDEFORD of St Kilda, in the latest of his celebrated epistles, states ‘that’ daily conversations with prominent citizens and ratepayers in various districts have convinced him that there is a general feeling against the proposed expenditure on railways to the Northern suburbs. He trusts that Parliament, “free from influences which manifestly sway some members of the railway committee,” will refuse to undertake the expenditure. There are many people so cruel as to think that JOHN STEDEFORD himself is not altogether free from the influences of the nature he refers to. It has been shown that STEDEFORD’S interests are by no means alien to those of the Tram way Company, even although a certain large parcel of shares are not in. his own name... ’

- ‘Prahran Chronicle’ (Vic. : 1894 - 1906; 1914 - 1918)
Stedeford was eminently successful. During his career in the council (24 years) he had never from his council duties, remarking at the time that during his lengthy career in the council (24 years) he had never previously applied for such lengthy leave. That he was not in good health at the time was proved by the fact that he was since confined to his bed. The cause of death was bronchial pneumonia. Cr Stedeford was 71 years of age, and leaves a grown up family of one son and four daughters. Arriving in Victoria in the year 1852, deceased joined in the general rush to the gold fields, and after spending some time at Bendigo with varying luck he returned to Melbourne, where he carried on the business of a contractor. Included in the more important works he carried out was a contract for glazing at the Law Courts in Lonsdale street. Councillor Stedeford was prominently known as liquidator in connection with the Metropolitan Bank, which had suffered from the banking crisis. In the carrying out of the duties entrusted to him Councillor Stedeford was eminently successful. During his career in the council he occupied the position of Mayor. He did valuable work for the rate payers, and he always had a thorough grasp of municipal matters of local and metropolitan concern. His advice was always highly valued by his colleagues. His quickness in forming an opinion on subjects that came up for discussion was always apparent, and in this way he had the serviceable knack of leading off in discussions, and thus paving the way for rightful decisions being arrived at. That he will be missed from the council goes without saying, and no one regrets his demise, on account of the warm feelings of personal friendship that existed between them, more thin his municipal colleagues. For many years Cr Stedeford occupied a seat on the Melbourne Tramway Trust, and was for twelve years chairman. Members of the Trust have placed on record the valuable services rendered by the deceased gentleman, and have decided to forward a letter of condolence to the family. For 40 years Councillor Stedeford was a Justice of the Peace. He was chair man of the Bench at the sittings of the local Court on Fridays, and here again his keen discernment, strict impartiality and general knowledge of Court work was recognised and appreciated alike by his magisterial colleagues, the legal profession and litigants. Honorary Justices and representatives of the legal profession have expressed themselves in terms of sincere regret at the demise of so valued a member of the Bench as councillor Stedeford undoubtedly proved himself. By the death of Councillor Stedeford, the community loses a gentleman of probity and special worth, one whose standing in the financial and commercial world was a tribute to his marked ability and uprightness of character. Much of the work he has done will long remain, so far as his memory is concerned, as monuments of his zeal and industry. His family have the sympathy of a wide circle of friends and acquaintances in their bereavement. The funeral took place on Wednesday afternoon, the remains being interred in the family vault at the St. Kilda cemetery. There was a large and representative attendance. The pall bearers were—The Mayor of St. Kilda (Mr. John Stedeford, J. P.) Mr. Fred. Chamberlain chief municipal clerk. A large number of floral tributes were forwarded. The burial service was read by the Rev. Mr. Pennicott, of Christ Church. St. Kilda. The coffin was a handsome heavy oak one, with silver mountings, and contained the inscription, " Cr. John Stedeford, J. P." The mortuary arrangements were in the efficient hands of Messrs W. G. Apps and Sons.”

**Probate**

'John Stedeford Gent Loch St, St Kilda 22 Apr 1913 130/364 VPRS 28/P3, unit 383; VPRS 7591/P2, unit 497 Real estate £25,700 personal £6468’ 

Executor: Geo C Arnold, John C Stedeford.

Real Estate: two storey brick houses 119-129 Queensberry St, North Melbourne £3000 value; CA 10&11/3 Jika Jika; Shop and residence five rooms brick 188 Abbotsford St, North Melbourne £475; 287-291 Victoria St three single-fronted brick shops and residences and brick cottage of three rooms £1125; three two-storey brick houses 166-170 Roden Street (demolition) £1275; 216 Glenlyon Road, Brunswick; also 137-141 Abbotsford Street, North Melbourne; 40, 194, 214-218 Dudley Street, West Melbourne 313-315 Victoria Street, West Melbourne; 633-635 Spencer Street; 279-285 Victoria St four two-storey brick shop and residences, six rooms at corner, others five rooms, £750...etc.

**Australian Bureau of Statistics.**

Retail Price Index developed by the Australian Bureau of Statistics.

i-Heritage search results: Abstract of Building Identification Form (BIF)
### Surveyed Places

**315 Victoria Street West Melbourne 3003**

**Heritage Gradings**
- Building Grading: Streetscape Level Laneway Level D

**Conservation Study Details**
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted

**Construction Date**

**Source for Construction Date**

**Architect**
- Not Assessed

**Builder**
- Not Assessed

**First Owner**
- Integrity Fair

**Integrity Condition**
- Fair

**Original Building Type**
- History Not Assessed

**Description/Notable Features**
- Not Assessed

**Statement of Significance**
- Not Assessed

**Recommended Alterations**
- Shop front replaced - paired ingo's; verandah gone (inappropriate - reinstate original design/sympathetic alternative) signs added
- (inappropriate - remove/reinstate sympathetic alternative)

**Other Comments**
- 315 obscured.

**North and West Melbourne Conservation Study (1983)**

BIF 1985 shows 313, 315 with no verandah, as assessment was done from images - tree obscured 315 (i-Heritage image shows verandah rebuilt)

#### Lewis, M. Australian Architecture Index:

- '71911 Cockram, Thomas & Co Stedeford, - West Melbourne VIC City of Melbourne registration no 8541 [Burchett Index]. Fee 6.13.0 three shops & dwellings Victoria & Chetwynd 1880 10 12'

See also:

- '71912 Cockram & Connelly Stedeford, J W - 11 Howard St West Melbourne VIC City of Melbourne registration no 8572 [Burchett Index]. Fee 1.15.0 shop 1880 11 1
- 71913 Stedeford, J W - 11 Howard St West Melb Morton, - West Melbourne VIC City of Melbourne registration no 8573 [Burchett Index]. Fee 2.2.0 shop 1880 11 1
- 71914 Stedeford, J - 11 Howard St West Melbourne Stedeford, J West Melbourne VIC Shops 1882 02 28 - City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops)
- 71918 Stedeford, J - Fitzroy St , St. Kilda Stedeford, J West Melbourne VIC City of Melbourne registration no 420 [Burchett Index]. Fee 3.3.0 shop & dwelling 1883 08 6'

#### Sands & McDougall Directory of Victoria

S side, near Eades Pl, west from Chetwynd

1930
- 311 Vacant
- 313 Parkinson, F., tbcnst
- 315 Negus, H. B., butcher

1893
- 311 Vacant
- 313 Parkinson, F., tbcnst
- 315 Negus, H. B., butcher

1885
- 80 Finnigan, James fruiterer
- 82 Ogg, Thomas hair dresser
- 84 Greig, Mrs Ann dress maker
- 86 Conway & Son, grocers...

*Eades Pl*

1883
- 82 Mountain, John L
- 84 Greig, Mrs Ann dress maker
- 86 Conway & Son, grocers...

1880
- 82 Manuel, Freeman
- 84 Roberts , William, tailor
- 86 Conway & Son, grocers
- 100 Ekman , Reinhold bedding factory and furniture warehouse

*Eades Pl*

City of Melbourne Valuers Books

- 1891, 457-8 owner John Steadford 313-15 BH 4 rooms 13x70 £ 60 each
- Henry Farqther, John Illman (Conway)

1886,
- (Jas Finnigan/Geo Chung 72 BH 5 rooms) 477-8, owner John Stedeford BH 5 rooms 13x78 £ 60 each
- (Gray/Conway BH 5 rooms)

1885,
- (Chung 72 BH 5 rooms) 1477-8, owner John Stedeford BH 5 rooms 13x78 £ 60 each
- (Conway BH 5 rooms)

1884,
- (Geo Chung 72 BS 5 rooms 24x72) 1430-1, owner John Stedeford BH 5 rooms 13x78 £56 each
- 80 Sam Heybalion?, 82 Thos Ogg (Conway BS 5 rooms 84)

1883,
- (Geo Chung 72 BS 5 rooms 24x72) 1452-3, owner John Stedeford BS 5 rooms 13x78 £56 each
- Dvd Dare?, Jno Mountain (Conway BS 5 rooms 84)

1882
- (Geo Chung 72 BS 5 rooms 24x72) 1452-3, owner John Stedeford BS 5 rooms 13x78 £50 each
- Dvd Dare?, Jno Mountain (Conway BS 5 rooms 84)

1881
- (Geo Chung 72 BS 5 rooms 24x72) 1446-7, owner John Stedeford BS 5 rooms 13x78 £50 each
- 80 Ptr Nicholson ?, 82 Rob Steele (Conway BS 5 rooms 84)

1880

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Graeme Butler & Associates 2015: Appendix 2: 1198
## Surveyed Places

(Geo Chung 72 BS 5 rooms 24x72)

1436, owner John Stedeford  BH 5 rooms **18x78 £32**

(Conway  BS 5 rooms )

1879

(Geo Chung 72 BH 4 rooms 20x72)

1436, owner John Stedeford  BH 5 rooms **27x78 £32**

82 Manuel Freeman, plasterer

(Conway  BS 5 rooms )

1877, 1386 Wallace x-out to Stedeford 82 27x72 BH 5 rooms £32

### Property number: 109710

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:** 1

**Proposed Streetscape Level:** 1

**What date or era does the place express (if any)?**

- **Creation date (if available)?** 1869

- **Creation era?**
  - ✔ Victorian-era
  - ✗ Edwardian-era

**What are the heritage values of the place (if any)?**

- ✔ Aesthetic value
- ✔ Historical value
- ✗ Scientific value
- ✗ Social value
- ✗ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- ✔ Contributory to precinct
- ✗ Not significant or contributory

- ✔ Significant individually
- ✗ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.4 Developing a retail centre

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Bernard Conway in the Australia, Death Index, 1787-1985

- Name: Bernard Conway
- Birth Year: abt 1847
- Age: 75
- Death Place: Oakleigh, Victoria
- Father’s name: Patrick Conway
- Registration Year: 1922
- Registration Place: Victoria
- Registration Number: 2805

Probate
`Bernard Conway Grocer West Melbourne 27 Feb 1922
183/004 VPRS 28/P3, unit 1226; VPRS 7591/P2, unit 656`
Real estate £1550, personal £755: Vol 1525 Fol. 304920
North Melbourne 310 Victoria Street - two storey brick shop and storeroom at ground level, three dwelling rooms on the upper level - outbuildings of brick water closet, small weatherboard storeroom, let as wine and spirit and grocers £1000 value; Oakleigh property £500.

City of Melbourne on-line maps
Compiled Crown Record Plan: part J Watson Crown Grant CA1/K, North Melbourne
MMBW 1895: DP shown as 317 with recessed shopfront entry, 319 with street verandah returning into Eades Place.

Newspapers:
`The Argus' : 27/7/1860
WANTED, TENDERS for BRICK and STONE WORK, and Excavating. Also for the supply of 8,600 bricks. Apply P. Bevan, Spencer-street, near the Asylum.

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 17 August 1860
'TENDERS WANTED, for BRICKLAYEBS' WORK. Eight rooms. Labour only. Bluestone building, Barry-street, North Melbourne. _
REQUIRED, for SLATING and G. Apply P. Bevan, Spencer-street, near Asylum.

'The Argus': 31/10/1862

'The Argus' (Melbourne, Vic. : 1848 - 1957) 8 January 1870
SHOP and five ROOMS, with balcony, in best part of Victoria-St. west Apply P. Bevan, Spencer-street, near Asylum.

'Independent' (Footscray, Vic. : 1883 - 1922) (about)
Saturday 13 August 1887
ORDINARY IBUSINESS (Footscray).
Cr. Warren presented a letter from Philip Bevan and Son, notifying their intention of establishing a carriage factory at the rear of the Church of England, and asking to be granted the use of a piece of land abutting on the railway, at the north end of Hyde street. A motion by Cr. Warren and seconded by Cr. Truman that the land be let to Messrs. Bevan and Son, at the rate of 1s. Per annum renewable yearly

'A DARING OUTRAGE. MAN ATTACKED AT HOME. Masked and Armed- Intruders.
Mr Bernard Conway a grocer, of 119 Victoria street West Melbourne, was the victim of a brutal and daring assault and robbery by two masked and armed men in ins own house on Saturday afternoon After he had been working in the back yard Mr Conway entered the house and went up stairs He was going into the sitting room when two men, with black handkerchiefs over their faces and one with a revolver came out of his bedroom Mr Conway asked what they wanted, but the reply he received was a heavy blow on the side of the head The blow partly dazed Mr Conway and a short struggle followed One of the men caught Mr Conway by the throat and forced him hack on

the bed where he was struck several times on the head, and rendered partly unconscious While the struggle was going on one of the men called to the other tie his legs and an unsuccessful attempt was made to do so with a handkerchief. Surprised with meeting with such resistance the men lost no time in getting off the premises Mr Conway called for help while being maltreated but his cries for assistance were unheeded as the only other occupant of the house was Mr Conway's invalid sister who was asleep and only woke in time to see the men running down stairs Mr Conway had four £1 notes in his trousers pocket and these were taken He had 5/- in silver and a watch and gold chain in his waistcoat pockets but these were overlooked Mr Conway reported the matter to the police and was subsequently treated by Dr Hughes for black eye and extensive e bruises on the left side of the face which was all quite black to the throat It is believed that the men entered at the side gate and as the doors of the house were not locked entry was an easy matter Mr Conway was in the habit of banking about every fortnight and only a day before took £35 to the bank. The offender» seem to have known that Mr Conway was in the habit of keeping money on the premises and the affair was evidently a deliberately planned one Detectives Commons und Ashton have the case in hand.'

Lewis, M. Australian Architecture Index:
'19 03 1869 City of Melbourne registration no 3108 [Burchett Index]. Fee 1.10.0 shop Victoria & Eades Place Owner Bevan, Philip
Builder Bevan, Philip;
8 02 1865 City of Melbourne registration no 696 [Burchett Index]. Fee 2.0.0 a building Victoria near cnr. Victoria St & Eades Place Owner Bevan, Philip
Builder Bevan, Philip'

Other Philip Bevan Building Permit Applications:
'77019 Bevan, Philip - engineer - Latrobe & Spencer Sts. Bevan, Philip Melbourne VIC Houses 1880 10 19'

i-Heritage search results: Abstract of Building Identification Form (BIF)
317 TO 319 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 1
Conservation Study Details
Precinct Conservation Management Plan North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian Period 1850-75 - Early Victorian Construction Date
Source for Construction Date NWMCS Architect
Builder Not Assessed
First Owner
Soon after this shop and residence was built in 1869 for Philip Bevan the ironmonger, it was taken over by Patrick Conway, a grocer and provisions dealer, who remained there until 1881 when it passed into the hands of Bernard Conway, presumably his son. In 1900, Bernard Conway was still there, and today the building fulfills a grocery-allied role. Of note is that Bevan applied to construct a
SURVEYED PLACES

building' (large) in 1865 at the Eades Place, Victoria Street Corner in 1865.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features
A two-storey stuccoed brick shop and residence with a timber street verandah. String, cornice and architrave moulds embellish the simple elevation, whilst quoining and a scrolled and gabled entablature marks the important splayed corner of the building. Notable features include post supported shop verandah.

Statement of Significance
Architecturally, a generally original, simply and successfully elevated corner building with part of a timber verandah, of value as a pre-Corporation device, and a major part of a streetscape: of regional importance. Historically, a continuing and prominent corner grocery establishment owned by one family for a considerable period and one of the earlier shops in Victoria Street; of local importance.

Recommended Alterations
Consider rebuilding shop fronts; rebuild missing and altered verandah section; repaint in original or typical colours; re-zone to Local Business. Street lamp and traffic light through verandah (inappropriate - reinstate sympathetic alternative/ remove) shop fronts replaced-317-LH ingo; verandah incomplete-eaves pl - first bay (inappropriate - reinstate original design/sympathetic alternative)

Other Comments Integrity - All shop fronts have gone; the western and southern part of the verandah have gone, the most westerly section having been altered and penetrated by traffic lights and a tramways pole. Streetscape - A major corner part of a valuable streetscape.

Sands & McDougall Directory of Victoria S- side
1893
315 Wardley, Miss D., btchr
317 Grieg, Miss J. A., miler
321 Conway, B., grocer
Eades pl

1920
315 Negus, H. B., btchr
315 Negus, Jos. L. E.
317 Jeffrie, Jno., frtr
319 Conway, B., grocer,
Rod en st
Eades pl

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
317-19 Victoria Street
1870, 1343 ; 1873, 1403; 1885-86, 477;

City of Melbourne Valuers Books
1867, 1273
(Wallace 82 Victoria St)
P Bevan owner-occupier 86 Victoria St B Shop 2 room, £40
(Smith 100 Victoria St)

1868, 1297
(Wallace 82 Victoria St)
P Bevan owner-occupier 86 Victoria St B 3 room, £40
(Smith 100 Victoria St)

North and West Melbourne Conservation Study (1983)

History
Soon after this shop and residence was built in 1869 for Phillip Bevan the ironmonger, it was taken over by Patrick Conway, a grocer and provisions dealer, who remained there until 1881 when it passed into the hands of Bernard Conway, presumably his son. In 1900, Bernard Conway was still there, and today the building fulfils a grocery-allied role. Of note is that Bevan applied to construct 'a building' (large) in 1865 at the Eades Place, Victoria Street Corner in 1865.

Description
A two-storey stuccoed brick shop and residence with a timber street verandah. String, cornice and architrave moulds embellish the simple elevation, whilst quoining and a scrolled and gabled entablature marks the important splayed corner of the building.

Integrity - All shop fronts have gone; the western and southern part of the verandah have gone, the most westerly section having been altered and penetrated by traffic lights and a tramways pole. Streetscape - A major corner part of a valuable streetscape.

Significance
Architecturally, a generally original, simply and successfully elevated corner building with part of a timber verandah, of value as a pre-Corporation device, and a major part of a streetscape: of regional importance. Historically, a continuing and prominent corner grocery establishment owned by one family for a considerable period and one of the earlier shops in Victoria Street; of local importance.

Recommendations
Consider rebuilding shop fronts; rebuild missing and altered verandah section; repaint in original or typical colours; re-zone to Local Business.

Property number: 109711
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street 325-341 Car Park, site of Ekman and Sons Furniture Warehouse and North and West Melbourne Coffee Palace

Survey Notes:
Corner site to Roden St, adding prominence, recent unrelated paving and landscaping, significant Victorian-era buildings demolished c1974

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1886-
Creation era?
✓ Victorian-era
☐ Edwardian-era
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
☐ Contributory to precinct
✓ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

6.6 Streetmaking, drainage and river works
6.7 Transport

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
MMBW
DP 1895: site of major and significant buildings- Ekman R A & Sons Furniture Warehouse and North Melbourne Coffee Palace 339-341, all with cellars (filled in?)

Lewis, M. Australian Architecture Index:
71926 Lemon, Robert - Barry St Carlton Ekman, R A West Melbourne VIC City of Melbourne registration no 2302 [Burchett Index]. Fee 7.7.0 buildings; architect JK Jowett, 1886 07 26
R.A. Eckman & Sons, cabinet makers, upholsterers, furniture warehousemen, 100 Victoria St., West Melbourne, corner of King St. W. Melbourne branch begun 1876; whole business transferred 1878. Present building 1875. 4 Stories, 75 ft. tower, 132 ft. to Victoria St., 165 ft. to King and Roden Sts.. Part occupied by West Melbourne Coffee Palace and part by Kennedy & Sons, drapers. Illustr. appear to be three separate buildings to Victoria Street. (n.b. this group was demolished C.1974(?)-M.L.)

J.K. Jowett, architect, Everton - cottage, Barry St., Carlton. Notice to contractors - extension of time for building 3 storey furniture factory, drapery, warehouse and coffee palace for R.A. Ekman, Esq. Argus 17.7.1886, p 14

Sands & McDougall Directory of Victoria
1893
321 Conway, B., grocer Eades pl
331 Ekman R A & Sons furniture warehouse. 337 Sachs,J .,& Co, drapers
341 North & WestMelbourne coffee palace--Walker, Thomas, proprietor
313 Eggers, Miss W.,fcyrep

Property number: 109712
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street 343
McGlone’s shop and residence part
Victoria Buildings, 343-345 Victoria Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: C

Existing Streetscape Level: 1
Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1887
Creation era? ☑ Early Victorian-era
☑ Edwardian-era

What are the heritage values of the place (if any)?

☐ Aesthetic value ☑ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:
‘The Argus’: 25/9/1909

Probate, VPRO
‘John McGlone Ex Constable Parkville 7 May 1914
136/075 VPRS 28/P3, unit 483; VPRS 7591/P2, unit 517’
Executor: Peter McGlone of Parkville coach body maker, Mary Ann Lynch of 16 Wimbble Street - real estate £1700, personal 115; 343 Victoria Street - two storey brick shop, six rooms and cellar, brick partitions, on part CAS/L conveyed in 1877 Edward McCarthy and Christopher Martin, North Melbourne saddlers of 113 Victoria Street, and John McGlone police constable see RGO book 266, no. 503 - let for 30/- per week £900 value. Also 144, 146 Franklin Street, West Melbourne etc.

i-Heritage search results: Abstract of Building Identification Form (BIF)
343 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date Parapet Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include intact shop front.
Statement of Significance
Not Assessed
Recommended Alterations
Shop front (sympathetic - reinstate original design) Street verandah gone (inappropriate - reinstate original design/sympathetic alternative) shop fronts replaced; parapet urns (inappropriate - reinstate original design)

Lewis, M. Australian Architecture Index:
‘28 01 1887 City of Melbourne registration no 2612 [Burchett Index]. Fee 3.10.0 three(2 plus basement?)-storey shop & dwelling?
Victoria - near King
Owner McGlone, John
Builder Hughes, Patrick - Queensberry St Hotham’
also
‘83115 Hughes, Patrick - Melrose St Hotham Hill McGlone, John Parkville VIC House   1889 05 2’

Sands & McDougall Directory of Victoria
S Side, Roden to Hawke/King
1930
343 Eggers, Miss W., fancy goods
345 Allmand, Geo. W., news agent
347 Athenis, J., fishmonger
349-351 Angwin, C. W., dentist
SURVEYED PLACES

1925
339 Cooney, Ant.
341 Baines, Miss D., mus dl
341 Cooney, A., bid sin
343 Caffry, Mrs E., cstmr
343 Eggers, Miss W., fcy gds
345 Pound & Jackson, news agents
345 Brazil, West Melbourne.

1915
339 W. Melb Coff Pal Morris, G. L. mgr
341 Batiste, C. O., & Hande, J., frtrs
343 Caffry, Mrs E., cstmr
343 Eggers, Miss W., Fcy gds
345 Tritton, H. F., stnr
347 Cohen, C. H., pnbrkr
349 Angwin, C. W., dntst
351 Duller, M. J., tailor
355 Mannix, Mrs Ellen confr

1904
343 Eggers, Miss Wilhelmena., fancy repsty
345 Wilson, Mrs Mary furniture dealer
347 Cohen, C H pawnbrk

ROW

1893
341 North & West Melbourne coffee palace--Walker, Thomas, proprietor
343 Eggers, Miss W., fcy repsty
345 Luckman, Alfred, btchr
347 Colonial Bank of Australasia (branch)- McDonald, Thos., mgr
347 Alexander J. n o., signwr
349 Craig, John, bookseller
351 Andrews, C. 11., tailor

1880

City of Melbourne Valuers Books
1891, 464-(Ekman)
-, John McGlone 343 BS 6 rooms 20x80 £100
William Witherspoon, Jno Steadford, 345 BS 3 flats
15x80 £100
Colonial Bank, Thomas Noonan 347 B bank 15x80 £100
as above-off B store 20x80 £18
(Sewart)

1886 483-(Ekman)
Rob Morton John McGlone land B smithy 20x80 £26
Chas Cooke, John Stedeford, BS 2 flts 18x80 £100
Bank, Thomas Noonan 347 B bank 15x80 £100
as above-off B store 20x80 £18
(Sewart 6x BS 5 rooms)
SURVEYED PLACES

| Victoria Street | 345 | John Stedeford's shop and residence, part Victoria Buildings, 343-345 Victoria Street |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

- Existing grading: D
- Proposed Grading: C

What date or era does the place express (if any)?

- Creation date (if available)? 1883
- Creation era? Early Victorian-era
- Victorian-era
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Not assessed for heritage values
- Social value

Is the place in a Heritage Overlay?

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any):

- Revise Heritage Places Inventory July 2015.

References (if any):

Probate, VPRO
‘John McGlone Ex Constable Parkville 7 May 1914 136/075 VPRS 28/P3, unit 483; VPRS 7591/P2, unit 517’

Executor: Peter McGlone of Parkville coach body maker, Mary Ann Lynch of 16 Wimble Street - real estate £1700, personal 115; 343 Victoria Street - two storey brick shop, six rooms and cellar, brick partitions, on part CAS/L conveyed in 1877 Edward McCarthy and Christopher Martin, North Melbourne saddlers of 113 Victoria Street, and John McGlone police constable see RGO book 266, no. 503 - let for 30/- per week £900 value. Also 144, 146 Franklin Street, West Melbourne etc.

Victorian Titles Office

Owners
1883 John Stedeford of Howard St, Hotham part CAS/L
North Melbourne
1893-1898 Mortgage to Jas Cooney
1906 David Bowman, painter & decorator
1912 Henry Frank Tritton, of 349 Victoria St newsagent
122 August Henry Frank Tritton dies probate to Thomas Alston, solicitor, Ellen Mary and Anna Norma Tritton of Canterbury
1939 Ellen Mary and Anna Norma Tritton
1939 Arthur Frank Tritton
1974 Lomsky, Leslie & Edith
1993 Terry D Matassoni

Newspapers:

‘The PARTNERSHIP heretofore subsisting between EDWARD MCCARTHY and CHRISTODHER MARTIN, saddlers and carried out at Elisabeth-street, in the city of Melbourne, and at Victoria-street. West Melbourne, under the style or firm at M’Carthy and Martin, has this day been DISSOLVED by mutual consent All debts due to and by the late firm will be received and paid ... by the said Edward McCarthy, who will continue to carry on the said business at the above address, under the style of Edward McCarthy.
Dated the 24th day of December, 1554.
EDWARD M’CARTH.
CHRISTOPHER MARTIN.’

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Thursday 3 November 1892
‘REPORTED ROBBERY OF £500. A WEST MELBOURNE SADDLER VICTIMISED.
A robbery of a simple and yet extraordinary character was reported to the police yesterday by Mr. Christopher Martin, saddler, of 185 King street, West Melbourne. Mr. Martin’s practice in business has been to have as few transactions with banks as possible,...’

‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Friday 10 February 1893
‘Last Tuesday evening a banquet was tendered to Mr. Edward McCarthy, in the George Hotel, ‘in commemoration of his appointment to the honorary magistracy.’ There were about fifty gentlemen present, Dr. O’Donnell presiding. A heavy toast was presented, including that of the guest of the evening, which was ably proposed by the chairman, and responded to in a very felicitous manner by Mr. McCarthy.’

‘The PARTNERSHIP heretofore subsisting between EDWARD MCCARTHY and CHRISTODHER MARTIN, saddlers and carried out at Elisabeth-street, in the city of Melbourne, and at Victoria-street. West Melbourne, under the style or firm at M’Carthy and Martin, has this day been DISSOLVED by mutual consent All debts due to and by the late firm will be received and paid ... by the said Edward McCarthy, who will continue to carry on the said business at the above address, under the style of Edward McCarthy.
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References (if any):

Probate, VPRO
‘John McGlone Ex Constable Parkville 7 May 1914 136/075 VPRS 28/P3, unit 483; VPRS 7591/P2, unit 517’

Executor: Peter McGlone of Parkville coach body maker, Mary Ann Lynch of 16 Wimble Street - real estate £1700, personal 115; 343 Victoria Street - two storey brick shop, six rooms and cellar, brick partitions, on part CAS/L conveyed in 1877 Edward McCarthy and Christopher Martin, North Melbourne saddlers of 113 Victoria Street, and John McGlone police constable see RGO book 266, no. 503 - let for 30/- per week £900 value. Also 144, 146 Franklin Street, West Melbourne etc.

Victorian Titles Office

Owners
1883 John Stedeford of Howard St, Hotham part CAS/L
North Melbourne
1893-1898 Mortgage to Jas Cooney
1906 David Bowman, painter & decorator
1912 Henry Frank Tritton, of 349 Victoria St newsagent
122 August Henry Frank Tritton dies probate to Thomas Alston, solicitor, Ellen Mary and Anna Norma Tritton of Canterbury
1939 Ellen Mary and Anna Norma Tritton
1939 Arthur Frank Tritton
1974 Lomsky, Leslie & Edith
1993 Terry D Matassoni

Newspapers:

‘The PARTNERSHIP heretofore subsisting between EDWARD MCCARTHY and CHRISTODHER MARTIN, saddlers and carried out at Elisabeth-street, in the city of Melbourne, and at Victoria-street. West Melbourne, under the style or firm at M’Carthy and Martin, has this day been DISSOLVED by mutual consent All debts due to and by the late firm will be received and paid ... by the said Edward McCarthy, who will continue to carry on the said business at the above address, under the style of Edward McCarthy.
Dated the 24th day of December, 1554.
EDWARD M’CARTH.
CHRISTOPHER MARTIN.’

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) Thursday 3 November 1892
‘REPORTED ROBBERY OF £500. A WEST MELBOURNE SADDLER VICTIMISED.
A robbery of a simple and yet extraordinary character was reported to the police yesterday by Mr. Christopher Martin, saddler, of 185 King street, West Melbourne. Mr. Martin’s practice in business has been to have as few transactions with banks as possible,...’

‘North Melbourne Advertiser’ (Vic. : 1873 - 1894) Friday 10 February 1893
‘Last Tuesday evening a banquet was tendered to Mr. Edward McCarthy, in the George Hotel, ‘in commemoration of his appointment to the honorary magistracy.’ There were about fifty gentlemen present, Dr. O’Donnell presiding. A heavy toast was presented, including that of the guest of the evening, which was ably proposed by the chairman, and responded to in a very felicitous manner by Mr. McCarthy.’

References (if any):

Probate, VPRO
‘John McGlone Ex Constable Parkville 7 May 1914 136/075 VPRS 28/P3, unit 483; VPRS 7591/P2, unit 517’

Executor: Peter McGlone of Parkville coach body maker, Mary Ann Lynch of 16 Wimble Street - real estate £1700, personal 115; 343 Victoria Street - two storey brick shop, six rooms and cellar, brick partitions, on part CAS/L conveyed in 1877 Edward McCarthy and Christopher Martin, North Melbourne saddlers of 113 Victoria Street, and John McGlone police constable see RGO book 266, no. 503 - let for 30/- per week £900 value. Also 144, 146 Franklin Street, West Melbourne etc.
**SURVEYED PLACES**

Butler, no date  Adopted

**Architectural Style Victorian**

**Period** 1876-99 - Victorian

**Construction Date**

Source for Construction Date Parapet

**Architect**

**Builder** Not Assessed

**First Owner**

**Integrity** Fair

**Condition** Fair

**Original Building Type**

**Description/Notable Features**

Notable features include intact shop front.

**Statement of Significance**

Not Assessed

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**Lewis, M. Australian Architecture Index:**

`71918 Stedeford, J - Fitzroy St , St Kilda Stedeford, J West Melbourne VIC House; Shop  1883 08 6`

**Sands & McDougall Directory of Victoria**

1930

343 Eggers, Miss W., fancy goods
345 Allmand, Geo. W., news agent
347 Athenis, J., fishmonger
349-351 Angwin, C. W, dentist

1925

339 Cooney, Ant.
341 Baines, Miss D., mus dlr
341 Cooney, A., bid sin
343 Caffry, Mrs E., cstrmr
343 Eggers, Miss W., fcy gds
345 Pound & Jackson, news agents
345 Brazil, West Melbourne.

1915

339 W. Melb Coff Pal Morris, G. L. mgr
341 Batiste, C. O., & Hande, J., frtrs
343 Caffry. Mrs E., cstrmr
343 Eggers, Miss W., fcy gds
345 Tritton, H. F., stnr
347 Cohen, C. H. pnbrkr
349 Angwin, C. W., dnst
351 Duller, M. J., tailor
355 Mannix, Mrs Ellen confr

1904

343 Eggers, Miss Wilhelmena., fancy repsty
345 Wilson, Mrs Mary furniture dealer
347 Cohen, C H pawnbrk

ROW

1893

341 North & WestMelbourne coffee palace--Walker, Thomas, proprietor
313 Eggers, Miss W.,fcyrepy
345 Luckman, Alfred, btchr
347 Colonial Bank of Australasia (branch)- McDonald, Thos.,mgr
Right-of-way
347 Alexander,J n o.,signwr
349 Craig, John, bookseller
351 Andrews, C. 11., tailor

1891, 464-

(Ekman)

-, John McGlone 343 BS 6 rooms 20x80 £100
William Witherspoon, Jno Steadford, 345 BS  3 flats
15x80 £100
Colonial Bank, Thomas Noonan 347 B bank 15x80 £100
as above-off B store 20x80 £18
(Stewart)

1886 483-

(Ekman)

Rob Morton John McGlone land  B smithy 20x80 £26
Chas Cooke, John Stedeford, BS 2 fts 18x80 £100
Bank, Thomas Noonan 347 B bank 15x80 £100
as above-off B store 20x80 £18
(Stewart 6x BS 5 rooms)

1884

(Ekman/McGlone smithy)

1437 Jno Stedeford BS 2firs, 18x80 £80
(McCarthy & Martin 106 BS 3 firs 20x80 £80 / Cullen
108-112 3 BS x-out to Stewart)

1883, 1458-

Rob Morton, J McGlone, smithy
empty, John Stedeford `new shop' written in
Martin McCarthy BS

1880, 1441-

(Ekman)

J McGlone owner-occupier yard 20x80 £12 (343)
Martin, yard 18x80 £12 (345)
Martin & McCarthy owner-occupier BS 2 flats £50 (347)
(Cullen owns 108-112 BH 4 rooms 27x45 £32
each/Straker hotel)

1879, 1442-

(McGlone land 20x80; McCarthy land 18x80,)
Martin & McCarthy owner-occupier BS 2 flats 18x80 £50
(Cullen Bros own ...112...Victoria St each 27x45  3x Brick
4 rooms  £32 each/Straker hotel)

1878, 1429-

(Ekman BO B Workshp etc; McGlone land 20x80; McCarthy land 18x80,)
Martin McCarthy owner-occupier BO 2 flats £50
(Cullen Bros own 108-112 Victoria St 3x Brick 4 rooms
£32 each/(Stone, hotel)

1877, 1390-

(Conway 2x BS 5 rooms/Ekman BS 5 rooms etc 1/4 acre
land)
(Cullen Bros own 108-112 Victoria St 3x Brick 4 rooms
£32 each/(Stone, hotel)

1876, 1405-

Cullen Bros own 3x Brick 4 rooms £32 each/(Straker
hotel)

1875, 1387-

McEwan / Smith x-out to Reinhold Ekman owner-occupier
Cullen, Henry owns 4x B shops 4 rooms each £32 /
(Staker, Fred Stone wood house, hotel)

**Property number:** 109714

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**City of Melbourne Valuers Books**

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**Graeme Butler & Associates 2015: Appendix 2:**  1206
### Surveyed Places

**Victoria Street 347**  
**Colonial Bank of Australasia (branch)**

#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

#### Existing Streetscape Level: 1  
Proposed Streetscape Level: 1

#### What date or era does the place express (if any)?

- Creation era:  
  - Victorian-era
  - Post WW2

#### What are the heritage values of the place (if any)?

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Scientific value</th>
<th>Social value</th>
<th>Not assessed for heritage values</th>
</tr>
</thead>
</table>

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct  
  - Not significant or contributory
  - Contributory to precinct
  - Significant individually

#### What are the historic themes represented by the place?

5.4 Developing a retail centre

#### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

#### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  - 347 VICTORIA STREET WEST MELBOURNE 3003
    - Building Grading Streetscape Level Laneway Level
    - D 1
  - Conservation Study Details
  - Precinct Conservation Management Plan
  - North and West Melbourne Heritage Precinct
  - Conservation Study: Study and Date, Status
  - North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

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**Songbird Material:**

- Lewis, M. Australian Architecture Index:  
  - '7765 West Melbourne VIC Banks Jobbins, George 1885 2 14'
  - 'George Jobbins. Tenders wanted for alterations to premises in Victoria St., West Melbourne, for the Colonial Bank of Australasia. Argus 14.2.1885, p 15'

**Newspapers:**

- 'North Melbourne Advertiser' (Vic. : 1873 - 1894)  
  - Friday 13 March 1885
  - 'We understand that the directors of the Colonial Bank of Australasia have taken the premises of Mr. McCarthy, saddler, Victoria street, for a term of seven years, where they purpose opening a branch establishment in about a month's time. Mr. M'Carthy will carry on business as usual in commodious premises at the rear of the present building, which is adapted in every way for the manufacture of harness 'and general saddlery. (City of Melbourne Valuers Books 1884, 1438 McCarthy & Martin 106 Victoria St, 3 flats 20x80)'

**Sands & McDougall Directory of Victoria**

- 1930  
  - 343 Eggers, Miss W., fancy goods
  - 345 Allmand, Geo. W., news agent
  - 347 Athenis, J., fishmonger
  - 349-351 Angwin, C. W., dentist

- 1925  
  - 339 Cooney, Ant.
  - 341 Baines, Miss D., mus dr
  - 341 Cooney, A., bid sin
  - 343 Caffry, Mrs E., cstmr
  - 343 Eggers, Miss W., fcy gds
  - 345 Pound & Jackson, news agents
  - 345 Brazil, West Melbourne.

- 1915  
  - 339 W. Melb Coff Pal Morris, G. L. mgr
  - 341 Batiste, C. O., & Hande, J., frtrs
  - 343 Caffry, Mrs E., cstmr
  - 343 Eggers, Miss W., Fcy gds
  - 345 Tritton, H. F., stnr
  - 347 Cohen, C. H., pnbrkr
  - 349 Angwin, C. W., dntst
  - 351 Duller, M. J., tailor
**SURVEYED PLACES**

355 Mannix, Mrs Ellen confr

1904
343 Eggers, Miss Wilhelmena, fancy reptys
345 Wilson, Mrs Mary furniture dealer
347 Cohen, C H pawnbrk
ROW

1893
341 North & West Melbourne coffee palace--Walker, Thomas, proprietor
313 Eggers, Miss W.,fcyrepy
345 Luckman, Alfred, btchr
347 Colonial Bank of Australasia (branch)- McDonald, Thos.,mgr
Right-of-way
347 Alexander J., no., signwr
349 Craig, John, bookseller
351 Andrews, C. 11., tailor

**City of Melbourne Valuers Books**

1891, 464-
(Ekman)
- John McGlone 343 BS 6 rooms 20x80 £100
William Witherspoon, Jno Stedeford, 345 BS 3 flats 15x80 £100
Colonial Bank, Thomas Noonan 347 B bank 15x80 £100 as above-off B store 20x80 £18
(Stewart)

1886 483-
(Stewart)
Rob Morton John McGlone land B smithy 20x80 £26
Chas Cooke, John Stedeford, BS 2 flts 18x80 £100
Bank, Thomas Noonan 347 B bank 15x80 £100 as above-off B store 20x80 £18
(Stewart 6x BS 5 rooms)

1884, 1438
Ekman/McGlone smithy/1437 Jno Stedeford BS 2 flrs, 18x80 £80/McCarthy & Martin 106 BS 3 flrs 20x80 £80 / Cullen 108-112 3 BS x-out to Stewart

1880, 1441-
(Ekman)
J McGlone owner-occupier yard 20x80 £12
Martin, yard 18x80 £12
Martin McCarthy owner-occupier BS 2 flts £50
(Cullen owns 108-112 BH 4 rooms 27x45 £32 each/Straker hotel)

1875, 1387-
McEwan / Smith x-out to Reinhold Ekman owner-occupier
Cullen, Henry owns 4x B shops 4 rooms each £32 / Straker, Fred Stone hotel

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D  Proposed Grading: C

**Existing Streetscape Level:** 1  Proposed Streetscape Level: 1

**What date or era does the place express (if any)?**

Creation date (if available)? 1884

Creation era?  
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3  North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Victorian Titles Office
1884 Alexander Stewart, gentleman of Trafalgar Pl, Hotham (North Melbourne) - 349-359 Victoria St 1884 mortgaged Eleanor E Neal and Sam Cullen 1917 July Alex dies, probate to The Curator of estates of deceased persons 1917-19 subdivision- 4 lots (353-359) each 13’x63-53’ one lot (349-351) 26x53-48’ Alfred Travis, Sam Turner, Clemence William Angwin, Margaret Jane Duffer of Parkville (353)
**Probate, VPRO**

`Alexander Stewart Ex Plasterer N Melb 2 Jul 1917
150/613 VPRS 28/P3, unit 718; VPRS 7591/P2, unit 562`

Estate £40597 - Victoria Street, five buildings £5000; Capel Street etc; Leveson Street eight houses £3476 - many shares or investments- inheritors Thomas Barrett, West Melbourne carpenter; Mary Lewis, South Africa, Susan Robertson, George Stewart Newmarket, Annie Stewart of Nathalia, Alex Stewart of Beveridge, Ada Gardiner of Nathalia, Patience Stewart of Beveridge etc- children of his deceased brother James, farmer of Beveridge.

**Australian Bureau of Statistics.**
Retail Price Index developed by the Australian Bureau of Statistics.

**Newspapers:**

`The Age' (Melbourne, Vic. : 1854 - 1954) Friday 27 March 1885

'STEWART - On the 25th March, at No. 2 Adderley-street, West Melbourne. Jane Stewart, beloved daughter of Mrs.' Jas. Stewart, and sister of Alexander Stewart'

i-Heritage search results: Abstract of Building Identification Form (BIF)

349 TO 351 VICTORIA STREET WEST MELBOURNE 3003

Heritage Grading
Building Grading Streetscape Level Laneway Level
D 1

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include post supported shop verandah.
Statement of Significance Not Assessed
Recommended Alterations
Verandah incomplete (inauthentic - reinstate original design) shopfronts replaced; parapet urns (inauthentic - reinstate original design/sympathetic alternative).

Lewis, M. Australian Architecture Index:

‘71914 Stedeford, J - 11 Howard St West Melbourne Stedeford, J West Melbourne VIC City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops 1882 02 28'  

345 Allmand, Geo. W., news agent
347 Athenis, J., fishmonger
349-351 Angwin, C. W dentist
353 Sprague, Jim. C., tailor
355 Jacoby, Miss Lillie, costmr

1915

343 Eggers, Miss W., fcy gds
345 Tritton, H. F., snr
347 Cohen, C. H. pbkr
349 Angwin, C. W., dntst
351 Duller, M. J., tailor
355 Mannix, Mrs Ellen conf

1904

349 Craig, John, statnr
353 Dulfier. M. J., tailor

1893

313 Eggers, Miss W., fcyrepy
345 Luckman, Alfred, btchr
347 Colonial Bank of Australasia (branch)- McDonald, Thos.,mgr
Right-of-way

347 Alexander, Jno.,signwr
349 Craig, John, bookseller
351 Andrews, C. 11., tailor
353 Yates, Mrs I., dairy pro

1886

100 Ekman etc
104 Cook, Carles sign writer and decorator
104 Coglan, H J jeweller
106 McCarthy and Martin, saddlers
108 Walter, N A fruiterer
110 Moss, Mrs Eva milliner
112 Burman, Fredkr photographer
114 Ross, John tobacconist

1885

100 Ekman etc
104 Malcolm, James hairdresser
106 McCarthy and Martin, saddlers

Three Crowns hotel-Straker, Charles D.

1880

Eades pl

106 McCarthy and Martin, saddlers
108 Pringle , Mrs R. G, teacher of music
110 McCarthy , Mrs Anastisa
112 Bailie , Miss Fanny, milliner & dressmaker

Three Crowns hotel-Straker, Charles D.

City of Melbourne Valuers Books

1930, 1154-

349-351 ? William Angwin owner 26x53 £90 each

1891, 468-

(Ekman 333-339; -., John McGlone 343 BS 6 rooms 20x80 £100
William Witherspoon, Jno Steadford, 345 BS 3 flats 15x80 £100

---

**Sands & McDougall Directory of Victoria**

1930

343 Eggers, Miss W., fancy goods
**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: D  Proposed Grading: C

**What date or era does the place express (if any)?**

Creation date (if available): 1884

Creation era:
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3  North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Victorian Titles Office
1884 Alexander Stewart, gentleman of Trafalgar Pl, Hotham (North Melbourne) - 349-359 Victoria St
1884 mortgaged Eleanor E Neal and Sam Cullen
1917 July Alex dies, probate to The Curator
1917-19 subdivision- Alfred Travis, Sam Turner, Clemence William Angwin, Margaret Jane Duffer

i-Heritage search results: Abstract of Building Identification Form (BIF)
353 VICTORIA STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 1

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed

Description/Notable Features Notable features include post supported shop verandah.

Statement of Significance
Not Assessed

Recommended Alterations
Verandah incomplete (inappropriate - reinstate original design) shopfronts replaced-ingo's as present doorways; parapet urns (inappropriate - reinstate original design/sympathetic alternative)

Lewis, M. Australian Architecture Index:
‘71914 Stedeford, J - 11 Howard St West Melbourne
Stedeford, J West Melbourne VIC City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops 1882 02 28’

Sands & McDougall Directory of Victoria
1930
343 Eggers, Miss W., fancy goods
345 Allmand, Geo. W., news agent
347 Athenis, J., fishmonger
349-351 Angwin, C. W., dentist
353 Sprague, Jim. C., tailor
355 Jacoby, Miss Lillie, costmr

1915
343 Eggers, Miss W., Fcy gds
345 Tritton, H. F., stnr
347 Cohen, C. H., pnbrkr
349 Angwin, C. W., dentst
351 Duller, M. J., tailor
355 Mannix, Mrs Ellen confr

1904
349 Craig, John, statnr
353 Duffer, M. J., tailor

1893
313 Eggers, Miss W., fcyrep
345 Luckman, Alfred, btchr
347 Colonial Bank of Australasia (branch)- McDonald, Thos.,mgr
Right-of-way
347 Alexander,l n o,signwr
349 Craig, John, bookseller
351 Andrews, C. 11., tailor

353 Yates, Mrs I., dairy pro

1880
Eades pl
106 McCarthy and Martin, saddlers
108 Pringle, Mrs G. R. G, teacher of music
110 McCarthy, Mrs Anastia
112 Bailie, Miss Fanny, milliner & dressmaker
Three Crowns’ hotel-Straker, Charles D.

City of Melbourne Valuers Books
1930, 1156,
353 John Charles Sprague owner-occupier 13x54

1891, 468-(Ekman 333-339; -, John McGlone 343 BS 6 rooms 20x80 £100
William Witherspoon, Jno Steadford, 345 BS 3 flats 15x80 £100
Colonial Bank, Thomas Noonan 347 B bank 15x80 £100 as above-off B store 20x80 £18)
Alex Stewart owns 349-359 (6) BS 5 rooms 14x45 £60 each
349 John Craig
351 Mrs Moss
353 James Hooper, etc.

1886 483-(Ekman; Rob Morton John McGlone land B smithy 20x80 £26
Chas Cooke, John Stedeford, BS 2 flts 18x80 £100; Bank, Thomas Noonan 347 B bank 15x80 £100; as above-off B store 20x80 £18)
Alex Stewart owns 108-118 (6x) BS 5 rooms, 14x45, £60 each
(Straker -W house, hotel)

1884, 1439-(McGlone, Stedeford, McCarthy)
Henry Cullen (108-112) x-out to Stewart BH 4 rooms 27x45 £16 xout to £32 (additions, renovations?)
(Straker)

1883, 1458-
Rob Morton, J McGlone, smithy (343)
empty, John Stedeford 'new shop' written in (345)
Martin McCarthy BS 3 flats 20x80 £80 (347)
Cullen Brothers:
108 Victoria St BH 4 rooms 27x45 £32
110 Victoria St H 4 rooms 27x45 £32
112 Victoria St BH 4 rooms 27x45 £32
Straker WH 4rooms etc.

1880, 1441-(Ekman; McGlone owner-occupier yard 20x80 £12
Martin, yard 18x80 £12; Martin McCarthy owner-occupier BS 2 flats £50)
Cullen owns 108-112 (3) BH 4 rooms 27x45 £32 each
(Straker -W house, hotel)

1875, 1387-
McEwan / Smith x-out to Reinhold Ekman owner-occupier
Cullen, Henry owns 3x B shops 4 rooms each £32 / Fred Stone W house 4 rooms
Straker, Fred Stone hotel

Property number: 109717
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street  355  W. B. Simpson's real estate office and residence

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  B

Existing Streetscape Level:  1  Proposed Streetscape Level:  1

What date or era does the place express (if any)?

Creation date (if available)?  1884, 1933 (rebuilt)

Creation era?

☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

Victorian Titles Office
1884 Alexander Stewart, gentleman of Trafalgar Pl, Hotham (North Melbourne) - 349-359 Victoria St
1917 July Alex dies, probate to The Curator
1917-19 subdivision- Alfred Travis, Sam Turner, Clemence William Angwin, Margaret Jane Duffer

Lewis, M. Australian Architecture Index:
'71914 Stedeford, J - 11 Howard St West Melbourne
**SURVEYED PLACES**

Stedeford, J West Melbourne VIC City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops 1882 02 28"

**Building Permit Application**

1933 14386

Alterations & additions for Nigretta Investments Pty. Ltd. Peck and Kemter, Architects FRAIA 413 Collins St, Melb, shows brick façade at ground level but shop as front room and show window, rest living. Application files: Nigretta Investment Company Pty. Ltd. c/o W B Simpson 212 Victoria Street, West Melbourne; Builder: L. J. Owens, 15 Kalimna St, Essendon, Completed 1/9/1933 (see specification)

**Victorian Heritage Database**

Moderne examples 1930s:
- Brunswick Fire Station and Flats 24 Blyth Street
- United Kingdom Hotel 199 Queens Parade Clifton Hill 1938, Victorian Heritage Register
- Primary School No. 1924 153-161 Princes Way Drouin, 1936 Victorian Heritage Register
- Old Men's Shelter Powlett Reserve, 61-67 Albert Street And 150-152 Powlett Street East Melbourne 1938, Victorian Heritage Register
- Windermere Flats 49 Broadway Elwood 1936 Victorian Heritage Register
- Former Royal Australian Army Medical Corps Training Depot 239 A'Beckett Street Melbourne, Melbourne City 1938 (Altered ) Victorian Heritage Register
- Former Mcphersons Building 546-566 Collins Street And 27 Francis Street Melbourne 1936, Victorian Heritage Register
- Alkira House 18 Queen Street Melbourne, 1937 Victorian Heritage Register
- Burnham Beeches 1 Sherbrooke Road Sherbrooke, 1933, Victorian Heritage Register
- Sanitarium Health Food Company And Signs Publishing Company 51 Main Street Warburton 1936 Victorian Heritage Register
- Dressing Pavilion 26 Esplanade Williamstown 1936 Victorian Heritage Register
- Sun Theatre 6-12 Ballarat Street Yarraville 1938, Victorian Heritage Register
- Glenferrie Oval Grandstand 34 Linda Crescent Hawthorn 1938 Victorian Heritage Register
- Yule House 309-311 Little Collins Street Melbourne 1932 Victorian Heritage Register
- MacRobertson Girls High School 350 Kings Way Melbourne 1934
- David Jones Store (Former Buckley & Nunn) 294-312 Bourke Street And 285-295 Little Bourke Street Melbourne Buckley and Nunn Men's Store In 1933, Victorian Heritage Register

**Newspapers:**

  THE WEST MELBOURNE STATE SCHOOLS. DISTRIBUTION OF PRIZES.

The annual distribution of prizes to pupils of the state schools under the West Melbourne Board of Advice, was held in the Hotham Town hall on Friday evening. The hall was crowded with the parents and friends of the children... he members of the board who were present were Dr. Cutts (the chairman), Mr. David Munro, Mr. J. W. Peirce. Mr W. B. Simpson, and Mr A Oliver the correspondent, who explained that prizes to the value of about £50 had been provided for distribution. '  

  Property Sales W B Simpson Pty. Ltd. 355 Victoria street, West Melbourne, reports having sold a brick balcony house In Barr) street, South Carlton, for £645, and n double-fronted brick villa In Spencer street, West Melbourne, for £830.'

  PROPERTY
  City site brings £15,750

A vacant site in Dudley St., West Melbourne, has been sold for £15,750 - about £205 a foot. The property. No. 25 Dudley St., between King and Spencer streets, is vacant land, 77 by 157ft., suitable for a warehouse. Agents were W. B. Simpson and Son, and Sydney Arnold and Co.'

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

355 VICTORIA STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level D 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Heritage Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Inter War
Period Inter War
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include unpainted decorative brickwork.
Statement of Significance Not Assessed
Recommended Alterations Shopfront (sympathetic - no recommendations)

**Sands & McDougall Directory of Victoria**

1930
- 343 Eggers, Miss W., fancy goods
- 345 Allmand, Geo. W., news agent
- 347 Athenis, J., fishmonger
- 349-351 Angwin, C. W., dentist
- 353 Sprague, Jim. C., tailor
- 355 Jacoby, Miss Lillie, costmr

1935
- 355 Simpson, W. B., Pty Ltd, estate agents

1942

Graeme Butler & Associates 2015: Appendix 2: 1213
**SURVEYED PLACES**

West Melbourne Heritage Review

345 O'Donnell, J., & H. M.,
347 Athenis, J., fishmonger
349-351 Angwin, C. W., dentist
353 Sprague, Rio. C., tailor
355 Webb, Jill, Lds' hairdresser
357 Travis, A., Watchmaker

1952
355 Hardy, Phil ladies hairdresser

City of Melbourne Valuers Books

1891, 468-
Alex Stewart owns 349-359 (6) BS 5 rooms 14x45 £60 each
349 John Craig
351 Mrs Moss
353 James Hooper,
355 Chas Andrews etc.

1930, 1157,
Lillian Jacoby/ John W A Simpson 355 13x55 £80

1886 483-
(Ekman; Rob Morton John McGlone land B smithy 20x80 £26
Chas Cooke, John Stedeford, BS 2 flts 18x80 £100; Bank,
Thomas Noonan 347 B bank 15x80 £100; as above-off B store 20x80 £18)
Alec Stewart owns 108-118 (6x) BS 5 rooms, 14x45, £60 each
(Stretcher - W house, hotel)

1884, 1439-
(McGlone, Stedeford, McCarthy)
Henry Cullen (108-112 x-out to Stewart B) 4 rooms
27x45 £16 xout to £32 (additions, renovations?)
(Stretcher)

1880, 1441-
(Ekman, J McGlone owner-occupier yard 20x80 £12
Martin, yard 18x80 £12
Martin McCarthy owner-occupier BS 2 flats £50)
Cullen owns 108-112 BH 4 rooms 27x45 £32 each
(Stretcher hotel)

1879, 1442-
(McCarthy BS 18x50 2 flats £50 , no Ekman except as land to east)
Cullen Bros own ...112...Victoria St each 27x45 3x Brick 4 rooms £32 each/(Stretcher, W house, hotel)

1878, 1429-
(McCarthy B O 2 flats £50 , no Ekman except as land to east)
Cullen Bros own 108-112 Victoria St 3x Brick 4 rooms £32 each/(Stone, hotel)

1877, 1390-
(Conway 2x BS 5 rooms/Ekman BS 5 rooms)
Cullen Bros own 108-112 Victoria St 3x Brick 4 rooms £32 each/(Stone, hotel)

1876, 1405-
Cullen Bros own 3x Brick 4 rooms £32 each/(Straker hotel)

1875, 1387-
McEwan / Smith x-out to Reinhold Ekman owner-occupier

Property number: 109718
SURVEYED PLACES

Victoria Street  357  Cullen’s shops and residences, part 349-359 Victoria Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: C

Existing Streetscape Level: 1  Proposed Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1884

Creation era?  
☑ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Victorian Titles Office
1884 Alexander Stewart, gentleman of Trafalgar Pl, Hotham (North Melbourne) - 349-359 Victoria St
1884 mortgaged Eleanor E Neil and Sam Cullen
1917 July Alex dies, probate to The Curator
1917-19 subdivision- Alfred Travis, Sam Turner, Clemente William Angwin, Margaret Jane Duffer

i-Heritage search results: Abstract of Building Identification Form (BIF)
357 VICTORIA STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 1

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Notable features include intact shop front c.1910-15.
Statement of Significance Not Assessed
Recommended Alterations Shopfronts replaced-paired ingo’s; street verandah gone (inappropriate - reinstate original design/sympathetic alternative)

Lewis, M. Australian Architecture Index:
71914 Stedeford, J - 11 Howard St West Melbourne Stedeford, J West Melbourne VIC City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops 1882 02 28'

also see

71891 Cullen, H & S - Melbourne Cullen, H & S West Melbourne VIC City of Melbourne registration no 3009 [Burchett Index]. Fee 6.0.0 four 3-rm cottages 1869 01 17, Victoria west - near King
71871 Cullen Bros Cullen, Bros - Melbourne West Melbourne VIC City of Melbourne registration no 486 [Burchett Index]. Fee 1.0.0 brick cottage, Victoria - near King 1861 10 28
71867 Cullen Bros Cullen, Bros - Melbourne West Melbourne VIC City of Melbourne registration no 421 [Burchett Index]. Fee 1.0.0 brick cottage, Victoria - near King 1861 09 5;
71866 Cullen, Bros Cullen, Bros - Melbourne West Melbourne VIC City of Melbourne registration no 119 [Burchett Index]. Fee 1.0.0 brick cottage, Victoria west - near King 1861 03 6'

Sands & McDougall Directory of Victoria
1893
...
353 Yates, Mrs I., dairy pro
355 Brophy, Miss, dressmkr
357 Stott, W., watchmaker
359 Duncan, Mrs It., hairdr
365 Three Crowns hotel Browning, T. B.

1880
Eades pl
106 McCarthy and Martin, saddlers
108 Pringle , Mrs G. R. G, teacher of music
110 McCarthy, Mrs Anastizia
112 Bailie , Miss Fanny, milliner & dressmaker
Three Crowns’ hotel-Straker, Charles D.
SURVEYED PLACES

King st

City of Melbourne Valuers Books
1930, 1156,
353 John Charles Sprague owner-occupier 13x54

1891, 468-
(Ekman 333-339; -, John McGlone 343 BS 6 rooms 20x80
£100
William Witherspoon, Jno Steadford, 345 BS 3 flats
15x80 £100
Colonial Bank, Thomas Noonan 347 B bank 15x80 £100
as above-off B store 20x80 £18 )
Alex Stewart owns 349-359 (6) BS 5 rooms 14x45 £60
each
349 John Craig
351 Mrs Moss
353 James Hooper, etc.

1886 483-
(Ekman; Rob Morton John McGlone land B smithy 20x80
£26
Chas Cooke, John Stedeford, BS 2 flts 18x80 £100; Bank,
Thomas Noonan 347 B bank 15x80 £100; as above-off B
store 20x80 £18)
Alec Stewart owns 108-118 (6x) BS 5 rooms, 14x45, £60
each
(Straker -W house, hotel)

1886 483-
(Ekman; Rob Morton John McGlone land B smithy 20x80
£26
Chas Cooke, John Stedeford, BS 2 flts 18x80 £100; Bank,
Thomas Noonan 347 B bank 15x80 £100; as above-off B
store 20x80 £18)
Alec Stewart owns 108-118 (6x) BS 5 rooms, 14x45, £60
each
(Straker -W house, hotel)

1884, 1439-
(McGlone, Stedeford, McCarthy)
Henry Cullen (108-112) x-out to Stewart BH 4 rooms
27x45 £16 xout to £32 (additions, renovations?)

1880, 1441-
(Ekman; McGlone owner-occupier yard 20x80 £12
Martin, yard 18x80 £12; Martin McCarthy owner-
occupier BS 2 flats £50)
Cullen owns 108-112 (3) BH 4 rooms 27x45 £32 each
(Straker -W house, hotel)

1875, 1387-
McEwan / Smith x-out to Reinhold Ekman owner-
occupier
Cullen, Henry owns 3x B shops 4 rooms each £32 /
Fred Stone W house 4 rooms
Straker, Fred Stone hotel

1870, 1345
(smith)
Cullen owns 3x BH 4 rooms £26 each: Batt, Saddler,
Curtis
(Stone, W House 4 rooms, hotel )

1869, 1315-
Cullen owns 3x B shops 4 rooms each £26 / Stone hotel

1868, 1298 (Smith meat curing est/ Stone wood house,
hotel- no shops)
## West Melbourne Heritage Review

### Surveyed Places

**Victoria Street** 359 Cullen's shops and residences, part 349-359 Victoria Street

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: D</th>
<th>Proposed Grading: C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level: 1</td>
<td>Proposed Streetscape Level: 1</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Creation date (if available): 1884
- Creation era:
  - Victorian-era
  -Edwardian-era
- Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Not assessed for heritage values
- Social value

**What is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributor to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.4 Developing a retail centre

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- **Victorian Titles Office**
  1884 Alexander Stewart, gentleman of Trafalgar Pl, Hotham (North Melbourne) - 349-359 Victoria St
  1884 mortgaged Eleanor E Neal and Sam Cullen
  1917 July Alex dies, probate to The Curator
  1917-19 subdivision- Alfred Travis, Sam Turner, Clemence William Angwin, Margaret Jane Duffer

- i-Heritage search results: Abstract of Building Identification Form (BIF)
  359 VICTORIA STREET WEST MELBOURNE 3003

### Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 1

**Conservation Study Details**

- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
- Architectural Style Victorian
- Period 1876-99 - Victorian
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History
- Not Assessed

**Description/Notable Features**

Notable features include intact shop front c.1910-15.

**Statement of Significance**

Not Assessed

**Recommended Alterations**

Shopfronts replaced-paired ingo’s; street verandah gone (inappropriate - reinstate original design/sympathetic alternative)

**Lewis, M. Australian Architecture Index:**

71914 Stedeford, J - 11 Howard St West Melbourne
Stedeford, J West Melbourne VIC City of Melbourne registration no 9104 [Burchett Index]. Fee 10.10.0 six shops 1882 02 28'

see also

71891 Cullen, H & S - Melbourne Cullen, H & S West Melbourne VIC City of Melbourne registration no 3009 [Burchett Index]. Fee 6.0.0 four 3-rm cottages 1869 01 17, Victoria west - near King
71871 Cullen, Bros Cullen, Bros - Melbourne West Melbourne VIC City of Melbourne registration no 486 [Burchett Index]. Fee 1.0.0 brick cottage, Victoria - near King 1861 10 28
71867 Cullen, Bros Cullen, Bros - Melbourne West Melbourne VIC registration no 421 [Burchett Index]. Fee 1.0.0 brick cottage, Victoria - near King 1861 09 5;
71866 Cullem, Bros Cullen, Bros - Melbourne West Melbourne VIC City of Melbourne registration no 119 [Burchett Index]. Fee 1.0.0 brick cottage, Victoria west - near King 1861 03 6'

**Sands & McDougall Directory of Victoria**

1893

... 353 Yates, Mrs I., dairy pro 355 Brophy, Miss, dressmk
357 Stott, W., watchmaker 359 Duncan, Mrs It., hairdr
365 Three Crowns hotel Browning, T. B.

1880

Eades pl 106 McCarthy and Martin, saddlers 108 Pringle , Mrs G. R. G, teacher of music 110 McCarthy , Mrs Anastasia 112 Bailie , Miss Fanny, milliner & dressmaker
SURVEYED PLACES

Three Crowns ' hotel-Straker, Charles D.

King st

City of Melbourne Valuers Books
1891, 468-
Alex Stewart owns 349-359 (6) BS 5 rooms 14x45 £60 each
349 John Craig
351 Mrs Moss
353 James Hooper, etc.
359 William Treloar

1886 483-
Alec Stewart owns 108-118 (6x) BS 5 rooms, 14x45, £60 each
(Straker -W house, hotel)

1884, 1439-
(Ekman; Rob Morton John McGlone land B smithy 20x80 £26
Chas Cooke, John Stedeford, BS 2 flts 18x80 £100; Bank,
Thomas Noonan 347 B bank 15x80 £100; as above-off B
store 20x80 £18)

Alec Stewart owns 108-118 (6x) BS 5 rooms, 14x45, £60 each
(Straker -W house, hotel)

1880, 1441-
(Ekman; McGlone, Stedeford, McCarthy) Henry Cullen (108-112) x-out to Stewart BH 4 rooms
27x45 £16 xout to £32 (additions, renovations?)
(Straker -W house, hotel)

1875, 1387-
(McEwan / Smith x-out to Reinhold Ekman owner-
occupier Cullen, Henry owns 3x B shops 4 rooms each £32 /
Fred Stone W house 4 rooms
Straker, Fred Stone hotel

1870, 1345
(smith)
Cullen owns 3x BH 4 rooms £26 each: Batt, Saddler,
Curtis
(Stone, W House 4 rooms, hotel )

1869, 1315-
Cullen owns 3x B shops 4 rooms each £26 / Stone hotel

1868, 1298 (Smith meat curing est/ Stone wood house,
hotel- no shops)

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  B
Proposed Grading:  B

Existing Streetscape Level:  1
Proposed Streetscape Level:  1

What date or era does the place express (if any)?
Creation date (if available)?  1868, 1878, 1886
Creation era?  Victorian-era
Edwardian-era

What are the heritage values of the place (if any)?
Aesthetic value  ✔
Historical value  ✔
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
Contributory to precinct  ✔
Not significant or contributory
Significant individually  ✔
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
13.6 Eating and drinking

Recommendations (if any)
None.

References (if any):
Newspapers:
'The Argus': 8/4/1871
'Three Crowns ,Hotel;
VICTORIA- & KING STREETS, WEST. MELBOURNE.
CHARLES D. STRAKER, Proprietor.'

'The Argus' (Melbourne, Vic. : 1848 - 1957)  Tuesday 22
April 1873
'STRAKER.—On the 10th ult., at her residence, Three
Crowns Hotel, West Melbourne, the wife of Charles D.
Straker of a daughter.'

'The Australasian' (Melbourne, Vic. : 1864 - 1946)
Committee for West Melbourne, was accepted by the National Show `The tender of Mr. C. D. Straker, of Three Crowns hotel, `North Melbourne Advertiser' (Vic. : 1873 - 1894) 3 August 1889 The return ball to the Mayor and Mayoress of North Melbourne, will be held on Tuesday evening, most complete arrangements having been made and a pleasant evening is anticipated. The musical portion of the proceedings has been entrusted to Herr A. Plock, while the decorations are in the hands of Mr Morgan. Mr C. Straker is the caterer. The main hall will, as usual, be used for dancing and the council chamber will be utilized as a concert room. Provision will be made for those wishing a cigar and a hand at cards, and the attendance is anticipated at about 200 couples. A presentation to the Mayoress will be made during the first interval, and we would intimate that ladies who wish their costumes described can avail themselves of a book, which will be placed in the dressing room for that purpose...'

28/10/1889 `STRAKER —SMITH. —On August 8, at Footscray, by Rev. H. Scott, Charles, eldest son of C. D. Straker, Melbourne, to Lillie, fourth daughter S. W. Smith, of Footscray.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 3 August 1886 `COMPLIMENTARY BANQUET TO MR. J. W. PEIRCE, M.L.A. The friends and supporters of Mr J W. Peirce, M L A , tendered him a complimentary banquet at the Hoatham Town hall last evening, to congratulate him on the successful issue of his recent contest in the electorate of West Melbourne. The chair was occupied by Dr Rose, M L A, who had upon his right hand the guest of the evening, the Chief Secretary, Colonel Smith, Mr J Gardner, M L A , and Mr J Laurens, M L A, and on his left the Commissioner of Public Works Mr G D Carter MLA, and Mr D. Guason, M.L.A. About 150 gentlemen were present An excellent repast was provided by Mr. C. D. Straker...'

The Age (Melbourne, Vic. : 1854 - 1954) (about) 7 July 1882 `RABBIT COURSING, Kensington Park, 8th July —Entries for Fox Terrier and Greyhound Stakes closes ; and draw takes place, Friday, 8 p.m. Three Crowns Hotel, West Melbourne.

Charles D. Straker, Secretary.'

'The Age' (Melbourne, Vic. : 1854 - 1954) (about) everyday 7 July 1882

'The Argus' (Melbourne, Vic. : 1848 - 1957) (about) Saturday 30 October 1886

`CATERER CHARLES D, STRAKER, THREE CROWNS HOTEL, WEST MELBOURNE, Caterer for The Victoria Racing Club, the National Agricultural Society of Victoria and the Victoria Coursing Club.

ORDERS FOR BANQUETS, FETES, DEJEUNERS, WEDDINGS, SUPPERS On the Shortest Notice, In Town or Country.'

N.B. — Tents and Caterers' Requisites on Hire'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 15 April 1889

'Estate of Samuel James, late of Swanston-street, Melbourne, colony of Victoria, civil servant, deceased, intestate. — The widow and next of kin of the above described deceased intestate, Greeting: We command you ...to SHOW CAUSE why ADMINISTRATION of the estate of the said Samuel James, above described, deceased, intestate; should not be GRANTED and Committed to Charles Doyl Straker, of Swanston-street, in the said City of Melbourne, licensed victualler, a creditor of the said deceased.'

`Table Talk' (Melbourne, Vic. : 1885 - 1939) (about) Friday 11 April 1890

`LANDER—STRAKER.—The marriage of Miss Bertha Straker, eldest daughter of Mr. Charles D. Straker, of West Melbourne, with Mr. John Thomas Lander, eldest son of Mr. John Lander, of Hoatham Hill, took place on Thursday, April 8, at "Gladswood," West Melbourne, the residence of the bride’s parents. The ceremony was performed by the Rev. J. S. Robertson, in the presence of a numerous company of guests. The bride was given away by her father, and attended by two bridesmaids, Miss E. Straker and Miss Visser, her sister and cousin, the groomsman being Mr. George Lander and Mr. Drape. The bride wore a handsome gown of white armure royale silk, with panels of brocaded aimeter, the long court train being of the plain silk ; the bodice was made high, with Medici collar, and finished with old point lace, with sprays of orange blossom at neck and on the left panel; Grecian bands of orange blossom and myrtle were worn in the hair under a long plain tulle veil, caught with a diamond star. A diamond and moonstone brooch, the gift of the bridegroom, was also worn. The bridesmaids were in pretty frocks of primrose liberty silk trimmed with lace. They carried pretty bouquets of primrose and white flowers, and wore the bride groom’s gifts of gold bell brooches. Mrs. Straker (mother of the bride) wore a handsome trained gown of heliotrope Duchesse satin trimmed with rich satin brocade, the bodice having a vest of cream crepe dechine and heliotrope and gold aigrette in the hair.

Mrs. Lander (mother of the bridegroom) was in rich black satin Duchesse and lace. After the ceremony the company partook of breakfast in a large marquee erected for the purpose. The tables were prettily decorated with flowers and mirrors, and after the usual toasts were proposed and acknowledged, Mr And Mrs. J. T. Lander departed to spend their honeymoon in Sydney. In the evening Mr. and
Mrs. Straker entertained about 300 guests at a ball in the North Melbourne Town Hall. Mirrors and flags were used abundantly in decorations, and Wilson's band provided good music. At supper the Hon. L. L. Smith took the chair, and several toasts were proposed and honoured. Amongst the gentlemen present were the Hon. J. S. Butters, Dr. Maloney, M.L.A., Mr. Dillon, Mr. Tuomy, Mr. Joske, Mr. Mitchell, and Mr. Davis, and amongst the ladies were — Mr. David Lander, in black Duchesse satin and velvet; Mrs. C. D. Straker, jun., navy blue silk; Mrs. Worrell, black silk; Mrs. Marshall, rich black satin, real lace front; Mrs. B. Clark, black brocute and jet, amber feather; Mrs. Ritchie (Frankston), trained gown, black mervelleux; Mrs. Menogin, trained gown, white mervelleux and lace; Miss Ritchie, white moire and net; Mrs. Connal (Hawthorn), black silk and lace; Mrs. Farrell (Yarra Flats), black silk; Mrs. Valence, white net; Miss Landier, white moire and net; Mrs. Moss, ruby mervelleux; Miss Visser, white cashmere; Miss A. Visser, white liberty silk; Mrs. Cribb, black brocute and cream lace front; Misses Cribb, red figured liberty silk; Mrs. Davis, rich gown of Eiffel velvet, trimmed with passementerie; Mrs. Benjamin Maize, velvet and tulle, diamond ornaments, feather fan; Miss Worrel, deme trained gown, black velvet, white moire front; Miss Jamison, white liberty silk, amber ribbons; Miss Jamison, white fisher net and cerise ribbon; Miss Atkin, cream tosca net and heliotrope; Miss Gracie, white liberty silk; Mrs. Bogate, pale blue silk; Mrs. Carter, cream lace; Mrs. Kennedy, pale blue silk; Miss Sterling, white embroidered gown; Misses Ambrose, pretty dresses of pink liberty silk; Mrs. Dangerfield, grey brocute; Miss Nash, pink mervelleux lace; Miss Miller, grey liberty silk; Miss Davidson, pale blue brocoute; Miss Dangerfield, trained gown of cream silk and velvet; Miss Fiddle, cream silk; Miss Cox, cream and cardinal; Mr. A. Robertson, brown brocoute; Miss Bygate, black net; Mrs. Ivey, handsome gown of black duchesse satin; Miss Bouse, cream silk; Miss Nicholls, heliotrope and white; Miss Gowdie, cream liberty silk; Miss Campbell, cream brocoute; Miss Alice Beavis, fawn silk; Miss Ada Beavis, vieux rose and white moire. The following is a tolerably complete list of presents: — Mrs. Lander, drawing room suite; Mr. Straker, piano; Mrs. Moss, flower stand; Mr. Moss, dessert service; Mr. and Mrs. White, silver and crystal epergne; Mr. and Mrs. Ritchie, handsome bronze ornaments; Mrs Pownall, mirrored easel; Mrs. Connal, basket flowers; Mr. Geo. Lander, fender; Mr. Drape, claret jug; Mr. Marten, pair handsome vases; Mr. Joske, marble clock; Mrs. Lander, marble clock; Mr. and Mrs. Hawkinswood, set fruit knives and forks; Mrs. Marshall, set fish knives and forks; Mrs. Minogue, fruit spoons; Dr. Maloney, cheque; Mrs. Dillon, Best silver nut crackers; Mrs. Clarke, cruet; Mr. and Mrs. Oliver, butter dish; Mr. Geo. Bennett, handsome set of entrée dishes; Mr. Tuomey, cheque; Ormond Cricket Club, cruet; Mr. Albert Gibbins, breakfast cruet; Misses Lander, pair vases; Mr. and Mrs. Downie, crystal strawberry dishes; Mr. and Miss Atkin, companion case; Mr. Marshall, dressing case; Mr. Beavis tea set; Mr. Boesley, butter dish; Mr. Lodye, Bohemian glass bowl; Messrs. Beeler and Davis, handsome flower stand; Mr. Power, Bohemian flower stand; and Mr. and Mrs. Worrel, crystal flower stand; Mr. Mcguian, set carvers; Mr. and Mrs. Cribb, set carvers; Misses Jamieson, flower stand; Mr. and Mrs. Hiddle, biscuit box; Mr. Dyer, serviette rings; Mr. Visser, silver card tray; Mr. and Mrs. Bygate, serviette rings; Mr. Clark, set salt cellars: Mr. Buncle, wicker chair. Miss Rodda, smoking cap; Master Straker, bread knife; Mr. T. K. Rhodes, plated flower stand; Miss Straker, cosy; Miss Dangerfield, handkerchief sachet; Mrs. Dangerfield, handsome lace handkerchief; Mr. and Mrs. Kennedy, butter dish; Mr. and Mrs. Carter, crystal fruit jar; Mr. Stokes, chronometer; Mrs. Robertson, white satin sachet; Miss Kissier, work basket; Mr. and Mrs. Grade, Dresden plague; Mr. and Mrs. Straker, jun., dinner service; Miss Millar, cheese dish; Miss Hiden, hand-painted mirror; Miss Walker, album; Mrs. Ramsay, silver butter dish; Mr. and Mrs. Dyon, pair hand-painted plates; Mr. and Mrs. McCracken, pair fairy lamps; Mr. Coe, smelling-salts bottle; Mr. Way, marble watch stand; Mrs. Wills, satin cushion; Mr. Tong and Miss Hunet, hand-painted mirror; Miss Minday, cushion; Mr. and Mrs. Laurens, pair Dresden ornaments; Mr. and Mrs. Bohmer, silver pickle jar; Mr. Lyons, set salt cellars; Miss Simpson, flower stand; Miss Gowdie, butter knives; Miss Nash, set fruit dishes; Miss Stevens, pair crystal slippers; Mr. J. Barwise, salad bowl; Mr. George Young, strawberry and cream dishes; Mr. Rowlands, salad bowl; Mr. Ivey, set salt cells; Miss Nicholls, chair back; Mr. Farrel, set opossum rugs; Mr. H. Farrel, silver strawberry dishes; Mr. T. Hatton, rug; Miss Stirling: (Lorne), rug; Mr. Airey, silver coffee pot; Mr. Shearer, silver teapot; Mr. Rigley, Dresden plaque in pluss; Mr. Mitchell, silver biscuit box; Mr. Rodda, silver teapot; Miss Visser, ornaments; Miss Ritchie, custard glasses; Mr. and Mrs. Todd, toilet set; Mr. Glasscock, handsome liqueur stand and glasses; Mr. and Mrs. Hooper cruet; Mr. Howitt, Bible; Mr. and Mrs. Sim, gold brooch.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 20 December 1902
STRAKER.- In loving memory of my dear husband, Charles Octavius Straker, ... (Lillie Straker, Ballarat.)'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 28 October 1913
'Sale at Glenferrie Hotel, under Instructions from C D Straker Esq , Who is Retiring from Hotel keeping on 5 Dec 1913'

Find a Grave index, online 2015
'Name: Charles Octavius Straker
Birth Date: 1861
Birth Place: Footscray, Victoria, Australia
Death Date: 21 Dec 1900
Death Place: Ballarat, Victoria, Australia
Cemetery: Ballarat New Cemetery
Burial or Cremation Place: Ballarat, Victoria, Australia
Son of Charles Doyle & Julia (Cribb) Straker
Married Elizabeth Jane Smith
8 Aug 1889 - Footscray, Victoria, Australia'

Lewis, M. Australian Architecture Index
Stones in Victoria Street:
'11 01 1867 City of Melbourne registration no 1832
[Burchett Index]. Fee 2.10.0 two-storey house King near cor. King & Victoria
Owner Stones, Frederick _ Melbourne
Builder Stones, Frederick'

William Pitt.
'Tenders wanted for extensive additions and alterations to Three Crowns Hotel, for C. Straker, West Melbourne. Argus 5.4.1886, p 3'
**SURVEYED PLACES**

see also

`71884 Stones, Frederick Stones, Frederick - 54 Roden St West Melbourne VIC Factory; City of Melbourne registration no 748 [Burchett Index]. Fee 1.0.0 wooden house & workshop Victoria near cnr. Victoria & King 1865 03 8`

Stones in King Street:

`71752 Stones, F - 279 King St Stones, F West Melbourne VIC City of Melbourne registration no 9208 [Burchett Index]. Fee 3.10.0 two 2-storey houses King - near Roden 1882 05 15
71725 Stones, F - 593 King St Stones, F West Melbourne VIC City of Melbourne registration no 5588 [Burchett Index]. Fee 2.10.0 house 1892 08 26
71724 Stones, F - 593 King St Stones, F West Melbourne VIC City of Melbourne registration no 6125 [Burchett Index]. Fee 1.15.0 house - replacing wooden one 1894 06 25
71718 Stones, Frederick - 597 King St Stones, Frederick West Melbourne VIC City of Melbourne registration no 9025 [Burchett Index]. Fee 1.15.0 two-storey house King - 597 - 1903 06 11’ (595-597 King Street)

City of Melbourne on-line maps
MMBW 1895 DP: shown as 365 with King street wing backing onto a large pitched yard, with stabling on east side.

i-Heritage search results: Abstract of Building Identification Form (BIF)
361 TO 365 VICTORIA STREET WEST MELBOURNE 3003 Heritage Gradings
Building Grading Streetscape Level Laneway Level B 1
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
Charles Straker had a long association with this hotel. In 1879, he purchased it from Frederick Stone, the first owner (1867) whose publican he had been for six years. At this time the hotel was enlarged, the rateable value increasing considerably. By 1890, the hotel was owned by the Colonial Bank, who may have been mortgagors of the property. The owner and licensee at the turn of the century was David O‘Callaghan. The hotel valuation continued to increase during the 1880s-90s, doubling from £80 in 1881-82, 1459; £150 (also 1879, 1446 ; 3 Crowns 13 rooms and stabling, £150 (also 1878, 1877 was £90)
1881-82, 1459;
1890-91, 485 valuation now £400

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite, with search notes added:
1867, 1275 Brick house, Hotel, bar, 6 rooms, kitchen etc - in course or erection £80;
1879, 1446 ; 3 Crowns 13 rooms and stabling, £150 (also 1878, 1877 was £90)
1881-82, 1459;
1890-91, 485 valuation now £400

City of Melbourne Valuers Books
1867, 1275 (Smith)
See above
(Chrystal, 136 Victoria St)
1868, 1299- (Smith)
F Stone owner:
Travis x-out, Wd H 4 rooms £24
FS, cnr King & Victoria St 3 Crowns Hotel 10 rooms, bar & cellar £90
Charles Straker had a long association with this hotel. In 1879, he purchased it from Frederick Stone, the first owner (1867) whose publican he had been for six years. At this time the hotel was enlarged, the rateable value increasing considerably. By 1890, the hotel was owned by the Colonial Bank, who may have been mortgagers of the property. The owner and licensee at the turn of the century was David O’Callaghan. The hotel valuation continued to increase during the 1880s-90s, doubling from 1886 to 1890.

Description

Two, two-storeyed parapeted stuccoed brick wings, one facing Victoria Street, the other King Street. The latter is simply elevated with a central, gabled parapet entablature and upper decorated fenestration, shared in character by the Victoria Street wing, which has flat pediments and swagged friezes beneath. Cornice and string moulds delineate the horizontals and quoin terminate them as verticals: this wing appears to be the earlier. The Victoria Street wing is a highly decorated but traditional splayed-corner dentilated impost moulds, guilloche pattern string-moulds and gabled pediments with acroteria over doorways, together with barrel-top chimneys comprise most of the decoration. Crossed swords and three crowns illustrate the hotel's name in a facade panel and on window glass. It is likely that this decorative facade was applied c1890, to a base form.

Integrity - Ground level openings on the King Street wing have been altered/blocked; parapet urns/orbs have been removed from parapet piers on the Victoria Street wing, dado tiles applied and various signs attached. Streetscape - The major and earliest part of a notable commercial streetscape.

Significance

Architecturally, (Victoria Street) a near original, richly and successfully decorated design, presumably applied to an old form much in the manner of the Railway Hotel, Ireland Street (qv), also a major streetscape element, terminating the main commercial area in Victoria Street south: of high regional importance. (King Street) An altered but simple part of this large complex: of local importance.

Historically, the earliest commercial building in the two commercial blocks, between Howard and King Streets, in Victoria Street, West Melbourne and evocative of the typical 19th century corner hotel form; of local importance.

Recommendations

Restore parapet urns; repaint in typical or original colours; consider externally illuminated signs lettered as guidelines; consider restoration of openings on King Street Wing; re-zone to Local Business.

Property number: 109721

North and West Melbourne Conservation Study (1983)

History

Charles Straker had a long association with this hotel. In 1879, he purchased it from Frederick Stone, the first owner (1867) whose publican he had been for six years. At this time the hotel was enlarged, the rateable value increasing considerably. By 1890, the hotel was owned by the Colonial Bank, who may have been mortgagers of the property. The owner and licensee at the turn of the century was David O’Callaghan. The hotel valuation continued to increase during the 1880s-90s, doubling from 1886 to 1890.

Description

Two, two-storeyed parapeted stuccoed brick wings, one facing Victoria Street, the other King Street. The latter is simply elevated with a central, gabled parapet entablature and upper decorated fenestration, shared in character by the Victoria Street wing, which has flat pediments and swagged friezes beneath. Cornice and string moulds delineate the horizontals and quoin...
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street 375 - 379 Shop and Bantry flats

Survey Notes:

Uncommon shopfront; corner site to Curzon Street, adding prominence; shop and flats upper level porches enclosed; Bantry name on cement plaque; flat entry porch altered; side entry at Curzon St; early flat block; marks Benevolent Asylum site and part of model government subdivision sold in 1913

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1920-1925

Creation era? ☑ Edwardian-era  ☑ Interwar

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value

☐ Scientific value  ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☐ Significant individually  ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population
5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015
Victoria Street 379 D 3

City of Melbourne online maps
Shown as 375-379

'2 storey brick apartment building with gnd. level retail. Built 1930's (sic) refurbished and sub-divided 1985. This property contains 5 residential properties and 1 shop.'

Hermes

BIF for 421 Victoria Street attached in error to this record

i-Heritage

No entry, BIF?

eMelbourne, web site 2015

'Benevolent Asylum (Kingston Centre) demolition 1911
Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations' in the town's early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony's 'deserving poor' in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants' home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on 'Institution Hill', straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society.

With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

Newspapers:

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 8 July 1910

'The Benevolent Asylum Site. It was originally intended that the site of the Benevolent Asylum at North Melbourne, which will be vacant in a few months owing to the erection of a new institution at Cheltenham. And the demolition of the present building should be put on the market next month. However, the Hen. W. A. Watt, State Treasurer, says that the land must be submitted for sale, not as a simple block, but in conjunction with plans showing the various allotments, proposed streets and right-of-ways, etc. The preparation of this information for buyers will necessary occupy some time, so that the sale of the site will not take place as soon as anticipated.'

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 28 February 1913

'BENEVOLENT ASYLUM SITE. SALE BY AUCTION.'
Last Saturday, at 3 p.m., the former site of the Melbourne Benevolent Asylum was put up for auction, it having been cut up into 53 residential allotments. There were a number of people on the ground. At the former hour, and the bidding was keen, and the prices obtained satisfactory. The land, originally about 10 acres, was reserved for the purposes of the asylum over 60 years ago, and when the institution was removed to Cheltenham some time ago, it became necessary to pass an enabling act through the State Assembly before it could be sold. Meanwhile the committee, which has expended over £100,000 on the new buildings, needed money, and the treasurer advanced £15,000 on the understanding that it would be refunded out of the proceeds of the sale of the land. Owing to excisions for a road and lanes, the area actually put up for sale was reduced to 8.1/2 acres, comprising 53 allotments. Eight of these are quarter-acre blocks, and the remainder are 40 feet by 120 feet.

Victoria-St. has been extended through the land, the roadway being 99 feet wide and 666 feet long from Curzon to Abbotsford-st... A plantation has been formed in the centre of the roadway, having a width of 120 feet to the allotments on the north side and 173 feet to those on the south side. The sale was conducted by Messrs. Sydney C. Arnold & Co., in conjunction with Messrs. John Buchan & Co... and when Mr. Arnold started operations in a large marquee on the ground, there were about 400 persons present. Liberal conditions were offered to buyers, terms being 10 per cent cash and 10per cent in three months, and the balance extending over three years. No fewer than 47 of the allotments were sold, the prices ranging from £5/5/- to £12/10/- per foot, and a total sum of £18,643/5/9 was realised. The remaining six allotments in Miller St. will, it is expected, be sold privately shortly, and the treasurer advanced £12,000 on the understeering that it would be refunded out of the proceeds of the sale of the land. The competition... was keenest for the land on the North Melbourne side, though it is not considered to be so good as that on the West Melbourne side. In Elm-St. the prices ran from £5/5/- to £6/12/6 per foot, but an allotment at the corner of Victoria and Curzon-sts... brought £12/10/- per foot, and the average realised on those facing Victoria-St., north and south, was £8 per foot. The allotment on the corner of Curzon and Miller-sts. Brought £9/17/6 per foot, whilst lot 2 in Miller St. realised £7/15/- per foot, and others in the same street £7/10/- per foot. It was noted as a somewhat remarkable fact that the competition... was keenest for the flat land, and... that prospective buyers were not so anxious to bid -for, some of the highest land; whence a splendid view of the Bay and surrounding country can be obtained.

After the sale, there remained 5 blocks of the Miller-St. Frontage undisposed of and at the beginning of the week the auctioneers sold one of them privately at £7/10/- a foot, and there is every probability of the balance passing off in the near future in a similar fashion.'

'The Age' (Melbourne, Vic.: 1854 - 1954) Saturday 15 September 1934 p 19 Article

'Old West Melbourne... TO THE EDITOR OF THE AGE.

Sir, — I have been much interested in the letters about old identities of North Melbourne, and would like to hear of some of the old West Melbourne folk. In my day the Benevolent Asylum faced Curzon-street and... was surrounded by spacious grounds, bounded by Curzon, Miller... Abbotsford and Elm streets. Victoria-street ended abruptly at the front gate and then continued on the other side at Abbotsford-street. I can still hear in memory the old asylum bell ringing in the evening, and see the old folk walking round the tree-sheltered grounds. I remember seeing the superintendent, with his bag and white top hat, letting himself in at a private gate in Abbotsford-street. We lived on a block almost every house on which was occupied by an old Scotch family. There were the Ramages, Simpsons, Robertsons, Findlays, Bagleys, Swanstons, Alders, Watsons, Crystals, McBeans and others. The grocery store at the -comer of Lothian and Miller streets was kept by the O'Brien family, the butcher's shop near them by Swanby, and afterwards by Read. Other old families within half a mile included the Landers, Ingams, Binyons, Dotts, Crockets, Youngs, Smiths, Overs, Modnetts, Selfs, Whiles, Irvine. The streets were lit by gas lamps. I remember the electric light being installed, also sewerage. Does anyone remember Cranky Fred the "bottle-oh," who used to go down on his knees and pray for the bad boys who stood and laughed. They would say "Pray, Fred," and down he would go. In those days West Melbourne was a quiet, select spot. Everyone seemed to know everyone else.— Yours, &c, ANCIENT. Rupanyup, 11th September'

Sands & McDougall Directory of Victoria

1930
Curzon st
375 McCarthy, D., grocer
377-379 Bantry Flats-
377 Dyson, Claude
379 Featherstone, Neil, skin specialist

1925
Hawke st
Curzon st
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe, Hy
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst

1920
No entry for this block

Property number:  109723
SURVEYED PLACES

Victoria Street 381

Survey Notes:
Well-preserved; uncommon brick verandah posts; part group that marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
- Existing grading: D
- Proposed Grading: D

What date or era does the place express (if any)?
- Creation date (if available)? 1919-1945
- Creation era?
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Post WW2
  - Interwar

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
- 8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
- i-Heritage search results: Abstract of Building Identification Form (BIF) 381 VICTORIA STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level
- D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
- Architectural Style Inter War
- Period Inter War
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features Not Assessed
- Statement of Significance
- Not Assessed
- Recommended Alterations
- Fence replaced (inappropriate - reinstate original design/sympathetic alternative)

City of Kingston web site, 2015
‘Graham J Whitehead (web) The Melbourne Benevolent Asylum Comes to Cheltenham
Article Cat. Historical Features
Article Ref. 302
The beginnings of the Melbourne Benevolent Asylum were made before Victoria gained its independence from New South Wales in 1851. Councillor John Smith, of the City of Melbourne requested government officers in Sydney on June 1, 1848 to grant a site and the necessary finance to build an institution where the ill and destitute of Melbourne could be cared for. But it was not until 1850 that the foundation stone of the building to be erected in North Melbourne was laid by Superintendent La Trobe. Governor Fitzroy in Sydney granted the site together with a sum of £1000 on the understanding that an equal sum of money would be raised by public subscription. [1]

‘The Argus’ described the ten acre site in North Melbourne bound by Abbotsford, Elm, Curzon and Miller Streets as “…the most magnificent that could well be imagined, the view being not only most extensive, and beautiful in the extreme, but peculiarly eligible for a public building, from the fact of its commanding every entrance to the city, North, South, East and West, as well as forming a most prominent object of observation from the Bay. [2] Another contemporary report provides further insight into the nature of the site; “One of the problems encountered was that the Asylum was out in the bush and there was no firm thoroughfare of any kind leading to it. As it was mid winter, to save visitors from bogging or drowning, an avenue was buoyed at intervals one each side with rude torches fastened to poles secured in the ground and soldiers and every policeman that could be spared patrolled the bush track from the junction of the Queen and LaTrobe Streets between Flagstaff Hill and the Cemetery, to act as pilots for the carriages.” [3]

It was architect Charles Laing who gained the commission to design an imposing public building while builders Charles Brown, Henry Brown and Samuel Ramsden were given the task of constructing it. Their initial tender was for £2850 although the cost of the finished building was £3272-19-6. [4]

The discovery of gold in Victoria brought an unprecedented influx of people who sought to make their fortune. Unfortunately large numbers failed, and many individuals becoming destitute and ill turned to the asylum
In 1875 the Superintendent and Secretary of the Benevolent Asylum, James McCutcheon, argued in the annual report that the city site was too limiting and was no longer appropriate because of its proximity to a crowded city where an outbreak of an epidemic would be dangerous for their old and feeble inmates. He wanted a government grant of land 100 to 200 acres in size in a location at least ten miles from the city and near a railway station. The new buildings he envisaged would be no more than two storeys high to facilitate movement and be designed to completely separate male and female inmates. McCutcheon saw the less convenient location an advantage in that access would be more difficult causing fewer applications for admittance. [5]

In 1890 a special appeal was launched to raise money claiming the Asylum was “filled to repletion with aged and infirm persons, many of them labouring under complicated diseases, and all fit and worthy objects for charitable sympathy; whilst every week numbers of gaunt, hungry and distressed persons, of both sexes, crowd the passages, and vainly implore admission.”[6] It was at this time that a deputation met with the Premier requesting a land grant of 150 acres at Cheltenham. Although sympathetically heard by the Premier it was not for some years that the issue was addressed. [7]

In 1880 a special appeal was launched to raise money. McCutcheon reported that the Lands Department believed a location at Frankston for the building of a new refuge. He strongly recommended that the Asylum be established at Cheltenham at the earliest opportunity but again the asylum to a site further out in the country was once again raised.

The Rev Alfred Caffin immediately responded to the asylum committee suggesting they might consider a site at Frankston for the building of a new refuge. He went on to point out that the features of the Frankston location might be a little grander of view. Caffin suggested that if the authorities were after a view then a site at Dromana would perhaps suit better. Cheltenham had the advantage of being closer to the city and had a permanent water source necessary for the production of flowers and shrubs. Perhaps, Caffin conjectures, the Lands Department is interested in one of the Frankston Brick Companies or some powerful outside influence has brought to bear its sway on the government. [9]

The Asylum committee thought the Frankston location was too far away but J M Smith saw the opportunity to take advantage of the government’s offer. Given the enormous expense and great trouble that would be incurred in transferring the institution to another site he proposed to his colleagues that they should ask the government to endow the charity with the 3000 acres of land at Frankston. When the idea was challenged by several of his colleagues as being unrealistic he replied, “the Government don’t know what to do with it. They have no use for it.”[10] Mr Gillies, the Premier of Victoria, replied to the committee’s communication indicating he was seeking the opinion of the Commissioner of Lands and Survey and would confer with him about the new location of the Asylum. [11]

The Royal Commission of 1890 in a progress report strongly recommended that the Asylum be established at Cheltenham at the earliest opportunity but again the Government failed to act. [12] It was the announcement of a magnificent legacy to the Asylum by Mr J Hingston who died in England on March 8, 1902 at the age of 75 that galvanised the various parties and organizations back into action. Amongst the bequests to friends, relatives and other institutions was £25,000 to the Benevolent Asylum to be applied to rebuilding the institution on a ground floor plan only. He saw, as a member of the Asylum’s committee, that the many floored and stair-cased buildings in North Melbourne very troublesome to the old and rheumaticky patients. [12]

With access to a new source of funds the issue of moving the asylum to a site further out in the country was once again raised.

The Rev Alfred Caffin immediately responded to the bequest by writing to the Brighton Southern Cross to stress the value of the Cheltenham site. He pointed out it was located about twelve miles from the City and about two miles from South Brighton, Highett and Cheltenham railway stations and was situated on a pretty ridge commanding views of the bay and the Dandenong ranges. In addition, it possessed an excellent spring of water and soil of a light and friable character highly valued by amateur gardeners. Should the institution wish to expand beyond the reserve of about one hundred acres there was vacant land outside the boundaries of the reserve and the whole site was accessible to visitors. [13]

It was almost two years after the laying of the foundation stone (1909) that the transfer of patients from North Melbourne to Cheltenham began. The logistics for such an occasion given the distance, the condition of many patients and the available transport were immense. Added to this were the emotional feelings held by many patients leaving the gloomy but friendly environment they had known for many years, while others were looking forward to more pleasant accommodation ‘by the sea’. Some were so old and feeble they took no interest in what was a

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Graeme Butler & Associates 2015: Appendix 2: 1226
momentous occasion in the history of the institution. [28] According to the Age report, the asylum authorities expected some inmates to refuse to go to Cheltenham and instead seek shelter with friends, but there were few such cases. Most recognized the asylum provided them with security and contact with friends.

The move was completed in stages with the first group to leave being one hundred and twenty five inmates from the women’s invalid wards. It took five hours to load the furniture vans and three days to move all the residents from their old North Melbourne home to Cheltenham. In total 513 were transferred and of that number 313 were bed ridden. [29]'

Sands & McDougall Directory of Victoria

1915
357 Travis, A., wtchnkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David
King st
Hawke st
Curzon it
Abbotsford st
457 McInerney, Patk. J.

1920
357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce. Mrs C.
King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925
King st
Hawke it
Curzon at
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mrs F., cnfr
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John O.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
House being built
425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas
433 Conly, H. J.
435 Conly , Jno, H.
439 Prentice, Bert.

Property number: 109724
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street | 383 | Ennisvale

Survey Notes:

Marks: Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What is the creation date (if available)?

1919-1945

What date or era does the place express (if any)?

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually

- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 383 VICTORIA STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date

- Building and History Information
- Architectural Style Inter War
- Period Inter War
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Poor
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Notable features include streetscape only.

- Statement of Significance Not Assessed
- Recommended Alterations
- Bricks painted (inappropriate - remove by approved method) windows replaced; fence replaced (inappropriate - reinstate original design/sympathetic alternative) balustrade added (inappropriate - remove/reinstate sympathetic alternative)

- Sands & McDougall Directory of Victoria
- 1915
- 357 Travis, A., wtchnkr
- 359 Turner, S., hairdrsr
- 365 Three Crowns hotel—O’Callaghan, David

- King st
- Hawke st
- Curzon it
- Abbotsford st
- 457 McInerney, Patk. J.

- 1920
- 357 Travis, A., wtchmkr
- 359 Turner, S., hairdrsr
- 365 Three Crowns hotel—Pierce. Mrs C.

- King st
- Hawke st
- Carson st
- Abbotsford it
- 457 Langshaw, Jno
- 459 Mitchell, Ernest
- 461 O’Donnell, John

- 1925
- King st
- Hawke it
- Curzon at
- 375 McCarthy, D., grcr
- 377-9 Bantry Flats-
- 377Bidgood, Mrs Emily
- 377 Tunnecliffe,
- 379 Phayer, Mrs Eileen
- 379 Featherstone, Neil, skin spclst
- 381 Lake, Ernest T.
- 383 Leen, Cornelius
- 385 Amory, Mrs F., cnfr
- 385 Amory, Arthur
- 387 Skehan, John
- 389 Jaensch, John 0.
- 391 Keating, Patk. L.
- 393 Hobbs, Clifford
- 417 Hood, Peter
- 419 Vaneede, Henry
- 421 Cameron, Donald

House being built

Graeme Butler & Associates 2015: Appendix 2: 1228
West Melbourne Heritage Review

SURVEYED PLACES

425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas
433 Conly, H. J.
435 Conly, Jno, H.
439 Prentice, Bert.
441 Ogden, Thomas

Property number: 109725

Marks Benevolent Asylum site and part of model government subdivision sold in 1913; shopfront replaced. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | D |
| Proposed Grading: | D |

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era?

- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
385 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status Adopted
Building and History Information
Architectural Style Late Edwardian
| Property number: | 109726 |

**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Period</th>
<th>1900-15 - Edwardian</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Date</td>
<td></td>
</tr>
<tr>
<td>Source for Construction Date</td>
<td></td>
</tr>
<tr>
<td>Architect</td>
<td></td>
</tr>
<tr>
<td>Builder Not Assessed</td>
<td></td>
</tr>
<tr>
<td>First Owner</td>
<td></td>
</tr>
<tr>
<td>Integrity Fair</td>
<td></td>
</tr>
<tr>
<td>Condition Good</td>
<td></td>
</tr>
<tr>
<td>Original Building Type</td>
<td>Shop</td>
</tr>
<tr>
<td>History Not Assessed</td>
<td></td>
</tr>
</tbody>
</table>

**Description/Notable Features**

A late Edwardian period shop and dwelling, constructed on the land previously used by the Benevolent Asylum. The detailing incorporates simple brick and render features typical for 1920's construction. The shop front has been removed and a porch created as part of a residential conversion.

**Statement of Significance**

This block of Victoria Street was subdivided after the closure of the Benevolent Asylum and contains buildings constructed between 1914 and 1925. The scale, use and style is consistent along this block of Victoria Street. This shop sits in a residential context, but has been sited opposite earlier shops. The style, scale, form, siting and history are consistent with that for the street.

**Recommended Alterations**

Other Comments This building makes a contribution to a group of similar period, and style. The high value of the collective group in this street reinforces the value of this individual building. Recommended for D grading

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**Sands & McDougall Directory of Victoria**

1915

357 Travis, A., wtchmk
359 Turner, S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David

King st
Hawke st
Curzon it
Abbotsford st
457 McInerney, Patk. J.

1920

357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce. Mrs C.

King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925

King st
Hawke it
Curzon at
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street 387

Survey Notes:

Marks Benevolent Asylum site and part of model government subdivision sold in 1913; Edwardian-era style, distinctive details; unrelated two-storey rear addition publicly visible.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era? 

☐ Victorian-era ☑ Interwar ☐ Edwardian-era ☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value ☑ Historical value ☐ Scientific value ☐ Social value

☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory

☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

No entry.

Heritage Places Inventory June 2015

No listing.

Heritage

in Heritage Overlay Area as contributory

No BIF

North and West Melbourne Conservation Study (1983)

Survey data: 389-385-379... c1915-20 D

Sands & McDougall Directory of Victoria

1915

357 Travis, A., wtchnkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David

King st
Hawke st
Curzon it
Abbotsford st
457 McInerney, Patk. J.

1920

357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce, Mrs C.

King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925

King st
Hawke it
Curzon at

375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunneciffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mrs F., cnfr
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John 0.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald

House being built
425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas
433 Conly, H. J.
435 Conly, Jno, H.
439 Prentice, Bert.
441 Ogden, Thomas

Property number: 109727

Graeme Butler & Associates 2015: Appendix 2: 1231
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street 389

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Survey Notes:

Marks Benevolent Asylum site and part of model government subdivision sold in 1913; distinctive details; carport intrusive. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>D</td>
</tr>
</tbody>
</table>

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

- [ ] Victorian-era
- [ ] Edwardian-era
- [ ] Early Victorian-era
- [ ] Interwar
- [ ] Post WW2

What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any):

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
389 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Lane Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted
Building and History Information

Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations
Porch altered; fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)

Sands & McDougall Directory of Victoria
1915
357 Travis, A., wtchnkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David
King st
Hawke st
Curzon it
Abbottsford st
457 McNerney, Patk. J.

1920
357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce. Mrs C.
King st
Hawke st
Carson st
Abbottsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe, J.
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John 0.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas
Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

Survey Notes:

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era?
- [ ] Victorian-era
- [x] Interwar
- [ ] Edwardian-era
- [ ] Post WW2

What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
391 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
SURVEYED PLACES

Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
Fence replaced; (inappropriate - reinstate original design/reinstate sympathetic alternative)

Sands & McDougall Directory of Victoria

1915
357 Travis, A., wtchnkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David
King st
Hawke st
Curzon it
Abbotsford st
457 McInerney, Patk. J.

1920
357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce. Mrs C.
King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925
King st
Hawke it
Curzon at
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mrs F., cnfr
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John O.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
House being built
425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas
433 Conly, H. J.

Property number: 109729

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### Surveyed Places

**Victoria Street 393**

**Survey Notes:**

Security shutters added, reducing integrity; marks
Benevolent Asylum site and part of model government subdivision sold in 1913. Otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

---

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>Early Victorian-era</th>
</tr>
</thead>
<tbody>
<tr>
<td>1919-1945</td>
<td></td>
</tr>
</tbody>
</table>

**Creation era?**

- [ ] Victorian-era
- [ ] Edwardian-era
- [x] Interwar
- [ ] Post WW2

---

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Not assessed for heritage values

---

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

---

**What are the historic themes represented by the place?**

8.2 Housing the population

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**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

---

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

393 VICTORIA STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

---

North and West Melbourne Conservation Study - Graeme Butler, no date

Building and History Information

Architectural Style Edwardian

Period 1900-15 - Edwardian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features Not Assessed

Statement of Significance

Not Assessed

Recommended Alterations

Fence replaced; window replaced-see 391 (inappropriate - reinstate original design/reinstate sympathetic alternative)

**Sands & McDougall Directory of Victoria**

1915

357 Travis, A., wtchnkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David

King st

Hawke st

Curzon it

Abbotsford st

457 McNerney, Patk. J.

1920

357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce. Mrs C.

King st

Hawke st

Carson st

Abbotsford it

457 Langshaw, Jno

459 Mitchell, Ernest

461 O’Donnell, John

1925

King st

Hawke it

Curzon at

375 McCarthy, D., grcr

377-9 Bantry Flats-

377 Bidgood, Mrs Emily

377 Tunnelcliffe,

379 Phayer, Mrs Eileen

379 Featherstone, Neil, skin spclst

381 Lake, Ernest T.

383 Leen, Cornelius

385 Amory, Mrs F., cnfr

385 Amory, Arthur

387 Skehan, John

389 Jaensch, John O.

391 Keating, Patk. L.

393 Hobbs, Clifford

417 Hood, Peter

419 Vaneede, Henry

421 Cameron, Donald

House being built
**SURVEYED PLACES**

425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas
433 Conly, H. J.
435 Conly, Jno, H.
439 Prentice, Bert.
441 Ogden, Thomas

**Property number:** 109730

---

### Marks Benevolent Asylum site and part of model government subdivision sold in 1913; shutters added - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?

**Existing grading:** D  
**Proposed Grading:** D

**Existing Streetscape Level:** 3  
**Proposed Streetscape Level:** 2

### What date or era does the place express (if any)?

**Creation date (if available):** 1919-1945

**Creation era?**

- Early Victorian-era [ ]
- Interwar [ ]
- Post WW2 [ ]

### What are the heritage values of the place (if any)?

- Aesthetic value [ ]
- Historical value [x]
- Scientific value [ ]
- Social value [ ]

- Not assessed for heritage values [ ]

### Is the place in a Heritage Overlay?

- Contributory to precinct [x]
- Not significant or contributory [ ]
- Significant individually [ ]
- Proposed for a Heritage Overlay [ ]

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)  
417 VICTORIA STREET WEST MELBOURNE 3003  
Heritage Gradings  
Building Grading Streetscape Level Laneway Level  
D 3  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct  
Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme
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**SURVEYED PLACES**

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<th>Building and History Information</th>
<th>Inter War</th>
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<th>Architect</th>
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<th>Description/Notable Features</th>
<th>Notable features include unpainted decorative brickwork.</th>
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<th>Statement of Significance</th>
<th>Not Assessed</th>
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<th>Recommended Alterations</th>
<th>porch enclosed (inappropriate - reinstate original design)</th>
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</table>

<table>
<thead>
<tr>
<th>windows altered; fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)</th>
</tr>
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**Sands & McDougall Directory of Victoria**

1915

357 Travis. A.. wtchnik
359 Turner. S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David

King st
Hawke st
Curzon it
Abbotsford st
457 McInerney, Patk. J.

1920

357 Travis, A.. wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce. Mrs C.

King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925

King st
Hawke it
Curzon at
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mrs F., cnfr
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John O.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
House being built
425 McDroy, Win. J.
SURVEYED PLACES

Victoria Street  419

Survey Notes:

Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945
Creation era? [ ] Early Victorian-era  [ ] Victorian-era  [ ] Interwar  [ ] Edwardian-era  [ ] Post WW2

What are the heritage values of the place (if any)?

[ ] Aesthetic value  [x] Historical value
[ ] Scientific value  [ ] Social value
[ ] Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

[ ] Contributory to precinct  [ ] Not significant or contributory
[ ] Significant individually  [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
419 VICTORIA STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Inter War
Period Inter War
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence.
Statement of Significance
Not Assessed

Sands & McDougall Directory of Victoria
1915
357 Travis, A., watchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David
King st
Hawke st
Curzon it
Abbottsford st
457 McNerney, Patk. J.

1920
359 Travis, A., watchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce, Mrs C.
King st
Hawke st
Carson st
Abbottsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925
King st
Hawke it
Curzon at
375 McCarthy, D., gcr
377-9 Bantry Flats—
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mrs F., cnfr
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John O.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
House being built
425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas
433 Conly, H. J.
435 Conly, Jno, H.
VICTORIA STREET
421

Survey Notes:

Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era?

- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

H03 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory

- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

421 VICTORIA STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
SURVEYED PLACES

Building and History Information
Architectural Style Inter War
Period Inter War
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance
Not Assessed
Recommended Alterations Fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)

Sands & McDougall Directory of Victoria

1915
357 Travis. A., wtchmkr
359 Turner, S., hairdrr
365 Three Crowns hotel—O’Callaghan, David
King st
Hawke st
Curzon it
Abbotsford st
457 McInerney, Patk. J.

1920
357 Travis, A., wtchmkr
359 Turner, S., hairdrr
365 Three Crowns hotel—Pierce. Mrs C.
King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925
King st
Hawke it
Curzon at
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mrs F., cnfr
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John D.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
House being built
425 McDroy, Win. J.
427 Berwick, James

Property number: 109733
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street  423  Delmont

Survey Notes:
Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  D  Proposed Grading:  D

Existing Streetscape Level:  3  Proposed Streetscape Level:  2

What date or era does the place express (if any)?

Creation date (if available)?  1919-1945
Creation era?
☐ Victorian-era  ☑ Interwar  ☐ Edwardian-era

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value  ☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
423 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information
Architectural Style Inter War
Period Inter War
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence - 1930's.
Statement of Significance Not Assessed
Recommended Alterations
Fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)

Sands & McDougall Directory of Victoria
1915
357 Travis, A., wtchnkr
359 Turner, S., hairdssr
365 Three Crowns hotel—O'Callaghan, David
King st
Hawke st
Curzon it
Abbotsford st
457 McNerney, Patk. J.

1920
357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce. Mrs C.
King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O'Donnell, John

1925
King st
Hawke it
Curzon at
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mr., cnfr
387 Skehan, John
389 Jaensch, John O.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
House being built
425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas

Graeme Butler & Associates 2015: Appendix 2: 1241
### Surveyed Places

#### Victoria Street

| Property number: | 109734 |

**Survey Notes:**

Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### Existing grading: **D**

**Proposed Grading:** **D**

**Existing Streetscape Level:** **3**

**Proposed Streetscape Level:** **2**

**Creation date (if available)?**

1919-1945

**Creation era?**

- [x] Early Victorian-era
- [ ] Victorian-era
- [ ] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value
- [ ] Aesthetic value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date - Adopted
### Surveyed Places

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#### Building and History Information

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</tr>
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<td>Integrity Fair</td>
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<td></td>
<td>Condition Fair</td>
</tr>
<tr>
<td></td>
<td>Original Building Type</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
<td>Description/Notable Features Not Assessed</td>
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<td>Statement of Significance Not Assessed</td>
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<tr>
<td></td>
<td>Recommended Alterations</td>
</tr>
</tbody>
</table>

Fence replaced; windows replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)

#### Sands & McDougall Directory of Victoria

1915

- 357 Travis, A., wtchnikr
- 359 Turner, S., hairdrsr
- 365 Three Crowns hotel—O’Callaghan, David

1920

- 357 Travis, A., wtchmkr
- 359 Turner, S., hairdrsr
- 365 Three Crowns hotel—Pierce. Mrs C.

1925

- King st
- Hawke st
- Curzon at
- Abbotsford it
- 457 McInerney, Patk. J.
- 457 McCarthy, D., grcr
- 377-9 Bantry Flats-
- 377 Bidgood, Mrs Emily
- 377 Tunnecliffe,
- 379 Phayer, Mrs Eileen
- 379 Featherstone, Neil, skin spclst
- 381 Lake, Ernest T.
- 383 Leen, Cornelius
- 385 Amory, Mrs F., cnfr
- 385 Amory, Arthur
- 387 Skehan, John
- 389 Jaensch, John O.
- 391 Keating, Patk. L.
- 393 Hobbs, Clifford
- 417 Hood, Peter
- 419 Vaneede, Henry
- 421 Cameron, Donald
- House being built
- 425 McDroy, Win. J.
- 427 Berwick, James
- 429 Phelan, Nicholas
Survey Notes:
Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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<tbody>
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<td>D</td>
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</tbody>
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Streetscape Level:

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</thead>
<tbody>
<tr>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

Creation date (if available): 1919-1945

- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Social value
- Not assessed for heritage values

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
427 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Property number: 109736
SURVEYED PLACES

Victoria Street | 429

Survey Notes:
Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available): 1919-1945

What are the heritage values of the place (if any)?
- Historical value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
429 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
## SURVEYED PLACES

### Victoria Street 431 Drummond house

### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
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<tr>
<td>Creation date (if available)? 1926</td>
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<tr>
<td>Creation era?</td>
</tr>
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<td>Victorian-era</td>
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<tr>
<td>Edwardian-era</td>
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</table>

<table>
<thead>
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</thead>
<tbody>
<tr>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Historical value</td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
</tr>
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</table>

<table>
<thead>
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<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>Contributor to precinct</td>
</tr>
<tr>
<td>Not significant or contributory</td>
</tr>
<tr>
<td>Significant individually</td>
</tr>
<tr>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>What are the historic themes represented by the place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2 Housing the population</td>
</tr>
</tbody>
</table>

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
431 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

### Building Permit Application

Aug 1926 £846 erection of dwelling house: shows two front bedrooms, living room, kitchen with corner fire place and sink on wall, and bath, porch and laundry off
Nov H802 erecting fence
1934 £75 erecting of garage
Builder: D. Kinnane, Mt Alexander Rd Moonee Ponds

### Probate

‘Donald C Drummond Rtd. West Melb 23 Sep 1972
750/045 VPRS 28/P6, unit 263; VPRS 7591/P4, unit 321’

### Electoral Rolls

1928 Donald Cornelius Drummond 431 Victoria Street labourer, with Ruth

### eMelbourne web site 2015.

Benevolent Asylum (Kingston Centre) demolition 1911
Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to ‘relieve the aged, infirm, disabled or destitute of all creeds and nations’ in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s ‘deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum. The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on ‘Institution Hill’, straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds. The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15,000 people had been assisted by the society. With the establishment of other asylums throughout rural
Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE

Newspapers:
'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 8 July 1910
'The Benevolent Asylum Site. It was originally intended that the site of the Benevolent Asylum at North Melbourne, which will be vacant in a few months owing to the erection of a new institution at Cheltenham. And the demolition of the present building should be put on the market next month. However, the Hen. W. A. Watt, State Treasurer, says that the land must be submitted for sale, not as a simple block, but in conjunction with plans showing the various allotments, proposed streets and right-of-ways, etc. The preparation of this information for buyers will necessary occupy some time, so that the sale of the site will not take place as soon as anticipated.'

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Sir, — I "have been much interested In the letters about old identities of North Melbourne, and would like to hear of some of the old West Melbourne folk. In my day the Benevolent Asylum faced Curzon-street and .was surrounded by spacious grounds, bounded by Curzon, Miller." Abbotsford and Elm streets. Victoria-street ended abruptly at the front gate and then continued on the other side at Abbotsford-street. I can still hear in memory the old asylum bell ringing in the evening, and see the old folk walking round the tree-sheltered grounds. I remember seeing the superintendent, with his bag and white top hat, letting himself in at-a private gate in Abbotsford-street. We lived on a block almost every house on which was occupied by an old Scotch family. There were the Ramaged, Simpsons, Robertsons, Findlays, Bagleys, Swanstons, Alders, Watsons, Crystals, McBeans and others. The grocery store at the -corner of Lothian and Miller streets was kept by the O'Brien family, the butcher's shop near them by Swanby, and afterwards by Read. Other old families within half a mile included the Landers, Ingrams, Binyons, Dotts, Crockets, Youngs, Smiths, Overs, Modnetts, Selfs, Whiles, Irivines. The streets were lit by gas lamps. I remember the electric light being installed, also sewerage. Does anyone remember Cranky Fred the "bottle-oh," who used to go down on his knees and pray for the bad boys who stood and laughed. They would say "Pray, Fred," and down he would go. In those days West Melbourne was a quiet, select spot. Everyone seemed to know everyone else.—

Yours, &c., ANCIENT. Rupanyup, 11th September'

Sands & McDougall Directory of Victoria
1915
357 Travis, A., watchmkr
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365 Three Crowns hotel—O'Callaghan, David
King st
Hawke st
Curzon it
Abbotsford st
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357 Travis, A., watchmkr
359 Turner, S., hairdrr
SURVEYED PLACES

365 Three Crowns hotel—
Pierce. Mrs C.
King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
559 Mitchell, Ernest
461 O’Donnell, John

1925
King st
Hawke it
Curzon at
375 McCarthy, D., gcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mrs F., cnfr
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John O.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
House being built
425 McDroy, Win. J.
427 Berwick, James
429 Phelan, Nicholas
433 Conly, H. J.
435 Conly, Jno. H.
439 Prentice, Bert.
441 Ogden, Thomas

1930
429 Campbell, Donald
431 Drummond, Donald
433 Conly, H. J.
435 Conly, Jno. H.

City of Melbourne Valuers Books
1930, 1177
Donald Drummond owner-occupier 431 BH 5 rooms,
22x120 £60

Property number: 109738

Marks Benevolent Asylum site and part of model
government subdivision sold in 1913. Generally unchanged
since North and West Melbourne Conservation Study - refer
to i-Heritage search results: Abstract of Building
Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D
Proposed Grading: D

What date or era does the place express (if any)?
Creation date (if available)? 1919-1945
Creation era?
☐ Victorian-era
☐ Edwardian-era
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?
☐ Aesthetic value
☐ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
H03 North & West Melbourne Precinct
☐ Contributory to precinct
☐ Not significant or contributory
☐ Significant individually
☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building
Identification Form (BIF)
433 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
# West Melbourne Heritage Review

## Surveyed Places

<table>
<thead>
<tr>
<th>Building and History Information</th>
<th>Architectural Style</th>
<th>Inter War Period</th>
<th>Construction Date</th>
<th>Source for Construction Date</th>
<th>Architect</th>
<th>Builder</th>
<th>First Owner</th>
<th>Integrity</th>
<th>Condition</th>
<th>Original Building Type</th>
<th>History</th>
<th>Description/Notable Features</th>
<th>Statement of Significance</th>
<th>Recommended Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>427 Berwick, James</td>
<td>429 Phelan, Nicholas</td>
<td>433 Conly, H. J.</td>
<td>435 Conly, Jno. H.</td>
<td>439 Prentice, Bert.</td>
<td>441 Ogden, Thomas</td>
<td>Not Assessed</td>
<td>Fair</td>
<td>Fair</td>
<td>Not Assessed</td>
<td>Not Assessed</td>
<td>Not Assessed</td>
<td>Not Assessed</td>
<td>Fence replaced; roof details altered (inappropriate - reinstate original design/reinstate sympathetic alternative)</td>
<td></td>
</tr>
</tbody>
</table>

### Sands & McDougall Directory of Victoria

#### 1915
357 Travis, A., watchmaker
359 Turner, S., hairdresser
365 Three Crowns hotel—O’Callaghan, David

- **King st**
  - Hawke st
  - Curzon st
  - Abbotsford st
  - 457 McInerney, Patk. J.

#### 1920
357 Travis, A., watchmaker
359 Turner, S., hairdresser
365 Three Crowns hotel—Pierce, Mrs C.

- **King st**
  - Hawke st
  - Carson st
  - Abbotsford st
  - 457 Langshaw, Jno
  - 459 Mitchell, Ernest
  - 461 O’Donnell, John

#### 1925

- **King st**
  - Hawke st
  - Curzon st
  - 375 McCarthy, D., grocer
  - 377-9 Bantry Flats-
  - 377 Biggood, Mrs Emily
  - 377 Tunnecliffe,
  - 379 Phayer, Mrs Eileen
  - 379 Featherstone, Neil, skin specialist
  - 381 Lake, Ernest T.
  - 383 Leen, Cornelius
  - 385 Amory, Mrs F., cnfr
  - 385 Amory, Arthur
  - 387 Skehan, John
  - 389 Jaensch, John O.
  - 391 Keating, Patk. L.
  - 393 Hobbs, Clifford
  - 417 Hood, Peter
  - 419 Vaneede, Henry
  - 421 Cameron, Donald
  - House being built
  - 425 McDroy, Win. J.

**Property number:** 109739
West Melbourne Heritage Review

SURVEYED PLACES

Victoria Street 435 Ballarat

Survey Notes:
Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing Grading:</th>
<th>D</th>
<th>Proposed Grading:</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level:</td>
<td>3</td>
<td>Proposed Streetscape Level:</td>
<td>2</td>
</tr>
</tbody>
</table>

What date or era does the place express (if any)?

| Creation date (if available)? | 1919-1945 |
| Creation era? | [ ] Early Victorian-era | [ ] Interwar | [ ] Post WW2 |

What are the heritage values of the place (if any)?

| Aesthetic value | [ ] Historical value |
| Scientific value | [ ] Social value |
| [ ] Not assessed for heritage values |

Is the place in a Heritage Overlay?

| HO3 | North & West Melbourne Precinct |
| [ ] Contributory to precinct | [ ] Not significant or contributory |
| [ ] Significant individually | [ ] Proposed for a Heritage Overlay |

What are the historic themes represented by the place?

| 8.2 Housing the population |

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
435 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

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King st
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House being built
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Graeme Butler & Associates 2015: Appendix 2: 1250
West Melbourne Heritage Review

SURVEYED PLACES

427 Berwick, James
429 Phelan, Nicholas
433 Conly, H. J.
435 Conly, Jno. H.
439 Prentice, Bert.
441 Ogden, Thomas

1930 ...
429 Campbell, Donald
431 Drummond, Donald
433 Conly, H. J.
435 Conly, Jno. H.
439 Rowbotham, Leslie
441 Ogden, Thomas
443 Tweedle, Wm. H.
445 Schonfeldt, C. H. A.
447 Johnstone, Fredk.
Abbotsford

Property number: 109740

| Victoria Street | 439 |

Marks Benevolent Asylum site and part of model government subdivision sold in 1913. Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

Survey Notes:

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era?
- [ ] Victorian-era
- [X] Interwar
- [ ] Edwardian-era
- [ ] Post WW2

What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [X] Historical value
- [ ] Scientific value
- [ ] Social value
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Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- [X] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

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437 TO 439 VICTORIA STREET WEST MELBOURNE 3003
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Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Graeme Butler & Associates 2015: Appendix 2: 1251
SURVEYED PLACES

Building and History Information
Architectural Style Edwardian
Period 1900-15 - Edwardian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Not Assessed
Statement of Significance Not Assessed
Recommended Alterations
Fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)

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### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

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<td>D</td>
<td>C</td>
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</table>

### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1918</th>
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<tr>
<td>Creation era</td>
<td></td>
</tr>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td></td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
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</table>

### What are the heritage values of the place (if any)?

- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?

- [x] Contributory to precinct
- [ ] Not significant or contributory
- [x] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)

Revise Heritage Places Inventory July 2015.

### References (if any):

**Building Permit Application**

- 1918 1177 £800 erection of a brick villa
- 1925 erecting of shed
- 1941 fence
- 1991 $68,000 extension, new brick fences

**Electoral Rolls**

- 1919 Charlotte Ogden h.d. and Thomas William Ogden, tanner

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

- 441 VICTORIA STREET WEST MELBOURNE 3003

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Heritage Gradings

- Building Grading Streetscape Level Laneway Level
  - D 3

Conservation Study Details

- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date
- Adopted
- Building and History Information
- Architect
- Architectural Style
- Inter War
- Period Inter War
- Construction Date
- Source for Construction Date
- Builder
- Not Assessed
- Integrity Fair
- First Owner
- History Not Assessed
- Not Assessed
- Original Building Type
- Description/Notable Features
- Not assessed for heritage values
- Garden is sympathetic.
- Statement of Significance
- Not Assessed
- Recommended Alterations

**Hermes**

- BIF 1985 shows original fence.

**eMelbourne web site 2015**

- Benevolent Asylum (Kingston Centre) demolition 1911
- Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to ‘relieve the aged, infirm, disabled or destitute of all creeds and nations’ in the town’s early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony’s ‘deserving poor’ in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum.
- The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants’ home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on ‘Institution Hill’, straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds.
- The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15,000 people had been assisted by the society.
- With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the...
SURVEYED PLACES

Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE

Newspapers:

'North Melbourne Courier and West Melbourne Advertiser' (Vic.: 1895 - 1913) Friday 8 July 1910

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Sands & McDougall Directory of Victoria

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Hawke st
Curzon st
Abbottsford st
457 McInerney, Patk. J.

1920

357 Travis, A. wtchnkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce. Mrs C.
SURVEYED PLACES

City of Melbourne Valuers Books

1920, 1265
Charlotte Ogden owner-occupier 441 BH 5 rooms, 40 x120 £60
1930, 1181
Charlotte Ogden owner-occupier 441 BH 5 rooms, 40 x120 £75

Marks Benevolent Asylum site and part of model government subdivision sold in 1913; original wire fence retained as side fence - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

Creation era?
- Early Victorian-era
- Interwar
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
443 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date

Architectural Style: Inter War Period: Inter War

Construction Date: Source for Construction Date

Architect: Builder: Not Assessed

First Owner: Integrity: Fair

Condition: Fair

Original Building Type: History: Not Assessed

Description/Notable Features: Statement of Significance: Not Assessed

Recommended Alterations: Fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)

Sands & McDougall Directory of Victoria

1915
357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—O’Callaghan, David

King st
Hawke st
Curzon it
Abbotsford st
457 McInerney, Patk. J.

1920
357 Travis, A., wtchmkr
359 Turner, S., hairdrsr
365 Three Crowns hotel—Pierce, Mrs C.

King st
Hawke st
Carson st
Abbotsford it
457 Langshaw, Jno
459 Mitchell, Ernest
461 O’Donnell, John

1925
King st
Hawke it
Curzon at
375 McCarthy, D., grcr
377-9 Bantry Flats-
377 Bidgood, Mrs Emily
377 Tunnecliffe,
379 Phayer, Mrs Eileen
379 Featherstone, Neil, skin spclst
381 Lake, Ernest T.
383 Leen, Cornelius
385 Amory, Mrs F., cnfr
385 Amory, Arthur
387 Skehan, John
389 Jaensch, John O.
391 Keating, Patk. L.
393 Hobbs, Clifford
417 Hood, Peter
419 Vaneede, Henry
421 Cameron, Donald
House being built
425 McDroy, Win. J.
### SURVEYED PLACES

**Victoria Street 445**

#### Survey Notes:
Marks Benevolent Asylum site and part of model government subdivision sold in 1913; original wire fence retained as east side fence. Otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

#### Existing Streetscape Level: 3

<table>
<thead>
<tr>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

#### What date or era does the place express (if any)?

<table>
<thead>
<tr>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1919-1945</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Aesthetic value</td>
</tr>
<tr>
<td>□ Scientific value</td>
</tr>
<tr>
<td>□ Not assessed for heritage values</td>
</tr>
<tr>
<td>✔ Historical value</td>
</tr>
<tr>
<td>□ Social value</td>
</tr>
</tbody>
</table>

#### Is the place in a Heritage Overlay?

<table>
<thead>
<tr>
<th>HO3 North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Contributory to precinct</td>
</tr>
<tr>
<td>□ Not significant or contributory</td>
</tr>
<tr>
<td>□ Significant individually</td>
</tr>
<tr>
<td>□ Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

#### What are the historic themes represented by the place?

8.2 Housing the population

#### Recommendations (if any):
Revise Heritage Places Inventory July 2015.

#### References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF) 445 VICTORIA STREET WEST MELBOURNE 3003
- Heritage Gradings
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information
- Architectural Style Inter War
- Period Inter War
- Construction Date
- Source for Construction Date
- Architect
- Builder Not Assessed
- First Owner
- Integrity Fair
- Condition Fair
- Original Building Type
- History Not Assessed
- Description/Notable Features
- Not Assessed
- Statement of Significance
- Not Assessed
- Recommended Alterations
- Fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)
- Other Comments

**Sands & McDougall Directory of Victoria**

1915

- 357 Travis, A., wtchmkr
- 359 Turner, S., hairdrsr
- 365 Three Crowns hotel—O'Callaghan, David

1920

- 357 Travis, A., wtchmkr
- 359 Turner, S., hairdrsr
- 365 Three Crowns hotel—Pierce. Mrs C.

1925

- 375 McCarthy, D., grcr
- 377-9 Bantry Flats—Pierce. Mrs C.
- 381 Lake, Ernest T.

1930

- 383 Leen, Cornelius
- 385 Amory, John
- 391 Keating, Patk. L.

1935

- 417 Hood, Peter
- 419 Vaneede, Henry
- 421 Cameron, Donald

Housing being built

Graeme Butler & Associates 2015: Appendix 2: 1257
West Melbourne Heritage Review

SURVEYED PLACES

425 McDroy, Win. J.  
427 Berwick, James  
429 Phelan, Nicholas  
433 Conly, H. J.  
435 Conly, Jno, H.  
439 Prentice, Bert.  
441 Ogden, Thomas

1930 ...  
429 Campbell, Donald  
431 Drummond, Donald  
433 Conly, H. J.  
435 Conly, Jno. H.  
439 Rowbotham, Leslie  
441 Ogden, Thomas  
443 Tweedle, Wm. H.  
445 Schonfeldt, C. H. A.  
447 Johnstone, Fredk.  
Abbottsford

Property number: 109744

Marks Benevolent Asylum site and part of model government subdivision sold in 1913; corner site, adding prominence; security grille and shutters added - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

Survey Notes:

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D  Proposed Grading: D

Existing Streetscape Level: 3  Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation era?

- Victorian-era  
- Edwardian-era  
- Interwar  
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value  
- Historical value  
- Scientific value  
- Social value  
- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3  
  North & West Melbourne Precinct

- Contributory to precinct  
- Not significant or contributory

- Significant individually  
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 447 VICTORIA STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
## SURVEYED PLACES

<table>
<thead>
<tr>
<th>North and West Melbourne Conservation Study - Graeme Butler, no date Adopted</th>
<th>425 McDroy, Win. J.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building and History Information</td>
<td>427 Berwick, James</td>
</tr>
<tr>
<td>Architectural Style Inter War</td>
<td>429 Phelan, Nicholas</td>
</tr>
<tr>
<td>Period Inter War</td>
<td>433 Conly, H. J.</td>
</tr>
<tr>
<td>Construction Date</td>
<td>435 Conly, Jno. H.</td>
</tr>
<tr>
<td>Source for Construction Date</td>
<td>439 Prentice, Bert.</td>
</tr>
<tr>
<td>Architect</td>
<td>441 Ogden, Thomas</td>
</tr>
<tr>
<td>Builder Not Assessed</td>
<td>1930...</td>
</tr>
<tr>
<td>First Owner</td>
<td>429 Campbell, Donald</td>
</tr>
<tr>
<td>Integrity Fair</td>
<td>431 Drummond, Donald</td>
</tr>
<tr>
<td>Condition Fair</td>
<td>433 Conly, H. J.</td>
</tr>
<tr>
<td>Original Building Type</td>
<td>435 Conly, Jno. H.</td>
</tr>
<tr>
<td>History Not Assessed</td>
<td>439 Rowbotham, Leslie</td>
</tr>
<tr>
<td>Description/Notable Features</td>
<td>441 Ogden, Thomas</td>
</tr>
<tr>
<td>Notable features include retains evidence of early colours or finishes.</td>
<td>443 Tweedle, Wm. H.</td>
</tr>
<tr>
<td>Statement of Significance Not Assessed</td>
<td>445 Schönfeldt, C. H. A.</td>
</tr>
<tr>
<td>Recommended Alterations</td>
<td>447 Johnstone, Fredk.</td>
</tr>
<tr>
<td>Fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)</td>
<td>457 McInerney, Patk. J.</td>
</tr>
</tbody>
</table>

### Sands & McDougall Directory of Victoria

#### 1915
- 357 Travis, A., wtchnkr
- 359 Turner, S., hairdrr
- 365 Three Crowns hotel—O’Callaghan, David
- King st
- Hawke st
- Curzon it
- Abbotsford st
- 457 McInerney, Patk. J.

#### 1920
- 357 Travis, A., wtchmkr
- 359 Turner, S., hairdrr
- 365 Three Crowns hotel—Pierce. Mrs C.
- King st
- Hawke st
- Carson st
- Abbotsford it
- 457 Langshaw, Jno
- 459 Mitchell, Ernest
- 461 O’Donnell, John

#### 1925
- King st
- Hawke it
- Curzon at
- 375 McCarthy, D., grcr
- 377-9 Bantry Flats-
- 377 Bidgood, Mrs Emily
- 377 Tunnelcliffe,
- 379 Phayer, Mrs Eileen
- 379 Featherstone, Neil, skin spclst
- 381 Lake, Ernest T.
- 383 Leen, Cornelius
- 385 Amory, Mrs F., cnfr
- 385 Amory, Arthur
- 387 Skehan, John
- 389 Jaensch, John O.
- 391 Keating, Patk. L.
- 393 Hobbs, Clifford
- 417 Hood, Peter
- 419 Vaneede, Henry
- 421 Cameron, Donald
- House being built

---

**Property number:** 109745
### Surveyed Places

**Victoria Street**

<table>
<thead>
<tr>
<th>Streetnumber</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>453</td>
<td><img src="image1.png" alt="Image" /></td>
</tr>
</tbody>
</table>

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1946-2015</td>
<td>Early Victorian-era</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Social value</th>
<th>Scientific value</th>
<th>Not assessed for heritage values</th>
</tr>
</thead>
</table>

**Is the place in a Heritage Overlay?**

- HO3  North & West Melbourne Precinct
- Contributory to precinct: **✓** Not significant or contributory
- Significant individually: **** Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 5.5 Building a manufacturing industry

**Recommendations (if any):**

None.

**References (if any):**

- City of Melbourne online maps
- 'Single storey brick building. Primary landuse: Industrial (Manufacturing).'

**Property number:** 109746

---

**Victoria Street**

<table>
<thead>
<tr>
<th>Streetnumber</th>
<th>Image</th>
</tr>
</thead>
<tbody>
<tr>
<td>457-459</td>
<td><img src="image2.png" alt="Image" /></td>
</tr>
</tbody>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>Proposed Streetscape Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>Creation era?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1837-1875</td>
<td>Early Victorian-era</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Social value</th>
<th>Scientific value</th>
<th>Not assessed for heritage values</th>
</tr>
</thead>
</table>

**Is the place in a Heritage Overlay?**

- HO3  North & West Melbourne Precinct
- Contributory to precinct: **✓** Not significant or contributory
- Significant individually: **** Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 457 TO 459 VICTORIA STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level
- D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information

---

Graeme Butler & Associates 2015: Appendix 2: 1260
### Survey Notes:
Unusual two-storey rear wing - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

### What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** D
- **Proposed grading:** D

### What date or era does the place express (if any)?
- **Creation date (if available):** 1837-1875
- **Creation era:**
  - [x] Victorian-era
  - [ ] Edwardian-era
  - [ ] Post WW2

### What are the heritage values of the place (if any)?
- [x] Aesthetic value
- [x] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

### Is the place in a Heritage Overlay?
- [x] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

### What are the historic themes represented by the place?
- **8.2 Housing the population**

### Recommendations (if any)
Revise Heritage Places Inventory July 2015.

### References (if any):
- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 461 VICTORIA STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date. Adopted
- Building and History Information
### SURVEYED PLACES

**Architectural Style** Early Victorian  
**Period** 1850-75 - Early Victorian  
**Construction Date**  
**Source for Construction Date**  
**Architect** Not Assessed  
**Builder** Not Assessed  
**First Owner** Not Assessed  
**Integrity** Poor  
**Condition** Fair  
**Original Building Type**  
**History** Not Assessed  
**Description/Notable Features**  
**Statement of Significance** Not Assessed  
**Recommended Alterations**  
**Bricks painted (inappropriate - remove by approved method)**  
**Fence replaced; roof reclad (inappropriate - reinstate original design/reinstate sympathetic alternative)**  
**Other Comments**  

**Property number:** 109748

---

**Victoria Street 463**

**Survey Notes:**

Unusual two-storey rear wing - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

---

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1837-1875</th>
</tr>
</thead>
</table>

**Creation era?**

- [✓] Victorian-era
- [ ] Edwardian-era
- [ ] Interwar
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [✓] Aesthetic value
- [ ] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [✓] Contributory to precinct
- [ ] Not significant or contributory
- [ ] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

---

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

---

**References (if any):**

- i-Heritage search results: Abstract of Building Identification Form (BIF)
- 463 VICTORIA STREET WEST MELBOURNE 3003
- Heritage Grading
- Building Grading Streetscape Level Laneway Level D 3
- Conservation Study Details
- Precinct Conservation Management Plan
- North and West Melbourne Heritage Precinct
- Conservation Study: Study and Date, Status
- North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
- Building and History Information

---

Graeme Butler & Associates 2015: Appendix 2: 1262
**SURVEYED PLACES**

Architectural Style: Early Victorian
Period: 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder: Not Assessed
First Owner
Integrity: Fair
Condition: Fair
Original Building Type
History: Not Assessed
Description/Notable Features
Notable features include verandah roof and structure.
Statement of Significance: Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) fence; verandah frieze (sympathetic - reinstate original design)

<table>
<thead>
<tr>
<th>Property number:</th>
<th>109749</th>
</tr>
</thead>
</table>

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>B</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1859</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>✔</td>
</tr>
<tr>
<td>Victorian-era</td>
<td></td>
</tr>
<tr>
<td>Edwardian-era</td>
<td></td>
</tr>
<tr>
<td>Early Victorian-era</td>
<td>✔</td>
</tr>
<tr>
<td>Interwar</td>
<td></td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>✔</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historical value</td>
<td>✔</td>
</tr>
<tr>
<td>Scientific value</td>
<td></td>
</tr>
<tr>
<td>Social value</td>
<td></td>
</tr>
<tr>
<td>Not assessed for heritage values</td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3</th>
<th>North &amp; West Melbourne Precinct</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Contributory to precinct</td>
</tr>
<tr>
<td>✔</td>
<td>Not significant or contributory</td>
</tr>
<tr>
<td>✔</td>
<td>Significant individually</td>
</tr>
<tr>
<td></td>
<td>Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

<table>
<thead>
<tr>
<th>8.2 Housing the population</th>
</tr>
</thead>
</table>

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Newspapers:**

'North Melbourne Gazette' (Vic.: 1894 - 1901) Friday 14 June 1895

'West Melbourne Baptist Church. The Twenty-sixth anniversary of the North Melbourne Baptist Church was celebrated last Sunday. Mr. J. P. Mack ... preached in the morning, and the Rev. Alexander Steel in the evening. ...Mr. Chas. Sykes made the air melodious with an organ recital. Mr. H. Alder did similar duty on the piano. A flute solo, "The Vesper Hymn," by Mr. MacGregor, would have given greater pleasure had he
played a trifle slower, some of the effect being lost in the
time being hurried...Mr. H. Alder was the official
accompanist both on the organ and the piano, and well
fulfilled his part. Mr. McKenzie, as conductor and general
manager for the evening, proved that anything left in his
hands will be sure...

'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 18
May 1949
'OBITUARY
MR HENRY ALDER
Mr Henry Alder, of Reynard St, Coburg, one of
Melbourne's oldest and, best-known organists, died
yesterday morning. He. had been organist and choir
master at St James' Old Cathedral since 1914. Mr Alder
was also a well-known music teacher for many years. A
funeral service will be held in the Old Cathedral at 3.15pm
today, before the cortege moves to the New Melbourne
General Cemetery, Fawkner. An In Memoriam service will
also be held at11am on Sunday.'

Probate, VPRO
'Thomas Swanson Customs Weigher Victoria St, West
Melbourne 12 Jul 1875 13/852 VPRS 28/P0, unit 161;
VPRS 28/P2, unit 42; VPRS 7591/P2, unit 22'
Widow, Agnes- estate Victoria Street, West Melbourne
22x112' with bluestone house of three rooms and two
attics value £400, Thomas still employed by Government.
Alder
'Henry W Alder Ex Rly Emp W Melbourne 2 Nov 1909
114/518 VPRS 28/P3, unit 102; VPRS 7591/P2, unit 443'
Formerly of Tanjil South, farmer, but also of 465 Victoria
Street, railways employee, widow was Louise later of
22x110' Victoria Street bluestone cottage with slate roof,
four rooms, kitchen and wash house and bathroom with
two attic rooms, £400 also land in Newmarket and farm in
Tanjil parish 592 acres plus numerous personal effects.
'Henry H Alder Music Teacher Coburg 17 May 1949
411/982 VPRS 28/P3, unit 4869; VPRS 7591/P2, unit 1439'

Australia, Death Index, 1787-1985
'Hy. Wm Alder in the Australia, Death Index, 1787-1985
Name: Hy. Wm Alder
Birth Year: abt 1840
Age: 69
Death Place: North Melbourne, Victoria
Father’s name: Hy. Wm Alder
Mother’s name: Sarah Holmes
Registration Year: 1949
Registration Place: Victoria
Registration Number: 4739'

City of Melbourne online maps
Compiled Crown Record Plan: part John Christopher
Bagley's Crown Grant CA1/Y, North Melbourne
MMBW 1895 DP: shown with no verandah but a front
garden (like 467).

I-Heritage
465 VICTORIA STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
B 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
Integrity Good
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include stone detail.
Statement of Significance
Not Assessed
Recommended Alterations
Fence replaced (inappropriate - reinstate original design)
(see also 467, 469 Victoria Street)

Australia, Marriage Index, 1788-1950
'Henry William Alder in the Australia, Marriage Index, 1788-1950
Name: Henry William Alder
Spouse Name: Louisa Holmes
Marriage Place: Victoria
Registration Place: Victoria
Registration Year: 1878
Registration Number: 4114'

Australia, Death Index, 1787-1985
'Henry Hall Alder in the Australia, Death Index, 1787-1985
Name: Henry Hall Alder
Birth Year: abt 1874
Age: 75
Death Place: Coburg, Victoria
Father’s name: Hy. Wm Alder
Mother’s name: Sarah Holmes
Registration Year: 1949
Registration Place: Victoria
Registration Number: 4739'

Lewis, M. Australian Architecture Index:
'82732 Swanson, Thomas Swanson, Thomas - Stanley St
west North Melbourne VIC City of Melbourne registration
no 541 [Burchett Index]. Fee 2.0.0 bluestone house
Victoria - near Lothian 1859 08 8'
See also

'30 04 1868 City of Melbourne registration no 2598.5
[Burchett Index]. Fee 2.10.0 six room bluestone house
Victoria St west - back of Benevolent Asylum
Owner Swanson, George
Builder Swanson, George - 127 Bridport St. Emerald Hill'
82485 McElravy, J Bagley, J C North Melbourne VIC City
of Melbourne registration no 792 [Burchett Index]. Fee
2.0.0 house cnr. Victoria & Lothian 1859 12 7' (469)

Geo Swanson, as owner:
'13826 Richardson, Robert - Carlton Swanson, George
VIC Cemetery Annew, Harold Desbrowe- Springthorpe
Memorial, Kew Cemetery designed by Harold Desbrowe
Annew.

Graeme Butler & Associates 2015: Appendix 2: 1264
West Melbourne Heritage Review

SURVEYED PLACES

77588 Swanson, George Swanson, George - Melbourne, Melbourne VIC Houses 1853 08 31
71890 Swanson, George - 127 Bridport St. Emerald Hill Swanson, George West Melbourne VIC House 1868 04 30
85922 Falconer, John - Napier St Swanson, George Fitzroy VIC House 1868 06 24
85963 Richardson, Robert - Carlton Swanston, George Fitzroy VIC House 1869 04 26
13785 Falconer, John - Napier St Swanson, George NSW Funerary NSW Government Architect 1908 2 24

North and West Melbourne Conservation Study (1983)

467, 469 Victoria Street

History
No. 469 Victoria Street, the older of these two houses was built in 1860, for John Christopher Bagley, a clerk in the Public Lands Department and the grantee of the allotment. He continued to live there for over twenty years, when George Bagley, a Queensberry Street chemist and presumably his son, assumed ownership. The Swanson family had a continuous association with 467 Victoria Street from Thomas Swanson, its first owner in 1868 to George Swanson, a plumber of Spencer Street, who was there until after 1895. George Swanson applied as the owner and builder to construct 467 in April 1868: described as a 6 room house.

Description
469 is a rock face basalt masonry house of two-storeys with a parapeted roof line and remnants of a two-level timber verandah. 467 is a hipped iron roof, two-storey rock face, quoined basalt masonry building also with remnants of a verandah. Notable features include verandah roof and structure - one level concave verandah.

Integrity - Both have been altered extensively with new parapets (467) and openings (469) and their verandahs rebuilt.

Streetscape - Two of an early group of houses. 457-467 from the 1860-70s, which share siting characteristics, scale and details.

Significance
Architecturally, so altered as to no longer represent their period, these two early houses are nevertheless, constructed of basalt which is a relatively uncommon wall material in the metropolis: of regional interest. Historically, both houses were owner-occupied for long periods one by a prominent local chemist, the other typically allied with the renowned builder family name of Swanson: of local importance.

Recommendations
Investigate evidence which might allow restoration of external facades; consider restoration

1867, see above
1869, 1234 Thomas Swanston, owner-occupier stone 5 rooms, £32
1871, 1350 see above
1873, 1414 see above
1875, 1397 see above
1877, 1399 Mrs Swanston owner-occupier stone 5 rooms, £32
1879, 1452 Henry Alder owner-occupier see above

City of Melbourne Valuers Books

1890, 480
(Watson x2)
Henry Alder owner-occupier stone 4 rooms, 24x114, £32
(Geo Swanson 467, Bagley 469 each stone house 8 rooms 18x114 £ 60)

North and West Melbourne Conservation Study (1983)

Refer to adjoining 467, 469 Victoria Street

History
No. 469 Victoria Street, the older of these two houses was built in 1860, for John Christopher Bagley, a clerk in the Public Lands Department and the grantee of the allotment. He continued to live there for over twenty years, when George Bagley, a Queensberry Street chemist and presumably his son, assumed ownership. The Swanson family had a continuous association with 467 Victoria Street from Thomas Swanson, its first owner in 1868 to George Swanson, a plumber of Spencer Street, who was there until after 1895. George Swanson applied as the owner and builder to construct 467 in April 1868: described as a 6 room house.

Description
469 is a rock face basalt masonry house of two-storeys with a parapeted roof line and remnants of a two-level timber verandah. 467 is a hipped iron roof, two-storey rock face, quoined basalt masonry building also with remnants of a verandah. Notable features include verandah roof and structure - one level concave verandah.

Integrity - Both have been altered extensively with new parapets (467) and openings (469) and their verandahs rebuilt.

Streetscape - Two of an early group of houses. 457-467 from the 1860-70s, which share siting characteristics, scale and details.

Significance
Architecturally, so altered as to no longer represent their period, these two early houses are nevertheless, constructed of basalt which is a relatively uncommon wall material in the metropolis: of regional interest. Historically, both houses were owner-occupied for long periods one by a prominent local chemist, the other typically allied with the renowned builder family name of Swanson: of local importance.

Recommendations
Investigate evidence which might allow restoration of external facades; consider restoration

Property number: 109750

Graeme Butler & Associates 2015: Appendix 2: 1265
SURVEYED PLACES

| Victoria Street | 467 | George Swanson’s house |

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | D | Proposed Grading: | C |
| Streetscape Level: | 3 | Proposed Streetscape Level: | 2 |

What date or era does the place express (if any)?

| Creation date (if available)? | 1868 | Construction Date |
| Creation era? | ✓ Early Victorian-era | | |
| Victorian-era | | | |
| Edwardian-era | | | |

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value

- Not assessed for heritage values

Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Probate

‘Thomas Swanson Customs Weigher Victoria St, West Melbourne 12 Jul 1875 13/852 VPRS 28/P0, unit 161; VPRS 28/P2, unit 42; VPRS 7591/P2, unit 22’ Widow, Agnes- estate Victoria Street, West Melbourne 22x112’ with bluestone house of three rooms and two attics value £400, Thomas still employed by Government.

Lewis, M. Australian Architecture Index:

‘30 04 1868 City of Melbourne registration no 2598.5 [Burchett Index]. Fee 2.10.0 six room bluestone house Owner Swanson, George

Builder Swanson, George - 127 Bridport St. Emerald Hill’

City of Melbourne online maps

MMBW 1895 DP: no verandah

i-Heritage search results: Abstract of Building Identification Form (BIF)

467 VICTORIA STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian
Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

No. 469 Victoria Street, the older of these two houses was built in 1860, for John Christopher Bagley, a clerk in the Public Lands Department and the grantee of the allotment. He continued to live there for over twenty years, when George Bagley, a Queensberry Street chemist and presumably his son, assumed ownership. The Swanson family had a continuous association with 467 Victoria Street from Thomas Swanson, its first owner in 1868 to George Swanson, a plumber of Spencer Street, who was there

Integrity Poor

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

469 is a rock face basalt masonry house of two-storeys with a parapeted roof line and remnants of a two-level timber verandah. 467 is a hipped iron roof, two-storey rock face, quoined basalt masonry building also with remnants of a verandah. Notable features include verandah roof and structure - one level concave verandah.

Statement of Significance

Architecturally, so altered as to no longer represent their period, these two early houses are nevertheless, constructed of basalt which is a relatively uncommon wall material in the metropolis: of regional interest. Historically, both houses were owner-occupied for long periods one by a prominent local chemist, the other typically allied with the renowned builder family name of Swanson: of local importance.

Recommended Alterations Investigate evidence which might allow restoration of external facades; consider restoration. Stone painted (inappropriate - remove by approved method) fence replaced; verandah altered; door replaced (inappropriate - reinstate original design/reinstate sympathetic alternative) roof form altered (inappropriate - reinstate original design)

Other Comments

Integrity - Both have been altered extensively with new parapets (467) and openings (469) and their verandahs rebuilt.

Streetscape - Two of an early group of houses. 457-467 from the 1860-70s, which share siting characteristics,
**Surveyed Places**

Image shows restoration, 2004

**City of Melbourne Rate Books**
North and West Melbourne Conservation Study 1983

467, 469 Victoria Street

1860, 1230; 1885-86, 498; 1869, 1325; 1885-86, 497

Search notes:
1896-7, 512 Geo Swanson owner-occupier 467 Victoria St stone 8 rooms, £50

**City of Melbourne Valuers Books**

1902, 524 Jno Barkier ? Edwards, 467 Victoria St stone 8 rooms, £32 22x116

**North and West Melbourne Conservation Study (1983)**

467, 469 Victoria Street

History

No. 469 Victoria Street, the older of these two houses was built in 1860, for John Christopher Bagley, a clerk in the Public Lands Department and the grantee of the allotment. He continued to live there for over twenty years, when George Bagley, a Queensberry Street chemist and presumably his son, assumed ownership. The Swanson family had a continuous association with 467 Victoria Street from Thomas Swanson, its first owner in 1868 to George Swanson, a plumber of Spencer Street, who was there until after 1895. George Swanson applied as the owner and builder to construct 467 in April 1868: described as a 6 room house.

Description

469 is a rock face basalt masonry house of two-storeys with a parapeted roof line and remnants of a two-level timber verandah. 467 is a hipped iron roof, two-storey rock face, quoined basalt masonry building also with remnants of a verandah. Notable features include verandah roof and structure - one level concave verandah.

Integrity - Both have been altered extensively with new parapets (467) and openings (469) and their verandahs rebuilt.

Streetscape - Two of an early group of houses. 457-467 from the 1860-70s, which share siting characteristics, scale and details.

Significance

Architecturally, so altered as to no longer represent their period, these two early houses are nevertheless, constructed of basalt which is a relatively uncommon wall material in the metropolis: of regional interest. Historically, both houses were owner-occupied for long periods one by a prominent local chemist, the other typically allied with the renowned builder family name of Swanson: of local importance.

Recommendations

Investigate evidence which might allow restoration of external facades; consider restoration

**Victoria Street 467, 469 Romolo or Bagley house**

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: **D**

Proposed Grading: **C**

**Existing Streetscape Level:** 3

Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

Creation date (if available)? 1860

Creation era?

- [ ] Victorian-era
- [X] Early Victorian-era
- [ ] Edwardian-era
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [X] Aesthetic value
- [X] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

- [X] Contributory to precinct
- [X] Significant individually
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

Lewis, M. Australian Architecture Index: '82485 McElreavy, J Bagley, J C North Melbourne VIC City of Melbourne registration no 792 [Burchett Index]. Fee 2.0.0 house cnr. Victoria & Lothian 1859 12 7' (469)

**Newspapers:**

The Age' (Melbourne, Vic. : 1854 - 1954) Friday 31 July 1863

The usual half-yearly meeting of the congregation of the St. Mary's Episcopal Church, Hotham, was held last night, in the schoolhouse adjoinging that building. The Rev. Mr Potter, the incumbent, took the chair. The half-yearly
SURVEYED PLACES

report, submitted by Mr J. C. Bagley, the treasurer, showed that but little deviation had taken place in the financial affairs of the church during the past half-year. The debt of £41 7s., due to the Rev. Mr Byrnes, had been reduced by one-half. Many of the seats still remained intact, and this was believed to be on account of the condition of the people being less flourishing than in former years.'

'WANTED, a FEMALE LEADER for the CHOIR St. Mary's Church of England, Hotham. Apply by letter, or personally, 6 to 8 on Wednesday and Thursday evenings ... , to J. C. Bagley, Victoria street, west of Benevolent Asylum.'

'CHURCH OF ENGLAND, Hotham
-CONTRIBUTORS of £2 and upwards towards the building of St. Mary's Church and Parsonage are particularly requested to SEND IN their NAMES, with the amount subscribed, to J C Bagley, Esq, Victoria street west, churchwarden, with a view to complete the list of voters entitled to elect representatives for the presentation...'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 30 November 1878
'BAGLEY—RUTHERFORD.—On the 19th inst., by special licence, at St John's Church, Melbourne, by the Rev. Canon Chase, George Bagley, chemist, Hotham, only son of John C. Bagley. Esq, West Melbourne, to Sara Alice second daughter of James Rutherford, Esq., Hotham. Home papers please copy'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 20 June 1890
'BAGLEY.—On the 19th inst., at her residence, Victoria-street west, Ann Eliza, beloved wife of J. C. Bagley, aged 72 years. A believer in Christ hath gone to her rest ; Her spirit hath fled to the house of the blest'

'The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 24 June 1893 p 41 Family Notices
'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 17 June 1893 p 1 Family Notices
'...at his residence 469 Victoria-street west, West Melbourne, John Christopher Bagley (late of Crown Lands department), in his 86th year. A colonist of 40 years'

Probate
'John C Bagley Gent N Melbourne 16 Jun 1893 52/657 VPRS 28/P0, unit 669; VPRS 28/P2, unit 366; VPRS 7591/P2, unit 212'
Issue over 'obliterated' will, George Bagley chemist of North Melbourne and his wife Sarah clarify aspects of will, noted that the deceased was a man of peculiar habits' careful and methodical and of 'secret nature'. Lived with house keeper, Mrs Lizzie Heywood, his only daughter Eliza S Gordon (London, widow) inserted into will. George Watkins gentleman, and carpenter William Watson witnessed the will 1892. Real estate £600, personal £390, part CA1/Y North Melbourne 22' to Victoria St, with 'an old 7 roomed blue stone & brick dwelling house', value £600 list of belongings including furniture.

'George Bagley Gent Mordialloc 1 Sep 1923 191/885 VPRS 128/P3, unit 1372; VPRS 7591/P2, unit 682 '
House (and other property including Queensberry St & Abbotsford St, chemist shop & residence) to be sold and half sale to go to his sister in London.

Australia, Death Index, 1787-1985
'Jno Christ Bagley in the Australia, Death Index, 1787-1985
Name: Jno Christ Bagley
Birth Year: abt 1808
Age: 85
Death Place: West Melbourne, Victoria
Registration Year: 1893
Registration Place: Victoria
Registration Number: 7101'

Australia, Death Index, 1787-1985
'George Bagley in the Australia, Death Index, 1787-1985
Name: George Bagley
Birth Year: abt 1850
Age: 73
Death Place: Melbourne, Victoria
Father's name: Jno Bagley
Registration Year: 1923
Registration Place: Victoria
Registration Number: 11519'

i-Heritage search results: Abstract of Building Identification Form (BIF)
469 VICTORIA STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct N/A
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
No. 469 Victoria Street, the older of these two houses was built in 1860, for John Christopher Bagley, a clerk in the Public Lands Department and the grantee of the allotment. He continued to live there for over twenty years, when George Bagley, a Queensberry Street chemist and presumably his son, assumed ownership. The Swanson family had a continuous association with 467 Victoria Street from Thomas Swanson, its first owner in 1868 to George Swanson, a plumber of Spencer Street, who was there
Integrity Poor
Condition Fair
Original Building Type Residence
History Refer to History of Ownership
Description/Notable Features
469 is a rock face basalt masonry house of two-stories with a parapeted roof line and remnants of a two-level timber verandah. 467 is a hipped iron roof, two-storey rock face, quoined basalt masonry building also with remnants of a verandah. Notable features include verandah roof and structure; multi-pane windows.

Graeme Butler & Associates 2015: Appendix 2: 1268
Statement of Significance
Architecturally, so altered as to no longer represent their period, these two early houses are nevertheless, constructed of basalt which is a relatively uncommon wall material in the metropolis: of regional interest. Historically, both houses were owner-occupied for long periods one by a prominent local chemist, the other typically allied with the renowned builder family name of Swanson: of local importance.

Recommended Alterations
Investigate evidence which might allow restoration of external facades; consider restoration. Stone painted (inappropriate - no recommendation) verandah replaced; fence replaced (inappropriate - reinstate original design/sympathetic alternative) parapet altered (inappropriate - reinstate original design)

Other Comments
Integrity - Both have been altered extensively with new parapets (467) and openings (469) and their verandahs rebuilt.

Streetscape - Two of an early group of houses. 457-467 from the 1860-70s, which share siting characteristics, scale and details.

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
467, 469 Victoria Street
1860, 1230; 1885-86, 498; 1869, 1325; 1885-86, 497
Search notes:
1896-7, 512 Geo Swanson owner-occupier 467 Victoria St stone 8 rooms, £50

City of Melbourne Valuers Books
1902, 525 Will Major ? X-out to Fred Mason, gent, Geo Bagley, 469 Victoria St stone 8 rooms, £30 22x116

North and West Melbourne Conservation Study (1983)
467, 469 Victoria Street
History
No. 469 Victoria Street, the older of these two houses was built in 1860, for John Christopher Bagley, a clerk in the Public Lands Department and the grantee of the allotment. He continued to live there for over twenty years, when George Bagley, a Queensberry Street chemist and presumably his son, assumed ownership. The Swanson family had a continuous association with 467 Victoria Street from Thomas Swanson, its first owner in 1868 to George Swanson, a plumber of Spencer Street, who was there until after 1895. George Swanson applied as the owner and builder to construct 467 in April 1868: described as a 6 room house.

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Integrity - Both have been altered extensively with new parapets (467) and openings (469) and their verandahs rebuilt.

Streetscape - Two of an early group of houses. 457-467 from the 1860-70s, which share siting characteristics, scale and details.

Property number: 109752
### Surveyed Places

#### Victoria Street 473-479

**Survey Notes:**
Post-Modern style renovation in 1988 (of 1960s base?).

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<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
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**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** -  
**Proposed Grading:** -

**Proposed Streetscape Level:** -

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<th>What date or era does the place express (if any)?</th>
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<tr>
<td>Creation date (if available): 1988?</td>
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<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>Victorian-era</td>
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<tr>
<td>Edwardian-era</td>
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</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct  
- Not significant or contributory
- Not significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.3 Developing a large, city-based economy

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps  
'Two storey brick building. Refurbished 1988. This property contains 5 businesses.'

**Property number:** 109753

---

#### Victoria Street 483

**Survey Notes:**
Not assessed.

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<th>Proposed Grading:</th>
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<th>Existing Streetscape Level:</th>
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**What is the heritage grading (A-D, 1-3) of the place (if any)?**

**Existing grading:** -  
**Proposed Grading:** -

**Proposed Streetscape Level:** -

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<td>Creation date (if available): 1950?</td>
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<tr>
<td>Creation era?</td>
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<tr>
<td>Victorian-era</td>
</tr>
<tr>
<td>Edwardian-era</td>
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</tbody>
</table>

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value

- [x] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct  
- Not significant or contributory
- Not significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps  
'Single storey brick building built 1950.'

**Property number:** 109754
## SURVEYED PLACES

<table>
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<tr>
<th>Victoria Street</th>
<th>487 - 491</th>
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</table>

### Survey Notes:
Not assessed.

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<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
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<tbody>
<tr>
<td>Existing grading: -</td>
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<table>
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<tr>
<th>What Streetscape Level does the place express (if any)?</th>
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<tbody>
<tr>
<td>Existing Streetscape Level: -</td>
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</table>

<table>
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<tbody>
<tr>
<td>Creation date (if available)? 1988</td>
</tr>
<tr>
<td>Creation era? Early Victorian-era</td>
</tr>
<tr>
<td>Edwardian-era</td>
</tr>
</tbody>
</table>

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Social value
- [ ] Scientific value
- [ ] Not assessed for heritage values

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3  North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>[ ] Contributory to precinct Not significant or contributory</td>
</tr>
<tr>
<td>[ ] Significant individually Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

### What are the historic themes represented by the place?

5.5 Building a manufacturing industry

### Recommendations (if any)
None.

### References (if any):
City of Melbourne online maps
'2 storey concrete office building with basement parking built 1988.'

| Property number: 109755 |

---

<table>
<thead>
<tr>
<th>Victoria Street</th>
<th>493</th>
</tr>
</thead>
</table>

### Survey Notes:
Not assessed.

<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: -</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>What Streetscape Level does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Streetscape Level: -</td>
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</table>

<table>
<thead>
<tr>
<th>What is the date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)? 2007</td>
</tr>
<tr>
<td>Creation era? Early Victorian-era</td>
</tr>
<tr>
<td>Edwardian-era</td>
</tr>
</tbody>
</table>

### What are the heritage values of the place (if any)?

- [ ] Aesthetic value
- [ ] Historical value
- [ ] Social value
- [ ] Scientific value
- [ ] Not assessed for heritage values

<table>
<thead>
<tr>
<th>Is the place in a Heritage Overlay?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO3  North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>[ ] Contributory to precinct Not significant or contributory</td>
</tr>
<tr>
<td>[ ] Significant individually Proposed for a Heritage Overlay</td>
</tr>
</tbody>
</table>

### What are the historic themes represented by the place?

8.2 Housing the population

### Recommendations (if any)
None.

### References (if any):
City of Melbourne online maps
This property contains 28 residential properties.'

| Property number: 109756 |
### SURVEYED PLACES

**Victoria Street 503-509**

**Survey Notes:**

- Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>-</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1996
- **Creation era?**
  - Victorian-era
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

- None.

**References (if any):**

- City of Melbourne online maps
  'Single storey brick building with basement parking built 1996.'

- Property number: 109757

---

**Victoria Street 513**

**Survey Notes:**

- Corner site, adding prominence,

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

<table>
<thead>
<tr>
<th>-</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1946-2015
- **Creation era?**
  - Victorian-era
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- No
  - Contributory to precinct
  - Significant individually
  - Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

- None.

**References (if any):**

- City of Melbourne online maps
  'Single storey brick building built late 1930's' (sic).

- Sands & McDougall Directory of Victoria
  1942
  505 Ford, Thos. E.
  Stawell st
  513 Smith, Mrs L. P.

  - 1962
    (residential?)

  - Property number: 109153

---

Graeme Butler & Associates 2015: Appendix 2: 1272
### Walsh Street

<table>
<thead>
<tr>
<th>Property Number</th>
<th>Survey Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>535392</td>
<td></td>
</tr>
</tbody>
</table>

#### Survey Notes:

**Infill**

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

- Creation date (if available): 1995
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'4 storey concrete townhouse with gnd. level parking built 1995.'

---

### Walsh Street

<table>
<thead>
<tr>
<th>Property Number</th>
<th>Survey Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>535393</td>
<td></td>
</tr>
</tbody>
</table>

#### Survey Notes:

**Infill**

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed Grading: -

**Existing Streetscape Level:** -

**Proposed Streetscape Level:** -

**What date or era does the place express (if any)?**

- Creation date (if available): 1995
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
  - Contributory to precinct: Not significant or contributory
  - Significant individually: Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

City of Melbourne online maps

'4 storey concrete townhouse with gnd. level parking built 1995.'
**SURVEYED PLACES**

**Walsh Street**

| Property number | 535391 |

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | - | Proposed Grading: | - |

Existing Streetscape Level: -

Proposed Streetscape Level: -

What date or era does the place express (if any)?

- Creation date (if available)? 1995
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2
- Edwardian-era

What are the historic themes represented by the place?

- 8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps

'4 storey concrete townhouse with gnd. level parking built 1995.'

**Walsh Street**

| Property number | 535390 |

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

| Existing grading: | - | Proposed Grading: | - |

Existing Streetscape Level: -

Proposed Streetscape Level: -

What date or era does the place express (if any)?

- Creation date (if available)? 1995
- Creation era?
  - Early Victorian-era
  - Interwar
  - Post WW2
- Edwardian-era

What are the historic themes represented by the place?

- 8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps

'4 storey concrete townhouse with gnd. level parking built 1995.'
### Walsh Street

**Property number:** 535388

| Survey Notes: | Not assessed. |
| What is the heritage grading (A-D, 1-3) of the place (if any)? |  |
| Existing grading: | - |
| Proposed Grading: | - |
| Existing Streetscape Level: | - |
| Proposed Streetscape Level: | - |

#### What date or era does the place express (if any)?
- Creation date (if available): 1995
- Creation era:
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

#### What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

#### Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct
- Contributory to precinct: Not significant or contributory
- Significant individually: Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?
- 8.2 Housing the population

#### Recommendations (if any)
- None.

#### References (if any):
- City of Melbourne online maps
  - '4 storey concrete townhouse with gnd. level parking built 1995.'
| Survey Notes: | Not assessed. |
| What is the heritage grading (A-D, 1-3) of the place (if any)? | Existing grading: - | Proposed Grading: - |
| What date or era does the place express (if any)? | Creation date (if available)? 1995 |
| Creation era? | Early Victorian-era |
| Victorian-era | Interwar |
| Edwardian-era | Post WW2 |
| What are the historic themes represented by the place? | 8.2 Housing the population |
| Recommendations (if any) | None. |
| References (if any): | City of Melbourne online maps |
| Property number: | 535387 |

---

| Survey Notes: | Not assessed. |
| What is the heritage grading (A-D, 1-3) of the place (if any)? | Existing grading: - | Proposed Grading: - |
| What date or era does the place express (if any)? | Creation date (if available)? 1995 |
| Creation era? | Early Victorian-era |
| Victorian-era | Interwar |
| Edwardian-era | Post WW2 |
| What are the historic themes represented by the place? | 8.2 Housing the population |
| Recommendations (if any) | None. |
| References (if any): | City of Melbourne online maps |
| Property number: | 535386 |

---

Graeme Butler & Associates 2015: Appendix 2: 1276
### Walsh Street 17

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1995
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

City of Melbourne online maps

'4 storey concrete townhouse with gnd. level parking built 1995.'

**Property number:** 535385

---

### Walsh Street 19

**Survey Notes:**

Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

- Proposed Streetscape Level: -

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1995
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any):**

None.

**References (if any):**

City of Melbourne online maps

'4 storey concrete townhouse with gnd. level parking built 1995.'

**Property number:** 535384

---
### Walsh Street

**Property number:** 568044

#### Survey Notes:

Not assessed.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** C
  - **Proposed Grading:** C

#### What date or era does the place express (if any)?

- **Creation date (if available):** 1892
- **Creation era:**
  - ☑ Victorian-era
  - ☐ Early Victorian-era
  - ☐ Interwar
  - ☐ Edwardian-era
  - ☐ Post WW2

#### What are the heritage values of the place (if any)?

- ☑ Aesthetic value
- ✓ Historical value
- ☐ Scientific value
- ☐ Social value
- ☐ Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- ☑ Contributory to precinct
- ☐ Not significant or contributory
- ☐ Significant individually
- ☐ Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- 5.3 Developing a large, city-based economy

#### Recommendations (if any)

None.

#### References (if any):

- City of Melbourne online maps
  - 'A four storey brick telecommunications building built 2006.'
- Victorian Titles Office
  - 1886 Browne, Robert Stewart gentleman of Dudley Street, West Melbourne
  - 1893 - 1899 mortgage to Union Bank
  - 1899 John Stedeford Loch St, St Kilda
  - 1913 John Stedeford dies - Union Trustee Company manage property
  - 1932 Haffee Stedeford Ferne and Ken Stedeford Ferne of Waldorf, Fitzroy St, St Kilda salesmen
  - 1933 Eva Waratah Black Victoria Street, Carlton M.W., dies 2 June 1980

### Walsh Street

**Property number:** 568044

#### Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

#### What is the heritage grading (A-D, 1-3) of the place (if any)?

- **Existing grading:** C
  - **Proposed Grading:** C

#### What date or era does the place express (if any)?

- **Creation date (if available):** 2006
- **Creation era:**
  - ☑ Post WW2

#### What are the heritage values of the place (if any)?

- ☑ Aesthetic value
- ✓ Historical value
- ☐ Scientific value
- ☐ Social value
- ☐ Not assessed for heritage values

#### Is the place in a Heritage Overlay?

- HO3 North & West Melbourne Precinct
- ☑ Contributory to precinct
- ☐ Not significant or contributory
- ☑ Significant individually
- ☐ Proposed for a Heritage Overlay

#### What are the historic themes represented by the place?

- 8.2 Housing the population

#### Recommendations (if any)

None.

#### References (if any):

- City of Melbourne online maps
  - 'A four storey brick telecommunications building built 2006.'
- Victorian Titles Office
  - 1886 Browne, Robert Stewart gentleman of Dudley Street, West Melbourne
  - 1893 - 1899 mortgage to Union Bank
  - 1899 John Stedeford Loch St, St Kilda
  - 1913 John Stedeford dies - Union Trustee Company manage property
  - 1932 Haffee Stedeford Ferne and Ken Stedeford Ferne of Waldorf, Fitzroy St, St Kilda salesmen
  - 1933 Eva Waratah Black Victoria Street, Carlton M.W., dies 2 June 1980
Electoral Rolls
1903 1905 Robert Stewart Browne, 11 Rathdowne Street, Carlton, ironmonger

Australia, Death Index, 1787-1985
'Name: Robt Stewart Browne
Birth Year: abt 1844
Age: 69
Death Place: Melbourne, Victoria
Father’s name: Browne Jno
Registration Year: 1913
Registration Place: Victoria
Registration Number: 6429'

Newspapers:
' The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 24 July 1886
'GORDON AUGUSTUS THOMSON, Deceased -Statutory Notice to Creditors -Pursuant to Statute of Trusts 1864, Notice is hereby given, that all persons having CLAIMS against the estate of Gordon Augustus Thomson, late of Dudley street, Melbourne, in the colony of Victoria, gentleman, deceased, probate of whose will was on the 1st day of July, 1886, granted unto Robert Stewart Browne, of Dudley -street aforesaid, gentleman, the sole executor named therein, are required to send in PARTICULARS of their claims to the undersigned, on or before the first day of September, 1886 after which date the said Robert Stewart Browne will proceed to distribute the assets of the deceased amongst the persons entitled thereto, having regard only to the claims of which he shall then have had notice

Dated this 20th day of July, 1886
CLEVERDON and WESTLEY, 60 Chancery-lane, Melbourne, proctors for the said Robert Stewart Browne'

... 'The Age' 16 June 1982
'soon to be sold- arch-facade' house pair, late 1800s, each with 6 rooms frontages of 4.79, 5.3m. Attractive location for offices with underground station being built, gardens nearby...

Lewis, M. Australian Architecture Index:
Only Walsh St entry 1890-1900:
' 02 1892 City of Melbourne registration no 5351 [Burchett Index]. Fee 3.10.2 two houses, Walsh near cnr. Walsh & Milton
Architect/s Cleverdon, W H
Owner Browne, R G
Builder Brown, W - 622 Station St'

W. H. Cleverdon:
• Obituary Articled to Thos Adamson and later joined
Arch. Branch of Ed. Dept of Vict. which became amalgamated with the Public Works Department of Vic. After, he went into private practice in Melbourne, then Geelong - also had a branch office at Wonthaggi. Royal Victorian Institute of Architects Journal Nov 1930, p 130
• W. H Cleverdon, aged 29, is listed as a professional officer in the Public Service in 1885. Cleverdon entered the Public Service on 30 October, 1876. Argus 2.2.1885, p 10.
• acceptance of tender - erection of parsonage, Lorne H W Pearce. Australasian Builder and Contractor’s News 13.10.1888
• tender accepted - Wesleyan Parsonage, Kew. Building Engineering and Mining Journal 1.12.1888 supplement 7
• First prize in competition for new offices for Victorian Permanent Building Society. Building Engineering and Mining Journal 25.8.1888, p 153
• acceptance of tender - erection of Church of England school, Birregurra Australasian Builder and Contractor’s News 26.10.1889 p 411
• Acceptance of tender - erection of shop and premises in Green St.
• Richmond. Australasian Builder and Contractor’s News 25.5.1889, p 502

Victorian Heritage Database
Glendale and Cleverdon House, at 106 and 108 Riversdale Road, Hawthorn, are of local historical and architectural significance as a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large detached residence) is unusual in Boroondara, the houses otherwise adopt generally typical Victorian Italianate forms and detailing. The building’s prominent and elevated siting and substantial size give it considerable presence in the streetscape. The properties are of historical interest for their association with William Cleverdon, who served as Mayor of Hawthorn between 1876-77 and 1879-80.'
West Melbourne Heritage Review

SURVEYED PLACES

Sands & McDougall Directory of Victoria
1904
5 SIDE
Off 333 William St
Milton St
25 W trout, Harold J.
27-29 Duff, Thoms., & Bros Pty Ltd, wkshp
31 Johnstone, Chas. F.,
glassembr

1893
Milton St
vacant
33 Out
35 Howard, William
37 McCoy, William
Right-of-way

City of Melbourne Valuers Books
1920, 1920 -1
23 May Dolen, 25 James Rogers
owner John Stedeford estate, 23-5 at Union St each BH
6 rooms, 33x70 ₤40

1900, 2199
owner John Stedeforde, 23-5 - each BH 7 rooms, 33x70
£28
23 Henry McCarthy
25 Athanatius Dwyer
(Neath 33-37, Tuck)

1897, 2231
Robert G Brown owner- each BH 7 rooms, 33x70 £28
23 Mary McCarthy written in
25 Athanatius Dwyer
(Neath)

1891, 2221-
numbers start at 33 Walsh St, owner Mrs Baker 33-37

Property number: 109940

Walsh Street  25  Browne's houses, part 23-25 Walsh Street

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C  Proposed Grading: C

What is the date or era does the place express (if any)?
Creation date (if available)? 1892

Creation era?
☑ Victorian-era  ☐ Edwardian-era
☐ Early Victorian-era  ☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☑ Aesthetic value  ☑ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
25 WALSH STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
Notice to Creditors - Pursuant to Statute of Trusts 1864, `GORDON AUGUSTUS THOMSON, Deceased - Statutory Notice to Creditors' - Pursuant to Statute of Trusts 1864, Notice is hereby given, that all persons having CLAIMS against the estate of Gordon Augustus Thomson, late of Dudley street, Melbourne, in the colony of Victoria, gentleman, deceased, probate of whose will was on the 1st day of July, 1886, granted unto Robert Stewart Browne, of Dudley-street aforesaid, gentleman, the sole executor named therein, are required to send in PARTICULARS of their claims to the undersigned, on or before the first day of September, 1886 after which date the said Robert Stewart Browne will proceed to distribute the assets of the deceased amongst the persons entitled thereto, having regard only to the claims of which he shall then have had notice.

Dated this 20th day of July, 1886
CLEVERDON and WESTLEY, 60 Chancery-lane, Melbourne, proctors for the said Robert Stewart Browne.

`The Age' 16 June 1982

'GLendale and Cleverdon House, at 106 and 108 Riversdale Road, Hawthorn, are of local historical and architectural significance as a prominently sited, substantial and relatively externally intact example of two semi-detached Victorian Italianate residences. While the typology of the residences (two substantial semi-detached residences designed to appear as a large detached residence) is unusual in Bororoonda, the houses otherwise adopt generally typical Victorian Italianate forms and detailing. The building's prominent and elevated siting and substantial size give it considerable presence in the streetscape. The properties are of historical interest for their association with William Cleverdon, who served as Mayor of Hawthorn between 1876-77 and 1879-80.'

Lewis, M., Australian Architecture Index:
Only Walsh St entry 1890-1900: '8 02 1892 City of Melbourne registration no 5351 [Burchett Index]. Fee 3.10.0 two houses, Walsh near cnr. Walsh & Milton.
Architect/s Cleverdon, W H
Owner Browne, R G
Builder Brown, W - 622 Station St'

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- Obituary Articled to Thos Adamson and later joined Arch. Branch of Ed. Dept of Vict. which became amalgamated with the Public Works Department of Vic.
- After, he went into private practice in Melbourne, then Geelong - also had a branch office at Wonthaggi. Royal Victorian Institute of Architects Journal Nov 1930, p 130
- W. H. Cleverdon, aged 29, is listed as a professional officer in the Public Service in 1885. Cleverdon entered the Public Service on 30 October, 1876. Argus 2.2.1885, p 10
- tender accepted - Wesleyan Parsonage, Kew. Building Engineering and Mining Journal 1.12.1888 supplement 7
- acceptance of tender - erection of parsonage, Birregurra Australasian Builder and Contractor's News 26.10.1889 p 411
- Acceptance of tender - erection of shop and premises in Green St.
- Richmond. Australasian Builder and Contractor's News 25.5.1889, p 502

Victorian Heritage Database
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Sands & McDougall Directory of Victoria
1904
S SIDE
Off 333 William St
Milton St
25 Wrouth, Harold J.
27-29 Duff, Thoms., & Bros Pty Ltd, wkshp
31 Johnstone, Chas. F., glass embar

1893
**SURVEYED PLACES**

**Milton St**
- vacant
- 33 Out
- 35 Howard, William
- 37 McCoy, William

**City of Melbourne Valuers Books**
1920, 1920 -1
- 23 May Dolen, 25 James Rogers
- owner John Stedeford estate, 23-5 at Union St each BH
- 6 rooms, 33x70 £40

1900, 2199
- owner John Stedeforde, 23-5 - each BH 7 rooms, 33x70 £28
- 23 Henry McCarthy
- 25 Athanatius Dwyer
  - (Neath 33-37, Tuck)

1897, 2231
- Robert G Brown owner- each BH 7 rooms, 33x70 £28
- 23 Mary McCarthy
- written in
- 25 Athanatius Dwyer
  - (Neath)

1891, 2221-
- numbers start at 33 Walsh St, owner Mrs Baker 33-37

**Property number:** 109941

---

**Walsh Street**

**Survey Notes:**
- Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**
- Existing grading: -
- Proposed Grading: -

**What date or era does the place express (if any)?**
- Creation date (if available): 1973
- Creation era?
  - Early Victorian-era
  - Interwar
  - Edwardian-era
  - Post WW2

**What are the heritage values of the place (if any)?**
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**
- HO3 - North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

**Recommendations (if any)**
- None.

**References (if any):**
- City of Melbourne online maps
- ‘A six storey brick office building with basement parking. Built in 1973. This property contains 10 residential properties and 3 businesses.’

**Property number:** 109942
Walsh Street 38

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: -

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2000-?
Creation era?
☐ Early Victorian-era
☐ Interwar
☐ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'2 storey brick warehouse building built in 1970's. This property contains 3 residential properties.'

Planning register online search results
'Permit Number TP-2000-183
Date Received 16/02/2000
Address of Land 38 Walsh Street WEST MELBOURNE VIC 3003 (Zone HO3)
22-36 Walsh Street WEST MELBOURNE VIC 3003 (Zone DDO32)
Applicant's Name and Address
Proposed Use or Development Construction of four, three storey dwellings with associated car parking
Officer's Name Khanh Do
Objections Received 0

Property number: 558813
### Walsh Street 43

**Survey Notes:**
- Edwardian-era pair, 43 Walsh Street with distinctive balustrading; vermiculated gable end; corner site, adding prominence.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>D</td>
</tr>
</tbody>
</table>

**What streetscape level does the place express (if any)?**

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation era?</th>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Victorian-era</td>
<td>1910-1915</td>
</tr>
<tr>
<td>Post WW2</td>
<td></td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Social value</th>
</tr>
</thead>
<tbody>
<tr>
<td>✚</td>
<td>☑</td>
<td></td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

- Contributory to precinct ☑ Not significant or contributory
- Significant individually ☑ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Heritage Places Inventory June 2015
  - Walsh Street 46-48 D 3
- North and West Melbourne Conservation Study (1983)
  - No listing.
- Sands & McDougall Directory of Victoria
  - 1924
  - 35 O’Neill, Edward J.
  - 37 Rolfe, Edwd.

---

### Walsh Street 42-52 Walsh Apartments

**Survey Notes:**
- Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>-</td>
</tr>
</tbody>
</table>

**What streetscape level does the place express (if any)?**

<table>
<thead>
<tr>
<th>Existing Streetscape Level:</th>
<th>Proposed Streetscape Level:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

- Edwardian-era

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
<th>Social value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>✚</td>
<td>✔</td>
</tr>
</tbody>
</table>

**Is the place in a Heritage Overlay?**

- Contributory to precinct ☑ Not significant or contributory
- Significant individually ☑ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

- Heritage Places Inventory June 2015
  - Not listed.
West Melbourne Heritage Review

SURVEYED PLACES

43 Blackburn, Mrs S.
46 Comino, Cosmaz
47 Carew, Mrs Mary

1915
Milton st
25 Dwyer, Athans T., accountant
29 Latham, Arth., stble
33 Gautier, Nemours
35 O’Neill, Edward J.
37 Woolcock, P. W.
43 Blackburn, Mrs S.
45 Comino, Cosmaz
47 Langtry, Jas. W.

1910
Off 333 William st
26 Dwyer, Athane. T., accountant
29 Latham, Arth., stbis
33 Gautier, Nemours
35 Carroll, Laurence
37 Hogan, Thomas G.
47 Nolan, Harrison
49 McPhee, Mrs Mary
51 Thomas, Miss B.

1904
33 Gautier, Nemours
35 Arblaster, Mrs Marg.
37 McCartney, George
Right-of-way
Salton cots —
47 Brimmer, Mrs Johan.
49 Cree, Mrs Jessie

Property number: 109943

Walsh Street 45 Comino’s house

Survey Notes:

Edwardian-era pair, 43 Walsh Street with distinctive balustrading; vermiculated gable end; corner site, adding prominence, isolated.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1910-1915

Creation era?
- Victorian-era
- Early Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory June 2015
Not listed

Hermes
‘Ungraded building included within a Heritage Precinct’

Electoral Rolls
Victoria, 1914, Melbourne, Flagstaff Gardens
Cosma Comino, restaurateur, 245 Elizabeth Street
Victoria, 1919, Melbourne, West
Cosmas & Helen Comino, restaurant keepers 45 Walsh Street

Newspapers:
SURVEYED PLACES

‘The Age’ (Melbourne, Vic. : 1854 - 1954)  Friday 18 February 1921

‘FRUIT “TOPPING” CHARGES. a batch of offenders.
Several cases in connection with breaches of the Fruit Act were dealt with at the District Court yesterday.- Mr. P. Cohen, the presiding magistrate, said that in future heavier penalties would be inflicted for offences of this character. Soteres Kolevas, fruiterer. A’Beckett-street, and George Leek, fruiterer, Queen Victoria Market, were each fined £5, with £11/ costs, for having sold fruit not stacked or arranged as prescribed by the regulations under the act. For similar offences J. D. Lucas, fruit seller, Dudley-street, West Melbourne, and Peter Ventouras, Spencer street, ... and Philopimps Cominos, fruiterer, Spencer-street... On charges of having sold fruit not packed and graded according to the regulations ...’

‘The Age’: 26/1/1959

‘Wedding services at Independent Church and Greek Orthodox for Marie Heather Ogden to Andrew Comino, only son of late Mrs & Mrs Comino of West Melbourne...’

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) 16, 18 October 1943

‘COMINO.-On October 14. At 45 Walsh street. West Melbourne. Cosma. The beloved husband of Helen Comino, and loved father of Ann, Andrew (R.A.A.F.) and Claire (Mrs Jenkins) aged 70 years’

‘COMINO. - The Funeral of the late COSMA COMINO, of 45 Walsh street, West Melbourne, will leave the Greek Orthodox Church. Victoria parade, East Melbourne, THIS DAY at 3.30 p.m. (service at 2.30 p.m.). for the Fawkner Cemetery.

W. G. RAVEN. J2225. ’

‘The Argus’: 23/5/1956

‘COMINO.-On May 21. at the Royal Melbourne Hospital, Helen, beloved wife of the late Cosma Comino, of West Melbourne, and loved mother of Anna, Andrew, and Claire (Mrs. Jenkins), aged 71 years. -Peace, perfect peace.’

‘The Age’:
26/1/1959

‘Wedding services at Independent Church and Greek Orthodox for Marie Heather Ogden to Andrew Comino, only son of late Mrs & Mrs Comino of West Melbourne...’

Sands & McDougall Directory of Victoria

1924
35 O’Neill, Edward J.
37 Rolfe, Edwd.
43 Blackburn. Mrs S.
46 Comino, Cosmaz
47 Carew, Mrs Mary

1915
Milton st
25 Dwyer, Athans T., accountant
29 Latham, Arth., stble
33 Gautier, Nemours
35 O’Neill, Edward J.
37 Woolcock, P. W.
43 Blackburn, Mrs S.
45 Comino, Cosmaz
47 Langtry, Jas. W.

1910
Off 333 William st
Milton st
26 Dwyer, Athane. T., accountant
29 Latham, Arth., stbis
33 Gautier, Nemours
35 Carroll, Laurence
Walsh Street  47 - 49  Vacant land

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  -  Proposed Grading:  -

Existing Streetscape Level:  -  Proposed Streetscape Level:  -

What date or era does the place express (if any)?
Creation date (if available)?  unknown
Creation era:
☑ Early Victorian-era  ☐ Victorian-era  ☐ Edwardian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☐ Historical value  ☐ Scientific value  ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
unknown

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Vacant Residential Land. MMBW 1895 DP734 shows row house.'

Property number:  109945

Walsh Street  54 - 56  James Noonan’s house, also Cameron House

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading:  B  Proposed Grading:  B

Existing Streetscape Level:  3  Proposed Streetscape Level:  3

What date or era does the place express (if any)?
Creation date (if available)?  1870
Creation era:
☑ Early Victorian-era  ☑ Victorian-era  ☐ Edwardian-era
☐ Interwar  ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value  ☑ Historical value  ☑ Scientific value  ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3  North & West Melbourne Precinct
☑ Contributory to precinct  ☐ Not significant or contributory
☑ Significant individually  ☑ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Probate, VPRO
'James Noonan Contractor 126 Dudley St, W Melbourne 17 Jan 1896 61/705 VPRS 28/P0, unit 787; VPRS 28/P2, unit 438; VPRS 7591/P2, unit 251' Contractor Thomas Noonan and spinster Bridget are executors and live with deceased. Estate worth £21,562 - extensive list of property, includes Highland Chief Hotel, houses in Franklin Street, Capel Street, Spencer Street etc.

Australian Bureau of Statistics.
Retail Price Index developed by the Australian Bureau of
Lewis, M. *Australian Architecture Index*: `14 03 1870 City of Melbourne registration no 3800 [Burchett Index]. Fee 2.10.0 house Owner Noonan,- Builder Sutherland, James H`

Noonan's West Melbourne works:
`77083 Laurens & Noonan Laurens & Noonan - Melbourne West Melbourne VIC Houses 1864 03 29 77082 Laurens & Noonan Laurens & Noonan West Melbourne VIC Houses 1864 03 9 77227 Noonan, James Noonan, James West Melbourne VIC House 1873 05 27 72268 Noonan, James Noonan, James West Melbourne VIC Houses 1873 05 29 71764 Noonan, James Noonan, James West Melbourne VIC Houses 1875 03 1 72279 Noonan, James - Dudley St Noonan, James West Melbourne VIC Houses 1884 03 7 72280 Noonan, James - 50 Dudley St Noonan, James West Melbourne VIC House 1884 05 23` 

North Melbourne Parish Plan
Grantee: T Ivey, CA12/HB, not in grant index VPRO

**MMBW**
DP 734, 1895 shown as 'Cameron House' with framed timber front fence, tiled pathway, bricked rear yard and garden plots at front.

Newspapers:
- `The Argus' (Melbourne, Vic. : 1848 - 1954) Saturday 15 March 1873

North Melbourne Heritage Review
- Statistics.

February 1876
`Mr. James Noonan, J.P., was sued in the County Court yesterday by John Mooney, formerly a clerk to Messrs. O'Grady, Leggatt, and Noonan, for £19 damages for false imprisonment. The plaintiff's code was that he lived at a house in Capel-street with a woman named Miss Duggan, and that on the 11th January, while he was in the cellar stacking wood, he heard a noise in the house, and on going up stairs to the bedroom found the defendant behaving improperly with Miss Duggan. He then gave defendant a "clout," and turned him out of the house, the defendant leaving behind him a watch, a pair of spectacles, and a pocket-book. The defendant, after leaving the house, went to the West Melbourne police station, and from what he there stated the police went to Mooney's house, and took him into custody for felony in keeping Noonan's watch, spectacles, and book. For the defence it was stated that on the day in question defendant had been to a funeral, and was going to his home in West Melbourne, carrying his coat and vest on his arm, when Miss Duggan, seeing him pass by her house, asked him to come in and see what poverty she had been reduced to by Mooney. He went into the house, and into the bedroom, and the plaintiff then, apparently from a previously concocted scheme to extort money, rushed into the room and charged him with improper conduct, and kept his watch and the other things. Two other points of the defence were that Mooney was a man of bad character, and was discharged from O'Grady, Leggatt, and Noonan's employment, and that Noonan had not given him in charge at all for felony, but had asked the police only to recover his property from Mooney. When the case was taken before the city magistrates Mooney was only charged with assault, and fined 20s.; but it was shown that the charge on the sheet had been in the first instance robbery, then assault with intent to extort money, and afterwards assault. The fact of the watch and other things being left in Mooney's house was accounted for by defendant stating that Mooney took them from him and would not give them up unless he gave him £100, or found him a billet for two years. The jury of four who heard the case returned a verdict for plaintiff-damages £5.'

`The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 29 September 1877

`WEST MELBOURNE CRICKET CLUB. At the Sixth annual meeting of the West Melbourne Cricket Club, held at 33 Stanley street, West Melbourne (Mr. Walker in the chair), there was a fair attendance of members. The secretary's and treasurer's reports showed the club to be in a flourishing condition, there being a high average for batting was gained by A. H. Walker, and for bowling by A. B. M'Laren. The following office-bearers were elected for the coming season Mr. A. H. Walker (re-elected), Mr. J. J. Smith (re-elected); the Hon. Sir Charles MacMahon, M.L.A. the general committee Messrs. Hailes, Whitelaw, King, Mitchell, and M'Innes; match committee—Messrs. King, M'Laren, and Fulton. Several new members were enrolled. A vote of thanks to the past office-bearers and the
chairman brought the meeting to a close.'

'Kilmore Free Press' (Kilmore, Vic. : 1870 - 1954) Thursday 4 November 1880

LOCAL INTELLIGENCE.

We regret this week having to announce the death of Mr. James Noonan, son of James Noonan Esq., J.P., of West Melbourne. Deceased, who was only 28 years at the time of his death, which took place on Sunday last will be remembered in this district in connection with the first section of the north-eastern railway contract. He was a young gentlemen highly respected, being possessed of considerable ability, with a quiet unassuming manner, and there were few who made friends and retained them as he did.'

'Table Talk' (Melbourne, Vic. : 1885 - 1939) Friday 13 July 1888

'Very pretty wedding took place at St. Jame's Cathedral, on July 11, when Mr. Walter Edwin Belot, fourth son of Mr. J. Belot, of Brunswick, was married to Miss Elizabeth Moodie Maxwell, youngest daughter of Mr. Henry Maxwell, of Cameron House, Walsh-street, West Melbourne'

'North Melbourne Courier and West Melbourne Advertiser' 14/8/1896

'WEDDING BELLS...

THE marriage of Miss Jeanie, the adopted daughter of Mr. and Mrs. C. E. Hirst, of "Cameron House," Walsh street, West Melbourne, with Mr. James A. Howlett, of Parkville, second son of Mr. F. Howlett, of Gippsland, late superintendent of Melbourne Benevolent Asylum, was solemnised at the Union

Memorial Church, North Melbourne, on Tuesday afternoon, 11th inst. The Rev. Arthur Wade performed the service. The bride was given away by Mr. C. E. Hirst, and looked very handsome in her bridal gown of ivory silk...the bridal party left the church amid showers of rose-leaves, rice, and plumes was worn. The bride received many handsome wedding remembrances which were displayed in the breakfast-room.'

'Punch' (Melbourne, Vic. : 1900 - 1918; 1925) 3/9/1914

'The marriage of Miss Kathleen Fryer, second daughter of Mr. and Mrs. P. Fryer, of "Cameron House", West Melbourne, and Mr. J. J Dutton Walsh, of Numurkah, eldest son of Mr. and Mrs. Walsh, of Forbes .N.S.W ., is arranged to take place at St. Mary's on ...September, and afterwards at Rubira's Café.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

54 TO 56 WALSH STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level B 3
Conservation Study Details
Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Although the first owner (1870-1) was a contractor, James Noonan, he did not build the house. After him there was quite a succession of owners e.g. Frederick Scales, John Hughes, Henry Maxwell; the latter two leasing the house to John Forrester and Charles Hirst, a Spencer Street chemist. Builder, James H. Sutherland constructed the house.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
An eccentically detailed, asymmetrically planned and double-fronted house of stuccoed brick, with an arched porch, gabled and hipped iron-clad roof and architraved openings. Unusual aspects include the Romanesque inspired fretted pendant eaves valence, a corbelled eaves support from the window bay and a pentangular panel above the bay. Chimney shafts are panelled. Notable features include eaves/gable detail; elaborate/high standard design of cement rendered surfaces.

Statement of Significance
Architecturally, highly unusual if irregular combination of elements and details which is basically original and from an early date: of high regional importance. Historically, a mixed tenancy, associated primarily with Noonan (qv), the local builder-developer: of local importance.

Recommended Alterations
Rebuild original fence or typically, an arrow-head timber picket fence; repaint in original or typical colours; remove paint from footings; consider zoning provisions to preserve residential use and form, i.e. re-zone to Special Residential 2. Colours (sympathetic - no recommendation) door glazed (sympathetic - reinstate original design) fence replaced; gable finial gone (inappropriate - reinstate original design/sympathetic alternative)stone painted - plinth (inappropriate - remove by approved

Other Comments
Integrity - The gable finial and front fence have been removed, the basalt footings painted and the door altered in detail; plumbing is intrusive.

Streetscape - One of a varied group of old houses in Walsh Street, intermixed with new development (62, 46-8, 42).

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983

Cite:
1870, 1796; 1871, 1851; 1875, 1964; 1890-91.
2264; 1096-97, 2252

North and West Melbourne Conservation Study (1983)

History
Although the first owner (1870-1) was a contractor, James Noonan, he did not build the house. After him
there was quite a succession of owners e.g. Frederick Scales, John Hughes, Henry Maxwell; the latter two leasing the house to John Forrester and Charles Hirst, a Spencer Street chemist. Builder, James H. Sutherland constructed the house.

Description
An eccentrically detailed, asymmetrically planned and double-fronted house of stuccoed brick, with an arched porch, gabled and hipped iron-clad roof and architraved openings. Unusual aspects include the Romanesque inspired fretted pendant eaves valence, a corbelled eaves support from the window bay and a pentangular panel above the bay. Chimney shafts are panelled.

Integrity - The gable finial and front fence have been removed, the basalt footings painted and the door altered in detail; plumbing is intrusive.

Streetscape - One of a varied group of old houses in Walsh Street, intermixed with new development (62, 46-8, 42).

Significance
Architecturally, highly unusual if irregular combination of elements and details which is basically original and from an early date: of high regional importance.

Historically, a mixed tenancy, associated primarily with Noonan (qv), the local builder-developer: of local importance.

Recommended Alterations Rebuild original fence or typically, an arrow-head timber picket fence; repaint in original or typical colours; remove paint from footings; consider zoning provisions to preserve residential use and form, i.e. re-zone to Special Residential 2. Colours (sympathetic - no recommendation) door glazed (sympathetic - reinstate original design) fence replaced; gable finial gone (inappropriate - remove by approved design/sympathetic alternative)stone painted - plinth (inappropriate - remove by approved

Property number: 558820

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -
Proposed Grading: -

Existing Streetscape Level: -
Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1972
Creation era?
Victorian-era
Edwardian-era
Interwar
Post WW2

What are the heritage values of the place (if any)?
Aesthetic value
Scientific value
Historical value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.3 Developing a large, city-based economy

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'3 storey brick office building with basement parking. Built 1972.'
### Surveyed Places

| Walsh Street | 62 | Wickham's house, later Oakey's house |

#### Survey Notes:

- Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading: -</th>
<th>Proposed Grading: -</th>
</tr>
</thead>
</table>

**Existing Streetscape Level:** -

| Proposed Streetscape Level: - |

**What date or era does the place express (if any)?**

- **Creation date (if available):** 1987
- **Creation era:**
  - Victorian-era
  - Edwardian-era
  - Early Victorian-era
  - Interwar
  - Post WW2

**What are the heritage values of the place (if any)?**

- **Aesthetic value**
- **Historical value**
- **Social value**
- **Scientific value**
- **Contributory to precinct**
- **Significant individually**
- **Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

- **HO3 North & West Melbourne Precinct**
  - Contributory to precinct
  - Not significant or contributory
  - Significant individually
  - Proposed for a Heritage Overlay

**Recommendations (if any):**

None.

**References (if any):**

- **City of Melbourne online maps**
  - 'Single storey brick Victorian building refurbished, including façade, 1987.'

---

**What are the historic themes represented by the place?**

- **5.4 Developing a retail centre**

---

**What are the historic themes represented by the place?**

- **8.2 Housing the population**

---

**Recommendations (if any):**

None.

**References (if any):**

- **Newspapers:**
  - 'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 21 November 1872
  - The attendance at the Exhibition yesterday was as follows, namely, by 1,447 persons who paid at the door, and 345 season-ticket holders; in all, 1,792. A patent "window-fastening apparatus," exhibited by Wilmot Oakey, is likely to attract the attention of the visitor to the annexe, having been newly placed there, and Walker's "gas-roasting and cooking apparatus," which is in constant work between the annexe and the refreshment room is worthy of close inspection'
WILMOT OAKEY.

Kensington.

"The Argus" (Melbourne, Vic. : 1848 - 1857) 30/4/1873
"WICKHAM.—On the 29th inst., at his residence, 3 Walsh-street, West Melbourne, after a long illness, Mr. John Wickham, aged 36 years."

WILMOT OAKEY.

Rosslyn-street, West Melbourne.

"The Age" (Melbourne, Vic. : 1854 - 1954) 18 April 1878
"Woods Railway Brake
Railways Minister's brake:
Woods himself would (however the decision would) place himself at once out of the reach of the unenviable criticisms that have been freely indulged in, and on a much sounder footing as a politician, I feel assured that the gentleman named values far more highly in status as a statesman than the mere pecuniary benefits accruing to an invention of this kind. — yours.

WILMOT OAKEY.

"The Age" (Melbourne, Vic. : 1854 - 1954) 24 January 1879 p 3 Article
Letter to editor A STATE SCHOOL FOR KENSINGTON. If he (Minister) could see the troops of young ones straggling off to the Flemington, Hotham, West Melbourne, &c., in fact, distributed among all the surrounding schools, he would no doubt at once order designs for building of such architectural merit and convenient situation as ..., without doubt, due to this charming and picturesque suburb. — Yours. &c.

Kensington.

WILMOT OAKEY.

"The Argus" (Melbourne, Vic. : 1848 - 1857) 17 March 1888 p 10 Article
"...subscription for the widow and family of the late Mr. John Wickham...

See also:
"Recollections of. Mr Wilmot Oakey."

"Spectator and Methodist Chronicle" (Melbourne, Vic. : 1914 - 1918) 10/11/1914 p 1111 Article
"The Late Mr. Wilmot Oakey"

"Spectator and Methodist Chronicle" (Melbourne, Vic. : 1914 - 1918) 31/7/1914 p 1220 Article
"THE WILMOT OAKEY FUND. TO THE EDITOR OF THE ARGUS."

"The Argus" (Melbourne, Vic. : 1848 - 1957) 22 March 1888 p 4 Article

MMBW

DP734 1895 no iron fence shown

Probate

John Wickham Carter W Melbourne 29 Apr 1873 70/053 VPRS 28/P0, unit 892; VPRS 28/P2, unit 501
Died intestate- Willm. Henry Wickham 121 Dryburgh Street, North Melbourne contractor- personal estate only
£5 - widow Mary Jane Wickham (who left Melbourne for California, not heard of since), brother was

Fitzgerald Wickham (died 1875), sister Emma Maria
Pascal who lives in Reading, England. Also Hugh James Wickham.

Wilmot Oakey Patternmaker Walsh St, West Melbourne
16 Feb 1888 36/497 VPRS 28/P0, unit 446; VPRS 28/P2, unit 235
Widow Jemima - real estate £600 and personal £590 - progeny Wilmot, Henry, Frederick, Claudia and Emma.

Estate- part CA1/HB North Melbourne brick dwelling five rooms, value £650 - currently in contract with Mr Bellows, builder and contractor, who is repairing and enlarging the house, £180. Has 200 shares in Tramway Company.

Lewis, M. Australian Architecture Index:
Wickham-Builder/owner:

'Wickham, Fitzalbert West Melbourne VIC wooden house in Hawke Street 1866 07 16'

North Melbourne Parish Plan
Grantee: T Ivey, CA12/HB

i-Heritage search results: Abstract of Building Identification Form (BIF)

62 WALSH STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
This house was enlarged twice (in 1871 and 1890) after its initial construction in 1865 for John Wickham, a cordial maker. Later owner-occupiers were William Willis, Wilmot Oakey a Queens Street patternmaker, and in 1896, Jeremiah Oakey.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-storey stuccoed brick and parapeted house with a lower level timber, iron-clad verandah and iron picket fence. Ornament consists of a gabled entablature, with scrolls, a cornice mould and former cornice, now the string-mould, of the first stage of building. Cast-iron balustrading surrounds bracketed balconettes to the upper openings. Notable features include the fence; verandah roof and structure; elaborate/high standard design of cement rendered surfaces; balconette detail.

Statement of Significance
Architecturally, obviously of two construction stages but, given this generally original with fine details such as the balconettes: of regional interest. Historically, evokes the construction stages and has links with industrialists from the rising adjacent area: of local interest.

Recommended Alterations

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Graeme Butler & Associates 2015: Appendix 2: 1292
Replace door; repaint in original or typical colours; consider zoning provisions to preserve residential use and form, i.e. re-zone to Special Residential 2. Colour (sympathetic - no recommendations) verandah detail gone; door replaced (inappropriate - reinstate original design/sympathetic alternative)

Other Comments
Integrity - Verandah valence may be gone and the door has been replaced. Streetscape - One of a varied group of old houses in this area (42, 46-8, 54-6 Walsh Street).

MMBW
DP 734, 1895 shown with framed timber front fence

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
1871, 1848; 1890-9, 2261; 1866, 1581; 1877, 1987; 1885-86, 2883, 1896-97, 2249

North and West Melbourne Conservation Study (1983)

History
This house was enlarged twice (in 1871 and 1890) after its initial construction in 1865 for John Wickham, a cordial maker. Later owner-occupiers were William Willis, Wilmot Oakey a Queens Street patternmaker, and in 1896, Jeremiah Oakey.

Description
A two-storey stuccoed brick and parapeted house with a lower level timber, iron-clad verandah and iron picket fence. Ornament consists of a gabled entablature, with scrolls, a cornice mould and former cornice, now the string-mould, of the first stage of building. Cast-iron balustrading surrounds bracketed balconettes to the upper openings. Notable features include the fence; verandah roof and structure; elaborate/high standard design of cement rendered surfaces; balconette detail.

Integrity - Verandah valence may be gone and the door has been replaced.
Streetscape - One of a varied group of old houses in this area (42, 46-8, 54-6 Walsh Street).

Significance
Architecturally, obviously of two construction stages but, given this generally original with fine details such as the balconettes: of regional interest. Historically, evokes the construction stages and has links with industrialists from the rising adjacent area: of local interest.

Recommendations
Replace door; repaint in original or typical colours; consider zoning provisions to preserve residential use and form, i.e. re-zone to Special Residential 2. Colour

Property number: 109947

Survey Notes:
Refer Victorian Heritage Register Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: A

Existing Streetscape Level: -
Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)?
Creation era?
- Victorian-era
- Edwardian-era

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
HO793 Flagstaff Gardens, King St & William St & La Trobe St & Dudley St, West Melbourne

Contributory to precinct
Not significant or contributory
Significant individually
Proposed for a Heritage Overlay

What are the historic themes represented by the place?

Recommendations (if any)
Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.

References (if any):
Heritage Places Inventory July 2015
Flagstaff Gardens Pioneers Monument C -
Flagstaff Gardens Caretaker’s Residence C -
Flagstaff Gardens Tennis Pavilion C -
Flagstaff Gardens Sundial C -
Flagstaff Gardens The Court Favourite Sculpture C -

i-Heritage search results: Abstract of Building Identification Form (BIF)
309 TO 311 WILLIAM STREET WEST MELBOURNE 3003

Victorian Heritage Register
Flagstaff Gardens 'The Court Favourite'

309 TO 311 WILLIAM STREET WEST MELBOURNE 3003
Building Grading Streetscape Level Laneway Level
C 0
Conservation Study Details
Precinct Conservation Study: Study and Date, Status Date
Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style
Period 1926-39 - Inter War
Construction Date
Source for Construction Date Documentary
Architect
Builder Not Assessed
First Owner
Integrity Good
Condition Good
Original Building Type Sculpture
History Not Assessed
Description/Notable Features A bronze statue by Paul R Montford standing on a heavy rectangular granite and moulded basalt pedestal, presented to the City of Melbourne in 1930 by Councillor Baron Marks.
Statement of Significance
Not Assessed

-e-melbourne web site, 2015
'The Court Favourite
Paul Montford
Bronze statue with granite pedestal
Date unknown
Flagstaff Gardens

Paul Montford was born in London in 1868. He studied at London's prestigious Royal Academy of Arts and immigrated to Australia in 1921. Montford was responsible for a number of commissions in Melbourne, including the statues of Justice George Higinbotham and poet Adam Lindsay Gordon. For the latter he was awarded the gold medal of the Royal Society of British Sculptors. Montford's The Court Favourite captures the action of a lithe youth playing with his boisterous pet lion cub. The cub crouches low and tugs fiercely at the youth's cloak. In his right hand the youth clasps a decorated baton, its handpiece a carved elephant head.

Councillor Baron Marks donated the statue to the Melbourne City Council. He had initially donated £200 towards statuary for Melbourne's parks and gardens, but when The Court Favourite became available, he increased his donation to £400. The work was unveiled at a formal ceremony on 6 February 1930.'

What are the historic themes represented by the place?
3.4 Defining public space
7.1 Appreciating the natural landscape
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.

References (if any):
Heritage Places Inventory July 2015
Flagstaff Gardens Pioneers Monument C -
Flagstaff Gardens Caretaker's's Residence C -
Flagstaff Gardens Tennis Pavilion C -
Flagstaff Gardens Sundial C -
Flagstaff Gardens The Court Favourite Sculpture C -
i-Heritage search results: Abstract of Building Identification Form (BIF)
The Flagstaff Gardens and Flagstaff Hill are of aesthetic, archaeological, historical, scientific (horticultural) and social significance to the State of Victoria.

Why is it significant?
Flagstaff Hill is of historic and scientific importance. Between 1836 and 1837, it was the site of Melbourne’s first burial ground. Seven burials took place there and as there is no evidence that the bodies were exhumed the site probably has archaeological potential. Between 1840 and 1857 the site was used as a signal station with flagstaff. It was used to communicate with a similar station at Point Gellibrand at Williamstown. Flags flown from the flagstaff indicated shipping arrivals in the Bay and shipping lists were posted on a bulletin board near the station building. Accordingly the hill was a regular gathering place for Melburnians of all classes. The flagstaff and signal station became redundant following the introduction of the telegraph, however the site was then used as a meteorological and magnetic observatory between 1857 and 1862. Established under the supervision of Bavarian scientist George von Neumayer, the observatory played a significant part in the development of scientific knowledge in the colony. The footings of the signal station and the observatory buildings probably still exist and would be a significant archaeological deposit.

The Flagstaff Gardens is of scientific (horticultural) and aesthetic significance. Established as a public garden in 1862, the Flagstaff Gardens was designed in the gardenesque style in 1865 by Assistant Commissioner for Crown Lands and Survey, Clement Hodgkinson. Unlike the Fitzroy Gardens, also designed by Hodgkinson, the Flagstaff Gardens was a more informal style. Its path layout was determined in part by the site’s topography but also by the location of the Victoria Market in the north-east corner. Some of the original 1860s path layout remains but the current layout reflects changes made between the 1890s and the 1920s. The central path from the main entrance in William Street to the crown of the Flagstaff Hill has disappeared but most of the path that originally crossed the gardens from the corner of King and Latrobe Streets towards the Victoria Market still exists. None of the original statues exist but there is a sundial from the nineteenth century, albeit whose base was reconstructed in 1947, and a sculpture, The Court Favourite, from the 1930s.

There are many fine individual specimens of trees in the gardens including a Holm Oak (Quercus ilex), located on the south side of the William Street entrance, from the first stage of planting in the nineteenth century and which is amongst the largest of the species known in Victoria. There are also significant specimens from the twentieth century including a Maidenhair tree (Ginkgo biloba) and a Chinese Parasol tree (Firmiana simplex). The Ginkgo biloba is one of the State’s finest and largest, and is growing in a prominent position in the garden of the caretakers cottage. The only larger and older Ginkgo biloba in Victoria is in the Geelong Botanic Gardens, which was planted in 1859. The Firmiana simplex is rare in Victoria and this tree is also the largest known in the State. As well there are a variety of significant specimen trees including elms, oaks,
Moreton bay figs, Canary Island pines and River Red Gums. The Corynocarpus laevigatus is uncommon in Victoria and this tree is the largest known specimen in the State. The two Italian cypresses (Cupressus sempervirens) have important landscape and historical significance due to their association with Melbourne's first cemetery. These trees where commonly planted in cemeteries due to their symbolism.

The Flagstaff Gardens is of landscape and horticultural significance due to the avenues of elms (Ulmus procera and U. x hollandica) lining the pathways through the Gardens and elm rows along the north, north east and southern perimeter of the gardens. The elms are common landscape element in all of Melbourne’s nineteenth century gardens and boulevards. The trees are numerous and have grown to a large size and are an important feature of the urban character and provide outstanding autumn colour. Melbourne now has some of the finest European elms in the world and these are of increasing international significance as Dutch Elm Disease has killed most of these species in the northern hemisphere. The deciduous elms, poplars and English oaks contrast dramatically with the evergreen conifers, eucalypts, Moreton Bay Figs and palms to provide an outstanding landscape. The two Eucalyptus cladocalyx (Sugar Gum) in the north eastern corner have grown to a great size and are an important landmark in the landscape.

Flagstaff Hill also has social significance as place of recreation and celebration. The existence of the various monuments on the crest of the hill reflects the importance of the site in the popular imagination. In addition, the hill was a natural gathering place in the early years of European settlement because of the views it offered over the Bay. Furthermore, with separation from New South Wales in 1850, the hill was a focus of celebrations with bonfires being lit and other festivities taking place there. In 1950 a monument was built to commemorate these original celebrations.

The Flagstaff Gardens has been the less respectable component in the city's collection of public parks. Accordingly its social significance is different from the Carlton, Fitzroy or Treasury Gardens. In the 1930s it was observed that if the Fitzroy Gardens was the city’s drawing room then Flagstaff Gardens was its kitchen. Earlier in the century it was also perceived to be the most notorious of the public parks as a site for illicit activities. This informality and diversity of public behaviour has distinguished it from other city gardens and also is an important part of its character today. The bowling club, playground and tennis courts contribute to its continuing recreational and informal character. To an extent its character has also been defined by its position on the west side of the city close to the Victoria Market, working class residential areas, industry and Yarra wharves.


Property number: 102943

Survey Notes:
Refer Victorian Heritage Register Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: A

What date or era does the place express (if any)?
Creation date (if available): 1862

What are the heritage values of the place (if any)?
☑ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO793 Flagstaff Gardens, King St & William St & La Trobe St & Dudley St, West Melbourne (Victorian Heritage Register)

☑ Contributory to precinct ☐ Not significant or contributory
☑ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
3.4 Defining public space
7.1 Appreciating the natural landscape

Recommendations (if any)

Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.

References (if any):
Heritage Places Inventory July 2015
Flagstaff Gardens Pioneers Monument C -
Flagstaff Gardens Caretaker’s Residence C -
Flagstaff Gardens Tennis Pavilion C -
Flagstaff Gardens Sundial C -
Flagstaff Gardens The Court Favourite Sculpture C -

i-Heritage search results: Abstract of Building Identification Form (BIF)
309 TO 311 WILLIAM STREET WEST MELBOURNE 3003
Pioneer Monument
SURVEYED PLACES

Building Grading Streetscape Level Laneway Level C
Conservation Study Details
Precinct Conservation Management Plan
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style Gothic revival
Period 1876-99 - Victorian
Construction Date
Source for Construction Date Inscription
Architect
Builder
First Owner
Integrity Good
Condition Good
Original Building Type Monument
History Not Assessed
Description/Notable Features To the memory of some of the earliest pioneers of this colony whose remains were interned near this spot. Sculptor Craven.
Statement of Significance Not Assessed
Recommended Alterations Fence (inappropriate - remove), paving (inappropriate - reinstate sympathetic alternative), very poor stone repair (extremely inappropriate).
Other Comments Flagstaff Gardens "Monument" property, now part of "Flagstaff Gardens" 309 - 311 William Street property key.

Victorian Heritage Register
Victorian Heritage Register number: H2041

-i-Heritage search results: Abstract of Building Identification Form (BIF)
See individual elements, for example:

Flagstaff Gardens Pioneers Monument C - 309 TO 311 WILLIAM STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 0
Conservation Study Details
Precinct Conservation Mgt Plan
Conservation Study Date Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style
Period 1876-99 - Victorian
Construction Date
Source for Construction Date Inscription
Architect
Builder
First Owner
Integrity
Condition Good
Original Building Type Sundial
History Not Assessed
Description/Notable Features A bronze sundial on an octagonal stone base set at 37° 19 latitude and 111.59 longitude
Statement of Significance Not Assessed
Recommended Alterations Cemented pebbles (inappropriate - reinstate sympathetic alternative).
Other Comments Flagstaff Gardens "Sundial" property, now part of "Flagstaff Gardens" 309 - 311 William Street property key.

Flagstaff Gardens 'The Court Favourite'
309 TO 311 WILLIAM STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 0
Conservation Study Details
Precinct Conservation Study: Study and Date, Status Date Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style
Period 1926-39 - Inter War
Construction Date
Source for Construction Date Documentary
Architect
Builder Not Assessed
First Owner
Integrity
Condition Good
Original Building Type Sculpture
History Not Assessed
Description/Notable Features A bronze statue by Paul R Montford standing on a heavy rectangular granite and moulded basalt pedestal, presented to the City of Melbourne in 1930 by Councillor Baron Marks.
Statement of Significance Not Assessed

Victorian Heritage Register H2041
Last updated on - April 1, 2004
SURVEYED PLACES

What is significant?
Flagstaff Hill including the Flagstaff Gardens occupies an elevated position to the north west of Melbourne's CBD. Consisting of 7.7 hectares, it was originally called Burial Hill by the European settlers and was used as Melbourne's first burial ground in the 1830s. Later used as a signal station between 1840 and 1857, and then as a magnetic and meteorological observatory under Professor George von Neumayer between 1857 and 1862, the hill is a significant archaeological site. In 1862 the site was established as a public garden. Designed in an informal gardenesque style by the Deputy Surveyor General Clement Hodgkinson in 1865, and later redesigned by John Guiffoyle in the 1890s, the garden contained numerous trees of scientific and aesthetic importance, many of which remain today. The current appearance of the gardens reflects changes made between the 1890s and the 1920s although the original tree plantings. Although the character of the gardens has changed since the 1860s, the current appearance reflects a diverse cultural landscape that is rich in horticultural, historic and social meaning.

How is it significant?
Flagstaff Gardens and Flagstaff Hill are of aesthetic, archaeological, historical, scientific (horticultural) and social significance to the State of Victoria

Why is it significant?
Flagstaff Hill is of historic and scientific importance. Between 1836 and 1837, it was the site of Melbourne's first burial ground. Seven burials took place there and as there is no evidence that the bodies were exhumed the site probably has archaeological potential. Between 1840 and 1857 the site was used as a signal station with flagstaff. It was used to communicate with a similar station at Point Gellibrand at Williamstown. Flags flown from the flagstaff indicated shipping arrivals in the Bay and shipping lists were posted on a bulletin board near the station building. Accordingly the hill was a regular gathering place for Melburnians of all classes. The flagstaff and signal station became redundant following the introduction of the telegraph, however the site was then used as a meteorological and magnetic observatory between 1857 and 1862. Established under the supervision of Bavarian scientist George von Neumayer, the observatory played a significant part in the development of scientific knowledge in the colony. The footings of the signal station and the observatory buildings probably still exist and would be a significant archaeological deposit.

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The Flagstaff Gardens is of landscape and horticultural significance due to the avenues of elms (Ulmus procera and U. x hollandica) lining the pathways through the Gardens and elm rows along the north, north east and southern perimeter of the gardens. The elms are common landscape element in all of Melbourne's nineteenth century gardens and boulevards. The trees are numerous and have grown to a large size and are an important feature of the urban character and provide outstanding autumn colour. Melbourne now has some of the finest European elms in the world and these are of increasing international significance as Dutch Elm Disease has killed most of these species in the northern hemisphere. The deciduous elms, poplars and English oak stand dramatically with the evergreen conifers, eucalypts, Moreton Bay Figs and palms to provide an outstanding landscape. The two Eucalyptus cladocalyx (Sugar Gum) in the north eastern corner have grown to a great size and are an important landmark in the landscape.

Flagstaff Hill also has social significance as place of recreation and celebration. The existence of the various monuments on the crest of the hill reflects the importance of the site in the popular imagination. In addition, the hill was a natural gathering place in the early years of European settlement because of the views it offered over the Bay. Furthermore, with separation from New South Wales in 1850, the hill was a focus of celebrations with bonfires being lit and other festivities taking place there. In 1950 a monument was built to commemorate these original celebrations.

The Flagstaff Gardens has been the less respectable component in the city's collection of public parks.
Accordingly its social significance is different from the Carlton, Fitzroy or Treasury Gardens. In the 1930s it was observed that if the Fitzroy Gardens was the city’s drawing room then Flagstaff Gardens was its kitchen. Earlier in the century it was also perceived to be the most notorious of the public parks as a site for illicit activities. This informality and diversity of public behaviour has distinguished it from other city gardens and also is an important part of its character today. The bowling club, playground and tennis courts contribute to its continuing recreational and informal character. To an extent its character has also been defined by its position on the west side of the city close to the Victoria Market, working class residential areas, industry and Yarra wharves.


Survey Notes:

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: A

Existing Streetscape Level: -

Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)?

Creation era?

Victorian-era

Edwardian-era

Early Victorian-era

Interwar

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO793 Flagstaff Gardens, King St & William St & La Trobe St & Dudley St, West Melbourne

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

Recommendations (if any)

Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.

References (if any):

Heritage Places Inventory July 2015
Flagstaff Gardens Pioneers Monument C -
Flagstaff Gardens Caretaker’s Residence C -
Flagstaff Gardens Tennis Pavilion C -
Flagstaff Gardens Sundial C -
Flagstaff Gardens The Court Favourite Sculpture C -

i-Heritage search results: Abstract of Building Identification Form (BIF)
309 TO 311 WILLIAM STREET WEST MELBOURNE 3003

Victorian Heritage Register
Victorian Heritage Register number: H2041
i-Heritage search results: Abstract of Building Identification Form (BIF)
Flagstaff Gardens Sundial
309 TO 311 WILLIAM STREET WEST MELBOURNE 3003
Heritage Grading
C 0
Conservation Study Details
Precinct Conservation Mgt Plan
Central Activities District Conservation Study - Graeme Butler, 1984
Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity
Condition Good
Original Building Type Sundial
History Not Assessed
Description/Notable Features
A bronze sundial on an octagonal stone base set at 37° 19 latitude and 111.59 longitude
Statement of Significance
Not Assessed
Recommended Alterations
Cemented pebbles (inappropriate - reinstate sympathetic alternative).
Other Comments
Flagstaff Gardens “Sundial” property, now part of “Flagstaff Gardens” 309 - 311 William Street property key.

Survey Notes:
Refer Victorian Heritage Register Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C
Proposed Grading: A

What date or era does the place express (if any)?
Creation date (if available)?
Creation era?
Edwardian-era

What are the heritage values of the place (if any)?
Aesthetic value
Historical value
Scientific value
Social value
Not assessed for heritage values

Is the place in a Heritage Overlay?
Flagstaff Gardens, King St & William St & La Trobe St & Dudley St, West Melbourne (Victorian Heritage Register)

What are the historic themes represented by the place?

Recommendations (if any)
Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.

References (if any):
Heritage Places Inventory July 2015
Flagstaff Gardens Pioneers Monument C -
Flagstaff Gardens Caretaker’s Residence C -
Flagstaff Gardens Tennis Pavilion C -
Flagstaff Gardens Sundial C -
Flagstaff Gardens The Court Favourite Sculpture C -
i-Heritage search results: Abstract of Building Identification Form (BIF)
309 TO 311 WILLIAM STREET WEST MELBOURNE 3003
Victorian Heritage Register
Victorian Heritage Register number: H2041
i-Heritage search results: Abstract of Building Identification Form (BIF)
Flagstaff Gardens Pioneers Monument
309 TO 311 WILLIAM STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 0
Conservation Study Details
Precinct Conservation Mgt Plan
Conservation Study Study Date Status
Central Activities District Conservation Study - Graeme Butler, 1984  Adopted
Building and History Information
Architectural Style Gothic revival
Period 1876-99 - Victorian
Construction Date
Source for Construction Date Inscription
Architect
Builder
First Owner
Integrity Good
Condition Good
Original Building Type
Monument
History Not Assessed
Description/Notable Features
To the memory of some of the earliest pioneers of this colony whose remains were interned near this spot.
Sculptor Craven.
Statement of Significance Not Assessed
Recommended Alterations Fence (inappropriate - remove), paving (inappropriate - reinstate sympathetic alternative), very poor stone repair (extremely inappropriate).
Other Comments Flagstaff Gardens "Monument" property, now part of "Flagstaff Gardens" 309 - 311 William Street property key.
e-melbourne web site 2015
‘Samuel Craven
Sandstone obelisk
1871
Flagstaff Gardens
Flagstaff Gardens once had special significance for the people of Melbourne. It was a place of hope and a place of sorrow. Early colonists could sight incoming ships from this high point, which brought tangible links with the old country; and known as Burial Hill, it was also the city’s first burial ground. This latter role is reflected well in the Gothic architecture of the memorial, for as if wrested from an English church it is a reminder that this final resting place for an estimated six early settlers is a long way from ‘home’.
The rapid growth of Melbourne made the site unsuitable as a cemetery, so a new burial ground was established at what is now Queen Victoria Market. Save for two wattle trees, the graves of the first buried went unmarked until 1871. The Department of Public Works then commissioned a sandstone obelisk by Samuel Craven for this purpose, its pointed uppermost section now missing. The memorial was erected in April 1871, and at the time of its unveiling a large cross was cut into the lawns surrounding it. Its inscription reads: 'Erected in 1871/ to the memory of/ some of the earliest of the pioneers of this colony/ whose remains were interred near this spot'.
SURVEYED PLACES

William Street 309 -311 Flagstaff Gardens tennis courts and pavilion

Survey Notes:
Refer Victorian Heritage Register Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C Proposed Grading: A

What date or era does the place express (if any)?
Creation date (if available)? Unknown

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?
- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO793 Flagstaff Gardens, King St & William St & La Trobe St & Dudley St, West Melbourne

Contributory to precinct Not significant or contributory
Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?
13.1 Public recreation
7.1 Appreciating the natural landscape

Recommendations (if any)
Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register designation.

References (if any):
Not part of West Melbourne Heritage Review 2015 assessments

Victorian Heritage Register
Victorian Heritage Register number: H2041 refer to Statement of Significance.

Heritage Places Inventory July 2015
Flagstaff Gardens Pioneers Monument C -
Flagstaff Gardens The Court Favourite Sculpture C -

i-Heritage search results: Abstract of Building Identification Form (BIF)
Flagstaff Gardens Tennis Pavilion
311 WILLIAM STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level C0
Conservation Study Details
Precinct Conservation Management Plan
Conservation Study: Study and Date, Status
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted
Building and History Information
Architectural Style Prairie
Period 1916-25 - Inter War
Construction Date
Source for Construction Date City of Melbourne Build.
Drawing Index
Architect
Builder Not Assessed
First Owner
Integrity Good
Condition Good
Original Building Type Tennis Pavilion
History Not Assessed
Description/Notable Features
A weatherboard and cement sheet structure sheltered under a widely overhanging gable ended low pitch roof covered with Marseille tiles. Substantially intact.
Statement of Significance
Not Assessed

Property number: 102941
Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C
Proposed Grading: C

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available): 1865-
Creation era:
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Not assessed for heritage values
- Scientific value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct
- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

13.6 Eating and drinking

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Google Earth, 2015
Aerial view shows three roof bays, 333, 335, 337 William Street - pitched roof over part courtyard shown in the MMBW DP c1895

State Library of Victoria
DeGruchy & Leigh 1866 isometric:
Hotel shown with parapet line and pitched roof, house row at rear not shown.

Newspapers:
- 'The Argus': 21/11/1865
- 'COMFORTABLY FURNISHED single BED ROOMS, facing the Flagstaff gardens. Apply Royal Standard Hotel, William-street.'

'Mount Alexander Mail' (Vic.: 1854 - 1917) Wednesday 28 April 1909
'MELBOURNE, Tuesday.
BOATING PARTY MISSING.
On Sunday five men named James Doyle, licensee of the Royal Standard Hotel, West Melbourne, Bingle, Charles Benister, married, with 3 children. Stephen Dunn, married, with one child. Arthur Gregory, married. Leon Mahoney, single, went out in the yacht Lilian, for a day's fishing in the bay. The yacht is fitted with an auxiliary engine. It has not been heard of since. Only a few sandwiches were taken by the men. as they expected to return by Monday. The" weather has been very rough in the Bay, and it is not known whether the yacht ran for shelter to Mud Island. A search is being made for them by the police.'

'The Age' (Melbourne, Vic.: 1854 - 1954) 26/12/1896
'SUICIDE IN WEST MELBOURNE.
Alfred Hardham, 69, committed suicide yesterday morning by hanging himself in the stable of the Royal Standard Hotel, at the corner of "Walsh and "William streets, West Melbourne. Mrs. Hardham, wife of the deceased, is the licensee of the hotel. She states that she last saw her husband alive at 11.15 on Thursday night, when she retired to rest, leaving him in charge of the bar She did not hear him come to bed, but about 6.15 a.m. yesterday she heard him dress himself and leave the bedroom without speaking to her. At 7 o'clock she arose, and descending to the ground floor, began to look for her husband finding him nowhere about the house, she .went into the yard, and in the open shed which is used as a stable she was horrified to see him hanging from one of the rafters with his feet about a. Foot from the ground. The police were communicated with and Constable R. Warren hastened to the spot and cut the body down. A medical man had meanwhile been sent for, and Warren loosened the rope from Hardham's neck in the hope that there might be a possibility of his being restored. On the "arrival of Dr. Embley, of Latrobe-street, however, life was pronounced to be extinct. Mrs. Hardliam states that her husband had been worried by business trouble of late, and that is the only cause she can assign for his taking his life. The body was removed to the Morgue, where an inquest will be held.

'North Melbourne Courier and West Melbourne Advertiser' 1 January 1897
'Dr. Youl, the City Coroner, held an inquest last Monday on the body of Alfred Hardham, husband of the licensee of the Royal Standard Hotel, William-street, West Melbourne, who committed suicide by hanging himself in a shed on Christmas Day. It appeared that the deceased was happy in his domestic relations, but was worried over business matters. Constable Warren said that he spoke to Mr. Hardhamn on Christmas Eve, and he seemed quite rational. The jury returned a verdict to the effect that the deceased hanged himself on the 25th inst., but there was no evidence to show the state of his mind at the time.'

'The Age' (Melbourne, Vic.: 1854 - 1954) Tuesday 11 May 1897
'ABORTIVE PERJURY CHARGE..... arising out of evidence given in the prosecution of Margaret Stewart licensee of the Royal Standard Hotel,
West Melbourne Heritage Review

West Melbourne, was disposed of by Mr. Panton. P.M. At the City Court yesterday. The accused were Colin Stewart and Harry Adams, who swore in the licensing case that the bar door of the hotel was closed when the police entered. This statement was denied by Constables Hallett, Berriman, Burns and Piggott, who stated that the door was open, and that the latter was standing in the doorway at the time. Mr. Gauzon, for the defence, contended that the constables had made a mistake, and that at the particular time Hallett, Berriman and Burns entered Piggott was not in the doorway and the door was shut. After hearing the evidence Mr. Panton decided that it did not warrant a committal, and the accused were discharged. Inspector Connolly prosecuted.'

'The Age' (Melbourne, Vic. : 1854 - 1954) 10/1/1905

BOY BREAKS HIS JAW.

Thomas Dodd whose parents reside at the Royal Standard Hotel, William-street, West Melbourne, was admitted to the Children's Hospital last evening suffering from a broken jaw, extensive bruises about the head and other injuries. It appeared that he had been climbing, and tumbled off a two-storied house in the locality. The full extent of the lad's injuries have yet to be ascertained, and his condition is serious.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Friday 9 February 1906 p 8 Article

'THE LICENSING LAW.

MEETING OF ANGLERS SURPRISED.

THE CASE DISMISSED.

At North Melbourne court yesterday, James B. Douglas, Royal Standard Hotel, William-street, West Melbourne, was charged with Sunday trading... (police) entered the bar parlor, where they saw two men. They also saw three men in another parlor, and, hearing voices in another room, knocked at the door, but Mrs. Dodds, manageress, said, "That is a woman's bedroom. You can't go in there." Witness said, "I hear a man talking," on which Mrs. Dodds said "It is a lodger's room, and he is out." Constable Hallett said that if the door was not opened "he would burst it open, and it was opened from the inside. There were seven men in the room, and witness found two mugs in the cupboard. with some beer in them. 'Mrs. Dodds said they had been there since the previous night...For the defence, Mr. Moloney said it was Christmas eve, and surely hotelkeepers were not to be banned the rights of social citizenship. The presence of the men was explained by the fact that they had met to arrange a fishing excursion for Christmas day. The dirty glass mugs had been ' used by lodgers, who put them there in the flurry caused by 'the visit of the police. '

'The Age' (Melbourne, Vic. : 1854 - 1954) (about) Tuesday 30 March 1909

'LICENSING LAWS

AN UNSEALED VESSEL.

James Douglas of the Royal Standard Hotel fined for permitting a person under 15 to take away an unsealed vessel of liquor for her mother Mrs Boddy. '

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 6 September 1956

'PROPERTY Near City hotel £33,450

Freehold of the Royal Standard Hotel sold at auction yesterday for £33,450. The hotel is a two-storey brick building, with 13 bed rooms, on land 49ft. to William St. by 94ft. Along Walsh St. Vendor was the estate of the late Hugh Douglas, and the purchaser Mr; Alan Lechte. Auctioneers were O'Callaghan and Bums, with Percy Henry and Galbraith.'

Lewis, M. Australian Architecture Index:

'11 02 1865 City of Melbourne registration no 703 (Burchett Index). Fee 4.10.0 hotel & shop (West Melbourne) in brackets. ( L.S.)  William near cnr. William & Walsh

Owner Hill, William

Builder Hill, William - 141 Latrobe St'

'19 04 1865 City of Melbourne registration no 830 (Burchett Index). Fee 2.0.0 shop Walsh near cnr. Walsh & William

Owner Hill, William - 141 Latrobe St

Builder Hill, William -'

Parish Plan North Melbourne

CA5/E Grantee: W Hill

i-Heritage search results: Abstract of Building Identification Form (BIF)

333 TO 337 WILLIAM STREET WEST MELBOURNE 3003

Heritage Grading

Building Grading Streetscape Level Laneway Level C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

The Royal Standard Hotel had only one owner, the original grantee of the allotment - William Hill, for the first thirty years or more of its life (1865-1896) and one publican for most of that time, John Williams. After 1885 other publicans included Mrs. McNerney, Samuel Houston and Alfred Hardham (refer to 195-7 Victoria Street). William Hill applied to construct as both owner and builder in February 1865: following with a further application to build 3 houses at the rear of the hotel in 1866

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A two-storeyed stuccoed brick hotel and former shop with a corniced parapet, flat window pediments and smooth rustication to the lower level and as quoins.

Statement of Significance

Architecturally, an early, symmetrical and successful facade, after the commercial manner of Leonard Terry, deriving from the Italian Renaissance Palazzo form: of regional importance. Historically, as a hotel, the social centre of the locality, being typically corner-sited and part of a comprehensive development by Hill of his grant: of local importance.
West Melbourne Heritage Review

SURVEYED PLACES

Recommended Alterations
Repaint in original or typical colours; replaced doors with original panelled or glazed panelled doors as guidelines; consider use of externally illuminated signs lettered as guidelines. Opening alterations ground level (sympathetic - reinstate original design) sign added - upper wall (inappropriate - remove/reinstate sympathetic alternative) stone plinth painted (inappropriate - remove by approved method)

Other Comments
Integrity - Openings at ground level have been altered but retain sympathy with the original; doors have been replaced; signs have been attached. Streetscape - Connected by a bland infill to 343-9 William Street, a similarly simply elevated row.

Sands & McDougall Directory of Victoria
1880
Dudley st
RECEIVING BOX (P.O.)
Walsh st
Royal Standard hotel, Williams, John
137 Linblede, Charles A.
139 Ellis, Benjamin
141 Peacock, John, builder

1893
Latrobe st
Flagstaff gardens
Dudley st
Receiving box (P.O.)

Walsh st
337 Royal Standard. Hotel-
S Houston
337 Glass, Mrs, costumiere

1910
Walsh st
233 Royal Standard htl-
Burrenister, Mrs.
337 Gregory, Mrs Cath.
339 Griful, John

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
1866, 1591; 1896-97, 1995; 1885-86, 2066
1890-91, 2006

Research notes:
1871- hotel 12 rooms, bar £100
1875- hotel 6 rooms, bar £100
1885 hotel 10 rooms, bar £150
1890-6, hotel 14 rooms, bar £250

North and West Melbourne Conservation Study (1983)

History
The Royal Standard Hotel had only one owner, the original grantee of the allotment - William Hill, for the first thirty years or more of its life (1865-1896) and one publican for most of that time, John Williams. After 1885 other publicans included Mrs. McNerney, Samuel Houston and Alfred Hardham (refer to 195-7 Victoria Street). William Hill applied to construct as both owner

and builder in February 1865: following with a further application to build 3 houses at the rear of the hotel in 1866

Description
A two-storeyed stuccoed brick hotel and former shop with a corniced parapet, flat window pediments and smooth rustication to the lower level and as quoins.

Integrity - Openings at ground level have been altered but retain sympathy with the original; doors have been replaced; signs have been attached.

Streetscape - Connected by a bland infill to 343-9 William Street, a similarly simply elevated row

Significance
Architecturally, an early, symmetrical and successful facade, after the commercial manner of Leonard Terry, deriving from the Italian Renaissance Palazzo form: of regional importance. Historically, as a hotel, the social centre of the locality, being typically corner-sited and part of a comprehensive development by Hill of his grant: of local importance.

Recommendations
Repaint in original or typical colours; replaced doors with original panelled or glazed panelled doors as guidelines; consider use of externally illuminated signs lettered as guidelines. Opening alterations ground level (sympathetic - reinstate original design) sign added - upper wall (inappropriate - remove/reinstate sympathetic alternative) stone plinth painted (inappropriate - remove by approved method)

Property number: 110111

Graeme Butler & Associates 2015: Appendix 2: 1305
### Surveyed Places

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Property Number</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>William Street</td>
<td>339</td>
<td><img src="image1.png" alt="Image" /></td>
</tr>
<tr>
<td>William Street</td>
<td>343</td>
<td><img src="image2.png" alt="Image" /></td>
</tr>
<tr>
<td>Row House, part 343, 345-349 William Street</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Survey Notes:**

- Not assessed.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

- Existing grading: -
- Proposed grading: -

**What is the streetscape level (if any)?**

- Existing streetscape level: -
- Proposed streetscape level: -

**What is the creation era (if any)?**

- Early Victorian-era
- Interwar
- Post WW2

**What is the creation date (if available)?**

- 1980s?

**What is the heritage values of the place (if any)?**

- Aesthetic value
- Historical value
- Social value
- Scientific value
- Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- Contributory to precinct: Yes
- Significant individually: No

**What are the historic themes represented by the place?**

- Developing a large, city-based economy

**Recommendations (if any):**

- None.

**References (if any):**

- City of Melbourne online maps
- Lewis, M. Australian Architecture Index:
  - 74784 Douglas, John Douglas, John West Melbourne VIC City of Melbourne registration no 525 [Burchett Index]. Fee 1.0.0 brick & stone 2 room house William near north near Milton 1864 10 24'
- Parish Plan
  - North Melbourne CA3/E Grantee: Sparey
- MMBW
  - DP 1895- shows with iron fences, 345-9 William Street
different plan to 343.

Newspapers:
'The Argus': 8/2/1870
Sparey listed in Milton Street.

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 5 October 1886
'DOUGLAS.—On the 3rd inst., at her late residence, Johnsville, M'Cracken-street, Kensington, Jessie, relict of the late William Douglas, contractor, aged 71 years.
Funeral Notices.

'The Australasian' (Melbourne, Vic. : 1864 - 1946) 27/1/1894
'On the 19th inst, at his residence, Milton house, Chaucer street, Moonee Ponds, Matthew Sparey, the dearly beloved husband of Sarah Ann Sparey, of apoplexy, aged 71.'

Probate
'Jessie Douglas Widow Kensington 3 Oct 1886 33/353
VPRS 28/P0, unit 404; VPRS 28/P2, unit 211; VPRS 7591/P2, unit 119'
Sole beneficiary- John Douglas, builder, McCracken Street, Kensington

Electoral Rolls
Victoria, 1909 Maribyrnong, Melbourne North
John Alfred Douglas carpenter at Chapman Street, North Melbourne

i-Heritage search results: Abstract of Building Identification Form (BIF)
343 WILLIAM STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
The original grantee of 1864, Matthew Spearey, built this row in c1865, extending the houses three years later. He retained ownership for at least twenty years and his tenants during that time included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagers they repossessed the buildings from the current owner, John H. Walker, after the property crash of 1893.
Integrity Fair

Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Two-storeyed face brick and stuccoed house row of 4 with a parapeted roof line, lower level iron decorated verandah and iron picket fence. Fenestration is symmetrical and chimney shafts panelled. Notable features include fence; verandah decoration; verandah roof and structure.
Statement of Significance
Architecturally, well proportioned, recognisable early form, but partly altered. Also an early face brick building: of regional significance. Historically, long ownership by the original grantee which is unusual in the study area.

Recommended Alterations
Remove paint and rebuild fence at 343; consider re-zoning to preserve residential use and form.
Bricks painted (inappropriate - remove by approved method) fence gone (inappropriate - reinstate original design)
Other Comments Integrity - The brickwork of 343 has been painted and its fence removed. Streetscape - Linked with 333 via a bland infill.

Sands & McDougall Directory of Victoria
1893
339 Stephens, Mrs Ellen
341 Downton, Mrs Mary
343 Whelan, Miss Mary
345 Vacant
347 McFarlane, Miss Jane
349 Davidson, David

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite

343- 9 William Street
1866, 156-8; 1869, 1788- 9;1885-86, 2072-1879, 2141; 1881-82, 2168; RB 1890-91, 2011-3, RB 1896-97, 2000-2

City of Melbourne Valuers Books
1891
1880- John Peacock owns and leases out 339-341 (BH 6 rooms) and 343 (BH 9 rooms, £60 each ) all 16x90'
John H Walker owns and leases out 345-349 (each BH 6 rooms, £45 each)
(Willis)

1886, 2061-
(Peacock 141, 143 William St)
David Ferguson 145 BH 7 rooms, £40
Sparey 147-151 BH 6 rooms, £45
(Willis x 2)

1880, 2141-
David Ferguson, John Douglas 145 BH 7 rooms, £46
Mat Sparey 147-151 BH 6 rooms, £50
(Willis 155, 157)

1875, 1991-
David Ferguson, John Douglas 145 BH 7 rooms, £56
Mat Sparey 147-151 BH 6 rooms, £50
(Sturgess 155, 157)

1870, 1821-
(Peacock 141, 143)
David Ferguson, John Douglas 145 BH 7 rooms, £60
West Melbourne Heritage Review

SURVEYED PLACES

Mat Spearey (sic) 147-151 BH 6 rooms bath & wash house, £55
(Sturges (sic) 155, 157)

North and West Melbourne Conservation Study (1983)

History
The original grantee of 1864, Matthew Spearey, built this row in c1865, extending the houses three years later. He retained ownership for at least twenty years and his tenants during that time included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagers they repossessed the buildings from the current owner, John H. Walker, after the property crash of 1893.

Description
Two-storeyed face brick and stuccoed house row of 4 with a parapeted roof line, lower level iron decorated verandah and iron picket fence. Fenestration is symmetrical and chimney shafts panelled.

Integrity - The brickwork of 343 has been painted and its fence removed.
Streetscape - Linked with 333 via a bland infill.

Significance
Architecturally, well proportioned, recognisable early form, but partly altered. Also an early face brick building: of regional significance. Historically, long ownership by the original grantee which is unusual in the study area.

Recommendations
Remove paint and rebuild fence at 343; consider rezoning to preserve residential use and form.

Property number: 110113

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1864-5
Creation era? √ Early Victorian-era

What are the heritage values of the place (if any)?
√ Aesthetic value √ Historical value

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
√ Contributory to precinct
√ Significant individually

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Lewis, M. Australian Architecture Index:
74784 Douglas, John Douglas, John West Melbourne VIC City of Melbourne registration no 525 [Burchett Index]. Fee 1.0.0 brick & stone 2 room house William near north - near Milton 1864 10 24
71113 Martin, William - 93 Rosslyn St Sparay (sic), West Melbourne VIC City of Melbourne registration no 3321 [Burchett Index]. Fee 3.0.0 two cottages Milton St 1869 07 9

Parish Plan
SURVEYED PLACES

North Melbourne CA3/E Grantee: Sparey

MMBW

DP 1895- shows with iron fences, 345-9 William Street different plan to 343.

Newspapers:

'The Argus': 8/2/1870
Sparey listed in Milton Street.

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 5 October 1886
'DOUGLAS. — On the 3rd inst., at her late residence, Johnsville, M'Cracken-street, Kensington, Jessie, relict of the late William Douglas, contractor, aged 71 years. Funeral Notices.

THE Friends of Mr. JOHN DOUGLAS are respectfully invited to follow the remains of his late beloved mother, Jessie Douglas, relict of the late William Douglas, contractor. The funeral is appointed to leave her late residence, Johnsville, M'Cracken-street, Kensington, at 3 o'clock, To-morrow (Wednesday, 6th October).'

'The Australasian' (Melbourne, Vic. : 1864 - 1946) 27/1/1894
'On the 19th inst, at his residence, Milton house, Chaucer street, Moonee Ponds, Matthew Sparey, the dearly beloved husband of Sarah Ann Sparey, of apoplexy, aged 71.'

Probate

'Jessie Douglas Widow Kensington 3 Oct 1886 33/353 VPRS 28/P0, unit 404; VPRS 28/P2, unit 211; VPRS 7591/P2, unit 119'
Sole beneficiary- John Douglas, builder, McCracken Street, Kensington

Electoral Rolls

Victoria, 1909 Maribyrnong, Melbourne North
John Alfred Douglas carpenter at Chapman Street, North Melbourne

i-Heritage search results: Abstract of Building Identification Form (BIF)
345-9 WILLIAM STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Prescint Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
The original grantee of 1864, Matthew Sparey, built this row in c1865, extending the houses three years later. He retained ownership for at least twenty years and his tenants during that time included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner.

Perhaps as mortgagers they repossessed the buildings from the current owner, John H. Walker, after the property crash of 1893.

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Two-storeyed face brick and stuccoed house row of 4 with a parapeted roof line, lower level iron decorated verandah and iron picket fence. Fenestration is symmetrical and chimney shafts panelled. Notable features include fence; verandah decoration; verandah roof and structure.

Statement of Significance
Architecturally, well proportioned, recognisable early form, but partly altered. Also an early face brick building: of regional significance. Historically, long ownership by the original grantee which is unusual in the study area.

Recommended Alterations
Remove paint and rebuild fence at 343; consider re-zoning to preserve residential use and form.
Bricks painted (inappropriate - remove by approved method) fence gone (inappropriate - reinstate original design)

Other Comments Integrity - The brickwork of 343 has been painted and its fence removed. Streetscape - Linked with 333 via a bland infill.

MMBW

DP732 1895 shows 343-349 as row with iron fences

Sands & McDougall Directory of Victoria

1893
339 Stephens, Mrs Ellen
341 Downton, Mrs Mary
343 Whelan, Miss Mary
345 Vacant
347 McFarlane, Miss Jane
349 Davidson, David

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cite
343- 9 William Street
1866, 156-8; 1869, 1788- 9 0;1885-86, 2072-1879, 2141; RB 1890-91, 2011-3, RB 1896-97, 2000-2

City of Melbourne Valuers Books

1891
1980- John Peacock owns and leases out 339-341 (BH 6 rooms) and 343 (BH 9 rooms, £60 each ) all 16x90'
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1886, 2061-
(Peacock 141, 143 William St)
David Ferguson 145 BH 7 rooms, £40
Sparey 147-151 BH 6 rooms, £45
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1880, 2141-
David Ferguson, John Douglas 145 BH 7 rooms, £46
Mat Sparey 147-151 BH 6 rooms, £50
(Willis 155, 157)

1875, 1991-
David Ferguson, John Douglas 145 BH 7 rooms, £56
West Melbourne Heritage Review

SURVEYED PLACES

Mat Sparey 147-151 BH 6 rooms, £50
(Purgess 155, 157)

1870, 1821-
(Peacock 141, 143)

David Ferguson, John Douglas 145 BH 7 rooms, £60
Mat Sparey (sic) 147-151 BH 6 rooms bath & wash
house, £55
(Purgess (sic) 155, 157)

North and West Melbourne Conservation Study (1983)

History
The original grantee of 1864, Matthew Spearey, built
this row in c1865, extending the houses three years
later. He retained ownership for at least twenty years
and his tenants during that time included Thomas
Moore, John Melvin, Thomas Pearson and James Tart.
By 1896, the Australian Mutual Provident Society is
listed as the owner. Perhaps as mortgagers they
repossessed the buildings from the current owner, John
H. Walker, after the property crash of 1893.

Description
Two-storeyed face brick and stuccoed house row of 4
with a parapeted roof line, lower level iron decorated
verandah and iron picket fence. Fenestration is
symmetrical and chimney shafts panelled.

Integrity - The brickwork of 343 has been painted and its
fence removed.
Streetscape - Linked with 333 via a bland infill.

Significance
Architecturally, well proportioned, recognisable early
form, but partly altered. Also an early face brick
building: of regional significance. Historically, long
ownership by the original grantee which is unusual in
the study area.

Recommendations
Remove paint and rebuild fence at 343; consider re-
 zoning to preserve residential use and form.

Property number: 535400

Survey Notes:
Generally unchanged since North and West Melbourne
Conservation Study - refer to Statement of Significance
(Appendix 3) and i-Heritage search results: Abstract of
Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: C Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1864-5
Creation era?
√ Victorian-era
□ Edwardian-era

What are the heritage values of the place (if any)?
√ Aesthetic value
√ Historical value
□ Scientific value
□ Social value
□ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
√ Contributory to precinct
□ Not significant or contributory
√ Significant individually
□ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Lewis, M. Australian Architecture Index:
74784 Douglas, John Douglas, John West Melbourne VIC
City of Melbourne registration no 525 [Burchett Index].
Fee 1.0.0 brick & stone 2 room house William near north -
 near Milton 1864 10 24'

Parish Plan
North Melbourne CA3/E Grantee: Sparey

MMBW
DP 1895- shows with iron fences, 345-9 William Street
West Melbourne Heritage Review

SURVEYED PLACES

different plan to 343.

Newspapers:
'The Argus': 8/2/1870
Sparey listed in Milton Street.

'The Argus' (Melbourne, Vic.: 1848 - 1957) Tuesday 5 October 1886

'DOUGLAS.—On the 3rd inst., at her late residence, Johnsville, M'Cracken-street, Kensington, Jessie, relict of the late William Douglas, contractor, aged 71 years. Funeral Notices.

'The Australasian' (Melbourne, Vic.: 1864 - 1946) 27/1/1894

'On the 19th inst, at his residence, Milton house, Chaucer street, Moonee Ponds, Matthew Sparey, the dearly beloved husband of Sarah Ann Sparey, of apoplexy, aged 71.'

Probate

'Jessie Douglas Widow Kensington 3 Oct 1886 33/353 VRPS 28/P0, unit 404; VRPS 28/P2, unit 211; VRPS 7591/P2, unit 119'

Electoral Rolls
Victoria, 1909 Maribyrnong, Melbourne North
John Alfred Douglas carpenter at Chapman Street, North Melbourne

i-Heritage search results:
Abstract of Building Identification Form (BIF)
345-9 WILLIAM STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
The original grantee of 1864, Matthew Spearey, built this row in c1865, extending the houses three years later. He retained ownership for at least twenty years and his tenants during that time included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagors they repurchased the buildings from the current owner, John H. Walker, after the property crash of 1893.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features
Two-storeyed face brick and stuccoed house row of 4 with a parapeted roof line, lower level iron decorated verandah and iron picket fence. Fenestration is symmetrical and chimney shafts panelled. Notable features include fence; verandah decoration; verandah roof and structure.

Statement of Significance
Architecturally, well proportioned, recognisable early form, but partly altered. Also an early face brick building: of regional significance. Historically, long ownership by the original grantee which is unusual in the study area.

Recommended Alterations
Remove paint and rebuild fence at 343; consider re-zoning to preserve residential use and form. Bricks painted (inappropriate - remove by approved method) fence gone (inappropriate - reinstate original design)

Other Comments
Integrity - The brickwork of 343 has been painted and its fence removed. Streetscape - Linked with 333 via a bland infill.

Sands & McDougall Directory of Victoria
1893
339 Stephens, Mrs Ellen
341 Downton, Mrs Mary
343 Whelan, Miss Mary
345 Vacant
347 McFarlane, Miss Jane
349 Davidson, David

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
343-9 William Street
1866, 156-8; 1869, 1788-90; 1885-86, 2072-1879, 2141; 1881-82, 2168; RB 1890-91, 2011-3, RB 1896-97, 2000-2

City of Melbourne Valuers Books
1891
1880-1890 John Peacock owns and leases out 339-341 (BH 6 rooms) and 343 (BH 9 rooms, £60 each) all 16x90'
John H Walker owns and leases out 345-349 (each BH 6 rooms, £45 each)
(Willis)

1886, 2061-
(Peacock 141, 143 William St)
David Ferguson 145 BH 7 rooms, £40
Sparey 147-151 BH 6 rooms, £45
(Willis x 2)

1880, 2141-
David Ferguson, John Douglas 145 BH 7 rooms, £46
Mat Sparey 147-151 BH 6 rooms, £50
(Willis 155, 157)

1875, 1991-
David Ferguson, John Douglas 145 BH 7 rooms, £56
Mat Sparey 147-151 BH 6 rooms, £50
(Sturgess 155, 157)

1870, 1821-
(Peacock 141, 143)
David Ferguson, John Douglas 145 BH 7 rooms, £60
Mat Spearey (sic) 147-151 BH 6 rooms bath & wash house, £55
(Sturges (sic) 155, 157)

North and West Melbourne Conservation Study (1983)

History
The original grantee of 1864, Matthew Spearey, built this row in c1865, extending the houses three years later. He retained ownership for at least twenty years and his tenants during that time included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagers they repossessed the buildings from the current owner, John H. Walker, after the property crash of 1893.

Description
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Integrity - The brickwork of 343 has been painted and its fence removed.
Streetscape - Linked with 333 via a bland infill.

Significance
Architecturally, well proportioned, recognisable early form, but partly altered. Also an early face brick building: of regional significance. Historically, long ownership by the original grantee which is unusual in the study area.

Recommendations
Remove paint and rebuild fence at 343; consider rezoning to preserve residential use and form.

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
None.

References (if any):
Lewis, M. Australian Architecture Index: '74784 Douglas, John Douglas, John West Melbourne VIC City of Melbourne registration no 525 [Burchett Index]. Fee 1.0.0 brick & stone 2 room house William near north - near Milton 1864 10 24'

Parish Plan
North Melbourne CA3/E Grantee: Sparey

MMBW
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**SURVEYED PLACES**

different plan to 343.

**Newspapers:**
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Sparey listed in Milton Street.

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 5 October 1886

'DOUGLAS.—On the 3rd inst., at her late residence, Johnsville, M'Cracken-street, Kensington, Jessie, relict of the late William Douglas, contractor, aged 71 years. Funeral Notices.

THE Friends of Mr. JOHN DOUGLAS are respectfully invited to follow the remains of his late beloved mother, Jessie Douglas, relict of the late William Douglas, contractor. The funeral is appointed to leave her late residence, Johnsville, M'Cracken-street, Kensington, at 3 o'clock, To-morrow (Wednesday, 6th October).'

'The Australasian' (Melbourne, Vic. : 1864 - 1946) 27/1/1894

'On the 19th inst, at his residence, Milton house, Chaucer street, Moonee Ponds, Matthew Sparey, the dearly beloved husband of Sarah Ann Sparey, of apoplexy, aged 71.'

**Probate**

'Jessie Douglas Widow Kensington 3 Oct 1886 33/353
VPRS 28/P0, unit 404; VPRS 28/P2, unit 211; VPRS 7591/P2, unit 119'

Sole beneficiary- John Douglas, builder, McCracken Street, Kensington

**Electoral Rolls**

Victoria, 1909 Maribyrnong, Melbourne North
John Alfred Douglas carpenter at Chapman Street, North Melbourne

**i-Heritage search results:** Abstract of Building Identification Form (BIF)

345-9 WILLIAM STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date
Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date

Architect
Builder Not Assessed
First Owner
The original grantee of 1864, Matthew Spearey, built this row in c.1865, extending the houses three years later. He retained ownership for at least twenty years and his tenants during that time included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagers they repossessed the buildings from the current owner, John H. Walker, after the property crash of 1893. Integrity Fair

Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Two-storeyed face brick and stuccoed house row of 4 with a parapeted roof line, lower level iron decorated verandah and iron picket fence. Fenestration is symmetrical and chimney shafts panelled. Notable features include fence; verandah decoration; verandah roof and structure.

Statement of Significance
Architecturally, well proportioned, recognisable early form, but partly altered. Also an early face brick building of regional significance. Historically, long ownership by the original grantee which is unusual in the study area.

Recommended Alterations
Remove paint and rebuild fence at 343; consider re-zoning to preserve residential use and form.

Bricks painted (inappropriate - remove by approved method) fence gone (inappropriate - reinstate original design)

Other Comments Integrity - The brickwork of 343 has been painted and its fence removed. Streetscape - Linked with 333 via a bland infill.

**Sands & McDougall Directory of Victoria**

1893
339 Stephens, Mrs Ellen
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347 McFarlane, Miss Jane
349 Davidson, David

**City of Melbourne Rate Books**

North and West Melbourne Conservation Study 1983

cite

343-9 William Street
1866, 156-8; 1869, 1788-90; 1885-86, 2072-1879, 2141; 1881-82, 2168; RB 1890-91, 2011-3, RB 1896-97, 2000-2

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(Willis 155, 157)

1875, 1991-
(Sturgess 155, 157)

1870, 1821-
(Sturgess 155, 157)

David Ferguson, John Douglas 145 BH 7 rooms, £60

Graeme Butler & Associates 2015: Appendix 2: 1313
West Melbourne Heritage Review

SURVEYED PLACES

Mat Spearey (sic) 147-151 BH 6 rooms bath & wash house, £55
(Sturges (sic) 155, 157)

North and West Melbourne Conservation Study (1983)

History
The original grantee of 1864, Matthew Spearey, built this row in c1865, extending the houses three years later. He retained ownership for at least twenty years and his tenants during that time included Thomas Moore, John Melvin, Thomas Pearson and James Tart. By 1896, the Australian Mutual Provident Society is listed as the owner. Perhaps as mortgagers they repossessed the buildings from the current owner, John H. Walker, after the property crash of 1893.

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Integrity - The brickwork of 343 has been painted and its fence removed.
Streetscape - Linked with 333 via a bland infill.

Significance
Architecturally, well proportioned, recognisable early form, but partly altered. Also an early face brick building: of regional significance. Historically, long ownership by the original grantee which is unusual in the study area.

Recommendations
Remove paint and rebuild fence at 343; consider rezoning to preserve residential use and form.

Property number: 535402

<table>
<thead>
<tr>
<th>William Street</th>
<th>351-353</th>
<th>Cellular Clothing Company Ltd. works</th>
</tr>
</thead>
</table>

Survey Notes:
Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: C

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1939

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.5 Building a manufacturing industry
3.2 Expressing an architectural style
5.3 Developing a large, city-based economy

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Building Permit Application
Milton St 38- July 20 1939 20550 £4300 alts, addition to factory VPRS 11200/P0004/423
William St 1935 16458 £1400 erection of building (VPRS 11200/P0002/353)
New two storey building at 44 Milton Street adjoining an existing one storey building at 351 William Street. Reinforced concrete floors and beams; entry stair; Dining Room north side of ground floor; loading dock to south end; Mezzanine - amenities; second floor - amenities at north-east corner; hoist over loading bay below. Façade piers 12" deep. Sawtooth roof. Façade: façade piers rendered in green, fluted; Luxcrete
wall lights (26 glass bricks per window bay) for glazing; white continuous window hoods and horizontal muntins as streamlines, cream bricks to most of wall, 'Cellular Clothing Co' in 20" high metal letters set on top hood. Architect: Rhys E. Hopkins B.Arch ARAIA Structural Engineer: Cyril J E Hudspeth.

Ancestry.com web site
Rhys Evan Hopkins 1911-1996 family tree- shows Moderne style Northcote Plaza Theatre as his design.

Victorian Heritage Database
Victorian Heritage Register 'MIDLAND THEATRE, 250 BARKLY STREET ARARAT, ARARAT RURAL CITY
Victorian Heritage Register (VHR) Number: H2228- hold nearly 1000 patrons, it opened in 1938 as one of the largest purpose-built commercial cinemas in rural Victoria. Shop (former Williams the Shoeman), 83 Napier Street, ST ARNAUD
Shop (former 'Foster's Mensland'), 111 Main Street, STAWELL
Carlaminda 577 Toorak Road and Cnr Lansell Road, TOORAK, STONNINGTON CITY significant and large streamlined Moderne house with surgery rooms on the ground floor built in 1938 for Dr Fenton-Bowen, and designed by architects Rhys Hopkins and Shannon...'; see also own house at Nepean Highway, Frankston'

The Architecture of Neil Cleerehan
RMIT Publishing, 2009
Osborn McCutcheon head of RMIT architecture course, with staff of John Scarborough, Alan Love, Cyril Hudspeth
Don Ward and Rhys Hopkins- modernist architect Neil Cleerehan attended this course.

Newspapers:
'The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 29 November 1939
'Modern Features of Model Factory
WONDERS OF INDUSTRIAL ARCHITECTURE...
The present war must have some effect upon the overseas trade, but Australia's internal trade and industrial activity go on- in some respects war conditions are actually advancing Australia's industrial progress. Essential goods which cannot now be imported must be manufactured here. Many factories already are extending their plant. New industries are being established. 'Art, science and industry adroitly combined are giving to Melbourne many attractive Industrial buildings. Typical of these handsome modern structures is the new factory which has been built in Milton-street, West Melbourne, for the Cellular Clothing Company Ltd., manufacturers of Aertex under wear, as an addition to the company's factory at the northern end of William-street...
Attractive Features
The new factory of Cellular Clothing Co. Ltd. Is a typical example of modern industrial architecture. A two-story building, of bold outline, It presents an attractive exterior and a bright, airy Interior. Outstanding features of the façade are the color effects obtained by the use of cream brickwork, with white horizontal ribs of concrete, the upper concrete hood In tints of turquoise blue, arid the spacious facing of glass windows. Throughout the Interior is evidence of the attention given to the comfort of employees. To ensure admission of every available ray of light, Luxcrete concrete window frames, extending from floor to ceiling, are used on the front elevation, and fitted with glass lenses, which spread the light far back into the building, so that employees in all parts may work without risk of eye strain. On the upper story roof windows set on the saw-tooth principle give south lighting, which is claimed to be equal to daylight at floor level, and more than sufficient for the most delicate needlework. A steel roof, constructed on a single span of more than 80 feet, leaves the floor entirely unobstructed by columns. It is lined with white sheets of fibrous plaster, which act as light reflectors, and Is also insulated against extremes of heat and cold. A mechanical system of ventilation assures a free circulation of fresh air, and draws off all particles of fluff and other minute waste associated with the manufacture of clothing. By this system the air throughout the whole of the factory is completely changed six times every hour. Fresh air is drawn into the building at floor levels through ducts which extend down from the roof, and the used air is drawn away through other ducts. Before entering the building the air Is cleansed and filtered, and the internal temperature Is controlled by a thermostatic system'. The floors, of concrete, have a granolithic finish, and In the sections where girl operatives work ore to be covered -with a cork composition. Facilities for Staff
For the convenience of the factory staff, rooms provided with steel lockers are available, and showers, with dressing rooms and other facilities, are provided for employees of both sexes. Morning tea and lunch will be served to employees in a large dining room, to which Is attached a well equipped kitchen. Radio and telephone service : are being installed, and first-aid equipment, fire and burglar protection systems also are provided. Machinery of the most modern type Is being installed for the manufacture of cellular material and its conversion into garments. To form the innumerable air cells which characterise this particular type of cloth special weaving machinery Is required. In addition to a full range of weaving and knitting machines, the electrical installation at the factory includes cloth-cutting machines, a high-speed hoist, electric fans and motors. The building was designed by Mr. Rhys E. Hopkins, architect, or Flinders-lane, and erected under his supervision by Messrs. Rispin Bros., Collins-street. Mr. Cyril Hudspeth, of Little Collins-street, was. responsible for the structural engineering work.'

Sands & McDougall Directory of Victoria
347 Thatcher, Chas.
349 Baker, Mrs Hannah M.
351-353 Cellular Clothing Co Ltd, underwear nin fifi
355 Demco Mchnry Co Pty Ltd, mchnr y merchts
355 Ansett Knitting Mills Py Ld
Rosslyn st

Property number: 110115
Survey Notes:

Renovated Moderne style, bricks painted over, reducing integrity, major building on corner site, adding prominence, also 15-19 Rosslyn Street; relates to Interwar 27-33 and significant 24-40 Rosslyn Street and 45-47 Milton Street.

What is the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Hermes
'Ungraded building included within a Heritage Precinct'

Heritage Places Inventory June 2015

No listing

State Library of Victoria

Picture Collection: Airspy c1938
### Surveyed Places

**William Street 369-381** Catholic Education - Northern Area (former Independent Church site)

<table>
<thead>
<tr>
<th>Survey Notes:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Not assessed.</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>What is the heritage grading (A-D, 1-3) of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing grading: -</td>
</tr>
<tr>
<td>Existing Streetscape Level: -</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)? 1950s?</td>
</tr>
<tr>
<td>Creation era?</td>
</tr>
<tr>
<td>☑ Post WW2</td>
</tr>
<tr>
<td>☐ Victorian-era</td>
</tr>
<tr>
<td>☐ Interwar</td>
</tr>
</tbody>
</table>

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<th>What are the heritage values of the place (if any)?</th>
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<td>☑ Not assessed for heritage values</td>
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<tr>
<td>☐ Aesthetic value</td>
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<td>☐ Historical value</td>
</tr>
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</tr>
<tr>
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<tr>
<th>Is the place in a Heritage Overlay?</th>
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<tbody>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
</tr>
<tr>
<td>☑ Not significant or contributory</td>
</tr>
<tr>
<td>☐ Contributory to precinct</td>
</tr>
<tr>
<td>☐ Significant individually</td>
</tr>
<tr>
<td>☑ Proposed for a Heritage Overlay</td>
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</table>

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<th>What are the historic themes represented by the place?</th>
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</thead>
<tbody>
<tr>
<td>5.3 Developing a large, city-based economy</td>
</tr>
</tbody>
</table>

**References (if any):**

- **City of Melbourne online maps**
  - Two storey brick office building built around 1950.

- **Sands & McDougall Directory of Victoria**
  - 1962, 1974
  - William St, west side
  - Rosslyn St
  - 393 City Terminal Service Station
  - Howard St

**Property number:** 110117

- **State Library of Victoria**
  - Picture Collection:
  - Airspy c1938
  - Church and school shown.
  - Aerial views 1950s-1960s show church in similar plan form to existing
  - Aerial view 1970s shows this building as existing.
Surveyed Places:

William Street 383-389 Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve

Survey Notes:

Canary Island pines (x2 'Pinus canariensis'), planted on the Howard Street and William Street Reserve, potentially in the Edwardian-era or 1920s?

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: C

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era?

- Early Victorian-era
- Interwar
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 3.4 Defining public space
- 7.2 Cultivating the 'Garden City' aesthetic

Recommendations (if any)

Proposed Heritage Overlay or Vegetation Protection Overlay for: 'Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve'

References (if any):

State Library of Victoria
Picture Collection:
Airspy c1938 Canary island pines shown as near mature.

Wikipedia, the free encyclopedia
within six months of his election, and that was for no other reason than that he exercised some influence in both Parliament and the council.'


``ARBOR DAY, North and West Melbourne'

`...The tree planting portion of the day's programme was then taken in hand, trees being planted by the Lord Mayor and Lady Mayoress, Director of Education, Messrs. Aikman and Edgar, members of the board of advice and others. At the King-street school, West Melbourne, Arbor day was also duly observed. The morning was occupied in lessons bearing on trees and their cultivation, and in the afternoon the board of advice attended, and a squad of cadets paraded with the flag, and the bugle band played. Trees were planted in the ground, and a large number of visitors were present.'

Property number: unknown

<table>
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<tr>
<th>William Street</th>
<th>383-389</th>
<th>Howard Street and William Street Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Notes:</td>
<td>Located at the focus of some significant streetscapes, historical associations part of Victorian-era street pattern. Contains significant trees because of their rarity and maturity.</td>
<td></td>
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<td>Existing grading: -</td>
<td>Proposed Grading: D</td>
</tr>
<tr>
<td>Existing Streetscape Level: -</td>
<td>Proposed Streetscape Level: 2</td>
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<tr>
<td>☐ Significant individually</td>
<td>☐ Proposed for a Heritage Overlay</td>
<td></td>
</tr>
<tr>
<td>What are the historic themes represented by the place?</td>
<td>3.4 Defining public space</td>
<td></td>
</tr>
<tr>
<td>7.1 Appreciating the natural landscape</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendations (if any)</td>
<td>Revise Heritage Places Inventory July 2015.</td>
<td></td>
</tr>
<tr>
<td>References (if any):</td>
<td>MMBW</td>
<td></td>
</tr>
<tr>
<td>DP733 1895 shows Independent Church and school at south end, rest fenced as two lots.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Library of Victoria</td>
<td>Picture Collection: Airspy c1938- Canary island pines shown.</td>
<td></td>
</tr>
<tr>
<td>Property number:</td>
<td>110138</td>
<td></td>
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</tbody>
</table>
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>William Street</th>
<th>420-424 State Rivers and Water Supply Research and Testing Laboratories</th>
</tr>
</thead>
</table>

Survey Notes:

Refer Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?
- **Existing grading:** 
- **Proposed Grading:** C

What street level does the place express (if any)?
- **Existing Streetscape Level:** 
- **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?
- **Creation date (if available):** 1935-1941
- **Creation era:**
  - [ ] Victorian-era
  - [X] Interwar
  - [ ] Edwardian-era
  - [ ] Post WW2

What are the heritage values of the place (if any)?
- [X] Aesthetic value
- [X] Historical value
- [ ] Scientific value
- [ ] Social value
- [ ] Not assessed for heritage values

Is the place in a Heritage Overlay?
- **H03** North & West Melbourne Precinct
- [X] Contributory to precinct
- [ ] Not significant or contributory
- [X] Significant individually
- [ ] Proposed for a Heritage Overlay

What are the historic themes represented by the place?
- 6.3 Providing essential services
- 6.1 Water supply

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

City of Melbourne online maps
'A three storey brick former factory. Built in the 1920's.' (sic)

State Library of Victoria
Picture Collection:
Airspy aerial views
1948, 1946, 1945 similar form shown
1938, 1939 (cited as 1945) not shown
c1929 not shown

Encyclopedia of Australian science web site 2015.
'The State Rivers and Water Supply Commission was created in 1905 as a result of bringing together all of the Victorian rural water trusts and irrigation schemes. The Commission survived for almost eighty years, being replaced by the Rural Water Commission in 1984.'

'VEPRO
See VPRO PROV guide 028 Public Works Department - Building Services Agency Plans.'

Newspapers:
'The Age' (Melbourne, Vic. : 1854 - 1954) Friday 22 August 1941

'THE STATE RIVERS AND WATER SUPPLY COMMISSION.
TENDER FOR CEMENT.
...in envelopes, marked 'Tender for Cement' will be received by the Commission for the Supply of — 1500 TONS OF PORTLAND CEMENT FOR GENERAL REQUIREMENTS.
Particulars may be obtained at the Commission's Stores Branch, third floor. Public Offices, Treasury Gardens, Melbourne. C.2 and at the Commission's Research and Testing Laboratories. 420 William-street, Melbourne. C.l. Tenders must be addressed to the Secretary. State Rivers and Water Supply Commission, Treasury Gardens, Melbourne. C.2. and must be lodged or posted in time to be lodged in the Commission's Tender Box. third floor. Public Offices, Melbourne. C.2. Not later than 12 noon, on September 10. 1941. No tender necessarily, accepted. Preliminary deposit £ 20.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 30 December 1950

'ROYAL HOBART HOSPITAL.
TECHNICIAN FOR ELECTRO-encephalograph... a Technical College Diploma in Radio Communications or its ...Apply to the undersigned through Mr. K W. Magee, c/o Austronic Engineering Laboratory 420 William St, Melbourne.
H. M. WRIGHT.
Secretary,
Royal Hobart Hospital'

Sands & McDougall Directory of Victoria
1955, 1962
420 Austronic Engineering Laboratories

1942
Peel St
Dudley St
420 State Rivers & Water Supply Cm'n—testing and research branch
426 Phillips, R., grcr

1935
(residential)

Property number: 102976

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: -  Proposed Grading: -

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available): 1946-2015
Creation era?
☐ Victorian-era  ☑ Edwardian-era  ☐ Early Victorian-era  ☐ Interwar

What are the heritage values of the place (if any)?
☐ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.4 Developing a retail centre

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'Single storey late Victorian brick shop.'

Heritage Places Inventory July 2015
No listing.

Property number: 110137
### SURVEYED PLACES

<table>
<thead>
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<th>William Street</th>
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</table>

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

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<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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</thead>
</table>

Existing Streetscape Level: -
Proposed Streetscape Level: -

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation date (if available)? 1980s</td>
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</tbody>
</table>

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Historical value</td>
</tr>
<tr>
<td>Scientific value</td>
</tr>
<tr>
<td>Social value</td>
</tr>
</tbody>
</table>

- Not assessed for heritage values

Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct

- Contributory to precinct: Not significant or contributory
- Significant individually: Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, city-based economy

Recommendations (if any)
None.

References (if any):

- City of Melbourne online maps
  'Three storey brick office building built late 1980’s.'

- Heritage Places Inventory July 2015
  No listing.

**Property number:** 110136

---

<table>
<thead>
<tr>
<th>William Street</th>
<th>432</th>
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</table>

**Survey Notes:**
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>Proposed Grading:</th>
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</thead>
</table>

Existing Streetscape Level: -
Proposed Streetscape Level: -

<table>
<thead>
<tr>
<th>What date or era does the place express (if any)?</th>
</tr>
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<tbody>
<tr>
<td>Creation date (if available)? 1970s</td>
</tr>
</tbody>
</table>

Creation era?
- Early Victorian-era
- Interwar
- Post WW2

<table>
<thead>
<tr>
<th>What are the heritage values of the place (if any)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aesthetic value</td>
</tr>
<tr>
<td>Historical value</td>
</tr>
<tr>
<td>Scientific value</td>
</tr>
<tr>
<td>Social value</td>
</tr>
</tbody>
</table>

- Not assessed for heritage values

Is the place in a Heritage Overlay?
- HO3 North & West Melbourne Precinct

- Contributory to precinct: Not significant or contributory
- Significant individually: Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
None.

References (if any):

- City of Melbourne online maps
  'Two storey brick office building built in the early 1970’s.'

- Heritage Places Inventory July 2015
  No listing.

**Property number:** 110135
SURVEYED PLACES

William Street  436  Zeplin's house

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading:  C  Proposed Grading:  B

Existing Streetscape Level:  3  Proposed Streetscape Level:  3

What date or era does the place express (if any)?

Creation date (if available)?  1861

Creation era?  Victoriana-era  Interwar

Edwardian-era  Post WW2

What are the heritage values of the place (if any)?

Aesthetic value  Historical value

Scientific value  Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct

Contributory to precinct  Not significant or contributory

Significant individually  Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015

C3

Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 15 November 1870

'Insolvent Court
An examination of witnesses was held yesterday in the Insolvent Court in the estate of G. and F. Zeplin, late of the Varieties, Bourke-street. The principal points of evidence elicited were that in January, 1860, Mr. George Zeplin settled a house and some land in William-street which he owned on his wife; that he had sold the furniture in the house to one of his sons for £200, and that he had also sold three pieces of land to another son for £200. George Zeplin and both the sons referred to were examined with the view of ascertaining whether the avowed sales were collusive or not, and the evidence they gave was not at all of a satisfactory nature.'

'The Argus': 30/9/1881
ZEPLIN. -On the 29th inst., at his residence, corner of William and Capel streets, West Melbourne, George Zeplin, sen., of paralysis, aged 69 years, after a long and painful illness.

'The Argus' (Melbourne, Vic. : 1848 - 1957) 1/10/1881
'THE Friends of the late Mr. GEORGE ZEPLIN, sen., musician, are respectfully invited to follow his remains to the place of Interment, Melbourne Cemetery. The funeral will leave his late residence, corner of William and Capel street, West Melbourne, THIS DAY, the 1st October, at 3 o'clock

'The Argus' (Melbourne, Vic. : 1848 - 1957) (about) 9th December, 1881,

'...at St. John's Church, Latrobe-street, by the Rev. Canon Chase, Charles E., eldest son of late Charles Jones, of Sydney and Tasmania, to Amelia, fifth daughter of late George Zeplin, musician, of William-street, West Melbourne'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 26 July 1884

'...at the Collins-street Baptist Church, by the Rev. S Chapman, George, the third son of John Francis Richardson, of Finsbury-house, Cardigan-street Carlton, late of Finsbury-square London to Emily, youngest daughter of the late George Zeplin, professor of music, West Melbourne'

'The Age' (Melbourne, Vic. : 1854 - 1954) (about) 7/11/1884

'A CARD.— In contributory of e Zeplin, I wish respectfully to inform his patrons and the public that all present and future engagements will be strictly carried out by me, FREDERICK ZEPLIN. 156 William-street, West Melbourne. ZEPLIN'S CELEBRATED QUADRILLE BAND, In large or small numbers, With pianoforte or harp. 156 William-street, West Melbourne'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 6 May 1885

'...Rev. Canon Chase, Richard, third son of Richard Thomas, Esq., farmer, Yambuk, to Mary Ann, youngest daughter of the late George Frederick Zeplin, Esq., professor of music, Hotham.'

ZEPLIN.—drowned while bathing at Belfast, Rebecca, wife of Frederic George Zeplin, professor of music, William-street, West Melbourne'

'The Age' (Melbourne, Vic. : 1854 - 1954) Tuesday 5 December 1893

'AMUSEMENTS.
The first Sunday .concert held ... in the Turn Verein Hall last Sunday. A special feature of the programme was the contribution by Mrs. Richardson, a daughter of the late

Graeme Butler & Associates 2015: Appendix 2: 1323
Mr. Zeplin who sang Braga's serenade, known as the Angels' Serenade, with pianoforte accompaniment and a violin obbligato by Mr. George Zeplin. The number was so well given that it was irresistibly encored. The junior members of the orchestra in a subsequent meeting...

Pro-bate

'George Zeplin Musician West Melbourne 29 Sep 1881
22/731 VPRS 28/P0, unit 264; VPRS 28/P2, unit 122; VPRS 7591/P2, unit 66'

Progeny: spinster Jane Zeplin of the same address executrix, Amelia and Emily £332 estate. Held shares in gold mines, musical instruments listed as part of estate

'Frederick Zeplin Hotelkeeper Madeline St Carlton 24 Sep 1906 101/148 VPRS 28/P0, unit 1310; VPRS 28/P2, unit 786; VPRS 7591/P2, unit 400'

Estate includes: CA9/D 100x100' at Capel and William Street...'lot comes to a point- building is consequently of a rambling nature...' value £700 many other places, including the Seven Stars Hotel Carlton. also

'George F Zeplin Musician Horsham (sic) 21 Oct 1884
28/772 VPRS 28/P0, unit 342; VPRS 28/P2, unit 173; VPRS 7591/P2, unit 97'

Of Cobden Street, Hotham late residence 1 Horseyne Terrace Peel Street, North Melbourne - executor Fred Zeplin also musician of 156 William St West Melbourne - estate £1539 - to daughters Jane Julia Winchcombe and Mary Ann Zeplin, daughters- extensive holdings, rents also gold shares.

University of Sydney web site, 2015

Dr GRAEME SKINNER (University of Sydney)

A biographical register of Australian colonial musical personnel–XYZ

ZEPLIN FAMILY

All except George Frederick arrived Melbourne, August 1859 (per Black Swan)

ZEPLIN, George (senior)
Born Middlesex, c.1812
(m. Jane Margaret Chamberlain (1817-1881))
Died Melbourne, 29 September 1881, aged 69

ZEPLIN, George Frederick
Born UK, 1832 (m. Bridget Shea (1833-1877), 1855)
Arrived Melbourne, October 1852 (per Nepal)
Died Melbourne, 21 October 1884

ZEPLIN, Henry
Born Stepney, UK, 1843
(m. Ada White, September 1889; Argus 30.9.89)
Died Melbourne, 21 May 1899, aged 57

ZEPLIN, Frederick[k] George
Born UK, 1834
(m. (i) Rebecca Mary Jones (c.1833-1886), 24 January 1869; (ii) Julia Ada Marshall (1866-1897), 16 March 1889)
Died Melbourne, 24 September 1906, in his 73rd year

ZEPLIN, Thomas
Born Stepney, c. December 1840
(m. Louisa nee Wilson (1845-17), 1868; children: Arthur John (1872-1940), George (1871-1908), Thomas (1870-1897))
Died Melbourne, 10 August 1913, aged 72

Summary: In the Melbourne Argus on 10 September 1859, the Zeplin Family (G. Zeplin and Sons) advertised that they had just arrived from London per ship Black Swan, and elsewhere on the same page it was already announced that Zeplin's Celebrated Quadrille Band was engaged for a Plain and Fancy Dress Ball at Trade's Hall, and that at Edward Wivel's Assembly Rooms "the celebrated English instrumentalists, the Zeplin Family, will perform the newest dance music, selection from the new opera Satanella [Balfe]. Jullien's latest composition, the Fern Leaves Waltz, &c.". Thereafter, as 'Zeplin and Sons' Quadrille Band', they also advertised 'Violin, harp, flageloet, Pianoforte taught'. In October 1861, the "Band of the Messrs. Zeplin" appeared with the visiting artists Poussard and Douay at an afternoon promenade concert at the Victorian Exhibition. Thereafter "Zeplin's Band" played regularly at prominent Melbourne events, like the Governor's Ball in June 1864. In August 1864 it was announced that "Mr. F. Coppin and M. Zeplin" would be first violins in Frank Howson's orchestra at the New Haymarket Theatre. Two son were billed at the Theatre Comique in June 1867, "Musical Director, Mr. F. Zeplin ... Leader of the Orchestra, Mr. Tom Zeplin". Probably one or other of them directed the orchestra at the Governor's Ball again in November 1867, when it was reported: "The music was provided by Mr. Zeplin, whose admirable band comprised 30 performers, and the programme included the Duke of Edinburgh Galop, a spirited and effective composition by Mr. Zeplin himself." Having been lessees of the Varieties Theatre, George senior and Frederick were before the Insolvency Court in June 1876. That year Thomas Zeplin released, through W. H. Glen and Co., his first published compositions, The Lily Waltz in July, and Autumn leaves: suite de valses in November. Zeplin also composed music for several stage productions, a published offshoot of one of which was Round the world in 80 day: potpourri ("arranged by Fred. Lyster & Thos. Zeplin ; on airs written for this ... drama by Giorza, Zeplin, Fred. Lyster, Mrs. W. S. Lyster, etc.").

References: [Advertisement], 'The Argus' (10 September 1859), 8: http://nla.gov.au/nla.news-article5687839;

Graeme Butler & Associates 2015: Appendix 2: 1324
SURVEYED PLACES

Web: http://mepnab.net.au.net/uz/z01.html'

Australia Variety Theatre Archive web site 2015
'THE VARIETIES
aka Australia Hall / Opera Comique
Opera Comique (1866-1870) Bourke Street (between Swanston and Russell streets). The Varieties was originally known as the Australia Hall – a venue built over a stable. It opened as the Varieties in 1866, with the interior resembling an English music hall, complete with tables, chairs and a rough platform as a stage. Renamed the Opera Comique in 1869 it was destroyed by fire in July 1870. The site was later home to the Prince of Wales Opera House (1872), Her Majesty’s Opera House (1884), Alhambra Palace of Varieties (1893) and Rickards’ Opera House (1895). see Viola Tait. Dames, Principal Boys… And All That (2001), 88.'

North Melbourne Parish Plan
North Melbourne CA9/D Grantee; Watson

MMBW
DP 1895- shown as 336 William Street backs on to Capel Street.

Australia, Birth, Deaths Indexes
‘George Zeplin in the Australia, Birth Index, 1788-1922
Name: George Zeplin
Father’s name: Thomas Zeplin
Mother’s name: Louia
Birth Place: Melbourne, Victoria
Registration Year: 1871
Registration Place: Victoria
Registration Number: 3656

Geo Zeplin in the Australia, Death Index, 1787-1985
Name: Geo Zeplin
Birth Year: abt 1812
Age: 69
Death Place: West Melbourne, Victoria
Father’s name: John Fredk Ferd
Mother’s name: Anne Ielb M
Registration Year: 1881
Registration Place: Victoria
Registration Number: 11336

George Frederick Zeplin in the Australia, Death Index, 1787-1985
Name: George Frederick Zeplin
Birth Year: abt 1832
Age: 52
Death Place: West Melbourne, Victoria
Father’s name: George
Mother’s name: Jane Chareerlain (Chamberlain)
Registration Year: 1884
Registration Place: Victoria
Registration Number: 12599

Geo Hy. Zeplin in the Australia, Death Index, 1787-1985
Name: Geo Hy. Zeplin
Birth Year: abt 1880
Age: 54
Death Place: Brunswick, Victoria
Father’s name: Fredk Zeplin
Mother’s name: Rebecca Mary Jones
Registration Year: 1934
Registration Place: Victoria
Registration Number: 9391

Fredk Zeplin in the Australia, Death Index, 1787-1985
Name: Fredk Zeplin
Birth Year: abt 1833
Age: 73
Death Place: Melbourne, Victoria
Father’s name: Zeplin Geo
Mother’s name: Jane Chamberlain
Registration Year: 1906
Registration Place: Victoria
Registration Number: 10155'

Ancestry.com web site 2015
For George Zeplin junior:
'Blandford etc Family tree
Birth: 1813 - Middlesex
Death: 1881 - Victoria, Australia
Parents: John Frederick Ferdinand Zeplin, Anna Isabella
Spouse: Jane Chamberlain'

'Eddy Family tree
Birth: 1832 - Middlesex, England
Marriage: 1855 - Victoria, Australia
Death: 1884 - Victoria, Australia
Parents: George Frederick Zeplin, Jane Margaret Chamberlain
Spouse: Bridget Shea'

i-Heritage search results: Abstract of Building Identification Form (BIF)
436 WILLIAM STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Zeplin was not an uncommon name around North and West Melbourne. This house was owned and occupied by first George then Frederick Zeplin from 1861 until after 1895. They were listed as both music teachers and publicans; George being the licensee of the Oxford Hotel, Hotham, in 1880 and Frederick was by 1900 the publican at the Seven Starts Hotel in Carlton. The house was improved in 1868 possibly by the addition of a storey. One of the Zeplins used builder R.C. Brown for a 'three storey house
Integrity Fair
Condition Fair

Graeme Butler & Associates 2015: Appendix 2: 1325
Original Building Type
History Not Assessed
Description/Notable Features
A two-storey, transverse gable and stuccoed brick house with a lower level verandah, panelled cast-iron of an unusual pattern and a timber, slatted balustrade. The rear elevation can be glimpsed, sandwiched between new buildings from Capel Street.

Notable features include the fence; verandah decoration; verandah roof and structure; rear elevation.

Statement of Significance
Architecturally, a quaint, recognisably early and relatively uncommon form of house with details such as the timber balustrade, also part of an early residential streetscape: of regional importance. Historically, associated with the locally renowned Zeplin brothers: of local importance.

Recommended Alterations
Repaint in original or typical colours; record verandah as restoration data; consider re-zoning to preserve residential form and use. Chimney gone (inappropriate - reinstate original design/sympathetic alternative)

Integrity - Generally original.
Streetscape - One of a generally homogenous and old streetscape, including 448-6, 456, 458 and 470-6.

Architecturally, a quaint, recognisably early and relatively uncommon form of house with details such as the timber balustrade, also part of an early residential streetscape: of regional importance. Historically, associated with the locally renowned Zeplin brothers: of local importance.

Significance
Architecturally, a quaint, recognisably early and relatively uncommon form of house with details such as the timber balustrade, also part of an early residential streetscape: of regional importance. Historically, associated with the locally renowned Zeplin brothers: of local importance.

Recommendations
Repaint in original or typical colours; record verandah as restoration data; consider re-zoning to preserve residential form and use.
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>Street</th>
<th>Property number</th>
<th>Survey Notes:</th>
<th>What are the historic themes represented by the place?</th>
<th>Recommendations (if any)</th>
<th>References (if any):</th>
</tr>
</thead>
<tbody>
<tr>
<td>William Street 438-444</td>
<td>110133</td>
<td>Not assessed.</td>
<td>5.3 Developing a large, city-based economy</td>
<td>None.</td>
<td>City of Melbourne online maps 'Single storey brick office building built around 1990.'</td>
</tr>
<tr>
<td>William Street 446</td>
<td>110133</td>
<td>Not assessed.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Howat's row houses, part 446-450 William Street</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
West Melbourne Heritage Review

SURVEYED PLACES

North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
David Howatt’s own residence was further south along William Street, when he had these former row houses built as an investment, in 1873. On his death, they became part of his estate (1890) and then passed to William Howatt, presumably his son. Some of the lessees included George Joy, an accountant, Thomas Felton, George Watson, Richard Gillespie and William Kilfoyle. In 1886, Howatt was accredited with an application as owner-builder for a house in William Street, near Victoria, also in 1874
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-level stuccoed brick and parapeted row of three houses with architraved upper windows and a parapet cornice as the only details to the Classically inspired facade.
State of Significance Architecturally, typical of the simple, stuccoed elevations of the 1870s (Refer to Capel Street Precinct) and of the similarly aged streetscape: of regional importance. Historically, associated with Howatt who built most of this streetscape and developed other properties in the area.
Recommended Alterations
Repaint in original or typical colours; consider re-zoning to preserve residential form and use.
Colour (sympathetic - no recommendations) air units added (inappropriate - remove/reinstate sympathetic alternative)
Other Comments Integrity - Blinds have been attached to the facades and the stucco redone on 446, but generally original. Streetscape - Part of an early residential precinct (Refer 436). Doors obscured.

Newspapers:
'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 26 April 1875
'HOWAT-GOODSON-On the 10th Inst, at Ballarat, by the Rev Robt. T. Walker, George, eldest son of David Howat, of Melbourne, to Lucy, youngest daughter of the late O. O. Goodson, of Somerset shire, England'

'The Argus' (Melbourne, Vic. : 1848 - 1957) 12/1/1885
'THE Friends of the late Mr. DAVID HOWAT are respectfully invited to follow his remains to the place of interment, in the Melbourne General Cemetery. The funeral will leave his late residence, 180 William-street, Melbourne, at 11 o’clock a.m. THIS DAY'

'The Argus': 7/5/1891
'Death- Sarah, widow of David Howat at 358 William St, West Melbourne'

'The Argus' (Melbourne, Vic. : 1848 - 1957) 25/7/1919
‘...the 22nd July, at Culpin Creek Estate, near Mathoura, N.S.W., after a few days illness, from heart failure, George, eldest son of the late David Howat, and relict of Lucy; beloved father of Mrs. F. Falkiner, David, George and Sarah; also brother of the late Mary and William; aged 75 years.’

'The Argus': 2/8/1935
'OBITUARY
The death occurred yesterday at his home, Glaisnook, William street, West Melbourne, of Mr. William Howat. He was aged 85 years. He had been associated with four generations of the Clarke family as secretary of the Clarke estates, and was well known to pastoralists. He was an enthusiastic collector of antiques. Born in Ayrshire, Scotland, Mr. Howat came to Australia as a child. He remained a bachelor. After a service at his home, which will be conducted by the Rev. F. Milne, the funeral will take place this afternoon at the Melbourne General Cemetery. The arrangements are being made by Messrs. Alfred Allison.'

'The Argus': 24/9/1935
'WILLIAM HOWAT ESTATE
Bequests to Institutions
Mr David Howat and The Equity Trustees Company are applying for probate of the will of Mr William Howat, late of 458 William street Melbourne, art and curio collector, who died on August 1. The assets are sworn at £9,912, consisting of realty £4, 614 and personal £5,298. (about $919,140 2016 value).
After making various bequests to relatives and friends testator bequeathed to his late housekeeper a life interest in most of his estate. After the death of the life tenant testator bequeathed various legacies to relatives and friends and the following legacies to institutions and organisations:-
Young Men's Christian Association, Young Women's Christian Association, Melbourne City Mission, Victorian Sunday School Union, Victorian agency of British and foreign Bible Society, Children's Hospital, Carlton; Zenana Bible and Medical Mission for Women, Ladies' Benevolent Society, Melbourne; Austin Hospital, Queen Victoria Hospital and Evangelisation Society of Victoria each £200. Melbourne District Nursing Society, Eye and Ear Hospital Blind Asylum Deaf and Dumb Asylum Australasian council of the China Inland Mission and Women's Hospital each £100.
Braille Writers' Association and Chinese Christian Union each £50. Charity Organisation Society, Salvation Army, Travellers Aid Society, and Talbot Colony for Epileptics each £25. Any residue is bequeathed to the institutions and organisations referred to in equal shares.'

'The Argus': 18/10/1935
'ART AND ANTIQUES
William Howat Collection
By JOSHUA N. MCCLELLAND
Before the days of the Chinese consular service in Melbourne the late Mr. William Howat befriended members of the Chinese community who in return for the kindnesses of their benefactor lavished on him many treasures from the Celestial Empire Surrounded by rare porcelains ivories lacquers and jades, appreciation grew for these rarities. Mr. Howat was imbued with the collecting spirit for 65 years and his house at William street West Melbourne was a bewildering labyrinth of treasures. Assembled and now catalogued the collection...
SURVEYED PLACES

makes its appearance for view in the auction room next week. The ivories numbering about 500 pieces represent the largest collection seen here. The mythology and the life of the peasantry of China and Japan are quaintly portrayed in these skillful carvings. Tsuba, the remarkable Japanese sword ornaments of bronze inlaid with precious metals and stones and netsuke the charming purse attachments have a special appeal to the small collector. Two precious sang de boeuf vases one an 18th century replica of its Ming companion are treasured in a casket of Australian blackwood. £400 was paid for these two pieces. A superb Sévres tea service is painted with scenes from historical French battles. There is a large catalogue of coins medals and tokens including 20 military orders and decorations of Heinrich Steinmetz, a German lieutenant general. The most interesting example of furniture is the mahogany bureau bookcase in the Sheraton style. This has been well preserved and is one of the very few bureaus with any semblance of age that has appeared on the market for a long time. The collection will be on view on Thursday next for three days.…..'

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Lewis, M. Australian Architecture Index:
See ‘17165 Howatt, David - 180 William St Howatt, David West Melbourne VIC House in King - between Dudley & Rosslyn 1874 12 28’

North Melbourne Parish Plan
CA10/D Grantees: Laurens & Noonan

MMBW
DP 1895 shown as 346-350 William Street.

Probate
‘David Howatt Builder Melbourne 9 Jan 1885 29/320 VPRS 28/P0; unit 349; VPRS 28/P2, unit 177; VPRS 7591/P2, unit 99’
Son, William Howatt accountant of Queen Street, one of the executors- sister Mary earnings as dressmaker paid to her father. George Howatt stock agent is other brother. Estate £9029 - land to Williams Street 22x66’ brick house, ground floor of drawing and sitting rooms, kitchen bathroom, ceiling, upper level - five bedrooms £950 value 178 William Street; 25x62’ with two brick houses each with kitchen in basement plus two rooms, two rooms upper level - 174 and 176 William Street; 41x60’ three brick houses each with kitchen in basement, two rooms ground, two rooms upper level 168-172 William Street; 33x84,75’ ground drawing and dining rooms, two bedrooms, upper level two bedrooms and small bedroom, basement cellar and wash house, balcony and verandah in front out-offices and one stall stable 180 William Street, value £1050 plus furniture valued at £154 ; etc Carlton, South Melbourne.

1893
342 Robertson, John S.
346 Robertson, William
348 Krall Mrs M ,
350 Jay George ,
352 Jones Evan A ,
354 Cummins, Hugh
356 McKenzie Hugh ,
358 Howat William ,
362 Thompson Mrs Mary ,

1880
168 Felton, Thomas
170 Watson, George
172 Burnett, Mrs Margaret
174 Wright, Mrs
176 Brown, Francis
178 Swanson, William
180 Howat, David

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983 cite
1873, 1302-4; 1890-91,2035-7;
1896-97,2025-7; 1885-86 2098;
1881-82, 1339: 1877: 1284

City of Melbourne Valuers Books
1891, 2003-(Allison)
Howat’s trust 346-358 BHs 5-7 rooms, 348-354 all 14x90’ and BH 5 rooms
Mrs Howat in 358, rest leased (Brasher)

1875,1280-(Allison)
7 Brick houses, 4-5 rooms:
David Howitt owner-occupier (180?) BH 7 rooms, £70
William Swanston contractor BH 7 rooms £45...
(Brasher)

1870, 1253-(Allison)
1875-1253-(Allison)
2 Brick houses:
David Howitt owner-occupier (172) BH 7 rooms, cellar £70
Flinn? DH, BH 7 rooms £45.
(Dooley 172)

North and West Melbourne Conservation Study (1983)

History
David Howatt’s own residence was further south along William Street, when he had these former row houses built as an investment, in 1873. On his death, they became part of his estate (1890) and then passed to William Howatt, presumably his son. Some of the lessees included George Joy, an accountant, Thomas Felton, George Watson, Richard Gillespie and William Kiffoyle. In 1866, Howatt was accredited with an application as owner-builder for a house in William Street, near Victoria, also in 1874

Description
A two-level stuccoed brick and parapeted row of three houses with architraved upper windows and a parapet cornice as the only details to the Classically inspired.
SURVEYED PLACES

Integrity - Blinds have been attached to the facades and the stucco redone on 446, but generally original. Streetscape - Part of an early residential precinct (Refer 436). Doors obscured.

Statement of Significance Architecturally, typical of the simple, stuccoed elevations of the 1870s (Refer to Capel Street Precinct) and of the similarly aged streetscape: of regional importance. Historically, associated with Howatt who built most of this streetscape and developed other properties in the area.

Recommendations
Repaint in original or typical colours; consider re-zoning to preserve residential form and use.

Property number: 110132

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Newspapers:
'The Argus' (Melbourne, Vic.: 1848 - 1957) Monday 26 April 1875
'HOWAT-GOODSON-On the 10th Inst, at Ballarat, by the Rev Robt. T. Walker, George, oldest son of David Howat, of Melbourne, to Lucy, youngest daughter of the late O. O. Goodson, of Somerset shire, England'

'The Argus' (Melbourne, Vic.: 1848 - 1957) 12/1/1885
THE Friends of the late Mr. DAVID HOWAT are respectfully invited to follow his remains to the place of...
interment, in the Melbourne General Cemetery. The funeral will leave his late residence, 180 William-street, Melbourne, at 11 o’clock a.m. THIS DAY’

‘The Argus’: 7/5/1891
‘Death- Sarah, widow of David Howat at 358 William St, West Melbourne’

‘The Argus’ (Melbourne, Vic. : 1848 - 1957) 25/7/1919
‘...the 22nd July, at Culpin Creek Estate, near Mathoura, N.S.W., after a few days illness, from heart failure, George, eldest son of the late David Howat, and relict of Lucy; beloved father of Mrs. F. Falkiner, David, George and Sarah; also brother of the late Mary and William; aged 75 years.’

‘The Argus’: 2/8/1935
‘OBITUARY

The death occurred yesterday at his home, Glaisnock, William street, West Melbourne, of Mr. William Howat. He was aged 85 years. He had been associated with four generations of the Clarke family as secretary of the Clarke estates, and was well known to pastoralists. He was an enthusiastic collector of antiques. Born in Ayrshire, Scotland, Mr. Howat came to Australia as a child. He remained a bachelor. After a service at his home, which will be conducted by the Rev. F. Milne, the funeral will take place this afternoon at the Melbourne General Cemetery. The arrangements are being made by Messrs. Alfred Allison.’

‘The Argus’: 24/9/1935
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Braille Writers’ Association and Chinese Christian Union each £50. Charity Organisation Society; Salvation Army, Travellers Aid Society, and Talbot Colony for Epileptics each £25. Any residue is bequeathed to the institutions and organisations referred to in equal shares.

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Before the days of the Chinese consular service in Melbourne the late Mr. William Howat befriended members of the Chinese community who in return for the kindnesses of their benefactor lashed on him many treasures from the Celestial Empire Surrounded by rare porcelains ivories lacquers and jades, appreciation grew for these rarities. Mr. Howat was imbued with the collecting spirit for 65 years and his house at William street West Melbourne was a bewildering labyrinth of treasures. Assembled and now catalogued the collection makes its appearance for view in the auction room next week The ivories numbering about 500 pieces represent the largest collection seen here. The mythology and the life of the peasantry of China and Japan are quaintly portrayed in these skilful carvings. Tsuba, the remarkable Japanese sword ornaments of bronze inlaid with precious metals and stones and netsuke the charming purse attachments have a special appeal to the small collector. Two precious sang de boeuf vases one an 18th century replica of its Ming companion are treasured in a casket of Australian blackwood. £400 was paid for these two pieces

A superb Sevres tea service is painted with scenes from historical French battles. There is a large catalogue of coins medals and tokens including 20 military orders and decorations of Heinrich Steinmetz, a German lieutenant general. The most interesting example of furniture is the mahogany bureau bookcase in the Sheraton style. This has been well preserved and is one of the very few bureaux with any semblance of age that has appeared on the market for a long time

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by Hugh Anderson

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Lewis, M. Australian Architecture Index:

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North Melbourne Parish Plan

CA10/D Grantees: Laurens & Noonan

MMBW

DP 1895 shown as 346–350 William Street.

Probate

‘David Howat Builder Melbourne 9 Jan 1885 29/320 VPRS 28/P0, unit 349; VPRS 28/P2, unit 177; VPRS 7591/P2, unit 99’

Son, William Howat accountant of Queen Street, one of executors- sister Mary earnings as dressmaker paid to her father. George Howat stock agent is other brother. Estate £9029 - land to Williams Street 22x66’ brick house, ground floor of drawing and sitting rooms, kitchen bathroom, cellar; upper level - five bedrooms £950 value 178 William Street; 25x62’ with two brick houses each with kitchen in basement plus two rooms, two rooms upper level -174
and 176 William Street; 41x60' three brick houses each
with kitchen in basement, two rooms ground, two rooms
upper level 168-172 William Street; 33x84,75' ground
drawing and dining rooms, two bedrooms, upper level
two bedrooms and small bedroom, basement cellar and
wash house, balcony and verandah in front out-offices
and one stall stable 180 William Street, value £1050 plus
furniture valued at £154 ; etc Carlton, South Melbourne.

City of Melbourne Rate Books
North and West Melbourne Conservation Study 1983
cite
1873, 1302-4; 1890-91,2035-7;
1896-97,2025-7; 1885-86 2098;
1881-82, 1339: 1877: 1284

City of Melbourne Valuers Books
1891, 2003-
(Allison)
Howat's trust 346-358 BHs 5-7 rooms, 348-354 all 14x90'
and BH 5 rooms
Mrs Howat in 358, rest leased
(Brasher)

1875,1280-
(Allison)
7 Brick houses, 4-5 rooms:
David Howitt owner-occupier (180?) BH 7 rooms, £70
William Swanston contractor BH 7 rooms £45...
(Brasher)

1870, 1253-
(Allison)
2 Brick houses:
David Howitt owner-occupier (172) BH 7 rooms, cellar
£70
Flinn? DH, BH 7 rooms £45.
(Dooley 172)

North and West Melbourne Conservation Study (1983)
History
David Howatt’s own residence was further south along
William Street, when he had these former row houses
built as an investment, in 1873. On his death, they became
part of his estate (1890) and then passed to William
Howatt, presumably his son. Some of the lessees included
George Joy, an accountant, Thomas Felton, George
Watson, Richard Gillespie and William Kilfoyle. In 1866,
Howatt was accredited with an application as owner-
builder for a house in William Street, near Victoria, also in
1874
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-level stuccoed brick and parapeted row of three
houses with architraved upper windows and a parapet
cornice as the only details to the Classically inspired
facade.
Statement of Significance Architecturally, typical of the simple,
stuccoed elevations of the 1870s (Refer to Capel Street Precinct) and of the similarly aged streetscape: of
regional importance. Historically, associated with Howatt who built most of this streetscape and developed other
properties in the area.
Recommended Alterations
Repaint in original or typical colours; consider re-zoning to
preserve residential form and use. Colour (sympathetic -
no recommendations) air units added (inappropriate -
remove/reinstate sympathetic alternative)
Other Comments
Integrity - Blinds have been attached to the facades and the stucco redone on 446, but generally original.
Streetscape - Part of an early residential precinct (Refer
436). Doors obscured.

Sands & McDougall Directory of Victoria
1893

1332
**SURVEYED PLACES**

**William Street 450**

Howat's row houses, part 446-450  
**William Street**

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>C</th>
<th>Proposed Grading:</th>
<th>C</th>
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**What date or era does the place express (if any)?**

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<th>Creation date (if available)?</th>
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<th>Creation era?</th>
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<th>Interwar</th>
<th>Edwardian-era</th>
<th>Post WW2</th>
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<td></td>
<td></td>
<td></td>
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<tr>
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<td></td>
<td></td>
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**What are the heritage values of the place (if any)?**

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<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
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<tr>
<td><strong>☐</strong></td>
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<table>
<thead>
<tr>
<th>Scientific value</th>
<th>Social value</th>
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</thead>
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</table>

<table>
<thead>
<tr>
<th>Not assessed for heritage values</th>
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**Is the place in a Heritage Overlay?**

<table>
<thead>
<tr>
<th>HO3</th>
<th>North &amp; West Melbourne Precinct</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>✓</strong></td>
<td></td>
</tr>
<tr>
<td><strong>☐</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Significant individually</th>
<th>Proposed for a Heritage Overlay</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>✓</strong></td>
<td></td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

<table>
<thead>
<tr>
<th>8.2 Housing the population</th>
<th></th>
</tr>
</thead>
</table>

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

**Heritage Places Inventory June 2015**

**446-450 C3**

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i-Heritage search results: Abstract of Building Identification Form (BIF)

450 WILLIAM STREET WEST MELBOURNE 3003

Heritage Grading
Building Grading Streetscape Level Laneway Level
C 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information
Architectural Style
Period
Construction Date
Source for Construction Date NWMCS
Architect
Builder Not Assessed
First Owner
David Howatt’s own residence was further south along William Street, when he had these former row houses built as an investment, in 1873. On his death, they became part of his estate (1890) and then passed to William Howatt, presumably his son. Some of the lessees included George Joy, an accountant, Thomas Felton, George Watson, Richard Gillespie and William Kilfoyle. In 1866, Howatt was accredited with an application as owner-builder for a house in William Street, near Victoria, also in 1874

Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
A two-level stuccoed brick and parapeted row of three houses with architrave upper windows and a parapet cornice as the only details to the Classically inspired facade.

Statement of Significance
Architecturally, typical of the simple, stuccoed elevations of the 1870s (Refer to Capel Street Precinct) and of the similarly aged streetscape: of regional importance. Historically, associated with Howatt who built most of this streetscape and developed other properties in the area. Recommended Alterations
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1893
342 Robertson, John S.
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348 Krall Mrs M ,
350 Jay George ,
352 Jones Evan A ,
354 Cummins, Hugh
356 McKenzie Hugh ,
358 Howat William ,
362 Thompson Mrs Mary ,

1880
168 Felton, Thomas
170 Watson, George
172 Burnett, Mrs Margaret
174 Wright, Mrs
176 Brown, Francis
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1875,1280-
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7 Brick houses, 4-5 rooms:
David Howitt owner-occupier (1807) BH 7 rooms, £70
William Swanston contractor BH 7 rooms £45...
(Brasher)

1870, 1253-
(Allison)
2 Brick houses:
David Howitt owner-occupier (172) BH 7 rooms, cellars £70
Flinn? DH, BH 7 rooms £45.
(Dooley 172)

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Recommendations
Repaint in original or typical colours; consider re-zoning to preserve residential form and use.

Property number: 110130

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D Proposed Grading: D
Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1875-1900
Creation era? 
☑ Victorian-era 
☐ Edwardian-era

What are the heritage values of the place (if any)?
☐ Aesthetic value ☑ Historical value
☐ Scientific value ☑ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
452 WILLIAM STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
**Surveyed Places**

**Architectural Style** Victorian  
**Period** 1876-99  
**Construction Date**  
**Source for Construction Date**  
**Architect** Not Assessed  
**Builder** Not Assessed  
**First Owner**  
**Integrity** Poor  
**Condition** Fair  
**Original Building Type**  
**History** Not Assessed  
**Description/Notable Features**  
Notable features include verandah decoration; verandah roof and structure;  
**Statement of Significance** Not Assessed  
**Recommended Alterations**  
Bricks painted (inappropriate - remove by approved method) lower verandah enclosed; fences gone; verandah friezes gone-see 454; door replaced (inappropriate - reinstate original design/sympathetic alternative)

**Property number:** 110129

---

**William Street**  
**454**  

**Survey Notes:**
Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>D</td>
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</tbody>
</table>

**Existing Streetscape Level:** 3  
**Proposed Streetscape Level:** 2

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)</th>
<th>1875-1900</th>
</tr>
</thead>
</table>

**Creation era?**

- [x] Victorian-era  
- [ ] Edwardian-era  
- [ ] Interwar  
- [ ] Post WW2

**What are the heritage values of the place (if any)?**

- [x] Historical value  
- [ ] Aesthetic value  
- [ ] Scientific value  
- [ ] Social value  
- [ ] Not assessed for heritage values

**Is the place in a Heritage Overlay?**

- [x] Contributory to precinct  
- [ ] Not significant or contributory  
- [ ] Significant individually  
- [ ] Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any)**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)  
454 WILLIAM STREET WEST MELBOURNE 3003  
Heritage Gradings  
Building Grading Streetscape Level Laneway Level D 3  
Conservation Study Details  
Precinct Conservation Management Plan  
North and West Melbourne Heritage Precinct  
Conservation Study: Study and Date, Status  
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted  
Building and History Information
SURVEYED PLACES

Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include verandah decoration; verandah roof and structure;
Statement of Significance Not Assessed
Recommended Alterations
Bricks painted (inappropriate - remove by approved method) door replaced (inappropriate - reinstate original design/sympathetic alternative) upper verandah frieze gone - as lower.(inappropriate - reinstate original design)

Property number: 110128

William Street 456-460 Row houses, also Glaisnock or Howat house, later Walnut Tree Apartments

Survey Notes:
Demolition of one of the houses 456, publicly visible major development of rest of site (458-60) leaving only altered façade; new verandah-removal of early open-work iron verandah detailing; fence altered - all reducing integrity and grading. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D,C Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?
Creation date (if available)? 1874?
Creation era? □ Victorian-era □ Edwardian-era □ Early Victorian-era □ Interwar □ Post WW2

What are the heritage values of the place (if any)?
□ Aesthetic value □ Historical value
□ Scientific value □ Social value
□ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
□ Contributory to precinct □ Not significant or contributory
□ Significant individually □ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
Heritage Places Inventory July 2015
William Street 456 D 3
William Street 458 C 3

i-Heritage search results: Abstract of Building Identification Form (BIF)
456 TO 460 WILLIAM STREET WEST MELBOURNE 3003 Heritage Gradings
WILLIAM HOWAT ESTATE

Bequests to Institutions
Mr David Howat and The Equity Trustees Company are applying for probate of the will of Mr William Howat, late of 458 William street Melbourne, art and curio collector, who died on August 1. The assets are sworn at £9,912, consisting of realty £4, 614 and personal £5,298. (about $919,140 2016 value).

After making various bequests to relatives and friends testator bequeathed to his late housekeeper a life interest in most of his estate. After the death of the life tenant testator bequeathed various legacies to relatives and friends and the following legacies to institutions and organisations:
- Young Men's Christian Association, Young Women's Christian Association, Melbourne City Mission, Victorian Sunday School Union, Victorian agency of British and foreign Bible Society, Children's Hospital, Carlton; Zenana Bible and Medical Mission for Women, Ladies' Benevolent Society, Melbourne; Austin Hospital, Queen Victoria Hospital and Evangelisation Society of Victoria each £200.
- Melbourne District Nursing Society, Eye and Ear Hospital Blind Asylum Deaf and Dumb Asylum Australasian council of the China Inland Mission and Women's Hospital each £100.
- Australia at age 85. The assets are sworn at £9,912.

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- Australia at age 85. The assets are sworn at £9,912.
SURVEYED PLACES

treasures from the Celestial Empire Surrounded by rare porcelains ivories lacquers and jades, appreciation grew for these rarities. Mr. Howat was imbued with the collecting spirit for 65 years and his house at William street West Melbourne was a bewildering labyrinth of treasures. Assembled and now catalogued the collection makes its appearance for view in the auction room next week. The ivories numbering about 500 pieces represent the largest collection seen here. The mythology and the life of the peasantry of China and Japan are quaintly portrayed in these skilful carvings. Tsuba, the remarkable Japanese sword ornaments of bronze inlaid with precious metals and stones and netsuke the charming purse attachments have a special appeal to the small collector. Two precious sang de boeuf vases one an 18th century replica of its Ming companion are treasured in a casket of Australian blackwood. £400 was paid for these two pieces. A superb Sevres tea service is painted with scenes from historical French battles. There is a large catalogue of coins medals and tokens including 20 military orders and decorations of Heinrich Steinmetz, a German lieutenant. The most interesting example of furniture is the mahogany bureau bookcase in the Sheraton style. This has been well preserved and is one of the very few bureaux with any semblance of age that has appeared on the market for a long time. The collection will be on view on Thursday next for three days.

Australian Dictionary of Biography

Clarke, William John (1805–1874) by Hugh Anderson

This article was published in Australian Dictionary of Biography, Volume 1, (MUP), 1966.’...He died at Roseneath (Essendon) on 13 January 1874, leaving an estate of some £2,500,000 (2016 value about $329,903,840), besides approximately 215,000 acres (87,008 ha) of freehold throughout Australasia...His properties in Victoria, worth about £1,500,000, went to his eldest son, William John (1831-1897).'

Lewis, M. Australian Architecture Index:

See '71765 Howatt, David - 180 William St Howatt, David West Melbourne VIC House in King - between Dudley & Rosslyn 1874 12 28'

North Melbourne Parish Plan

CA10/D Grantees: Laurens & Noonan

MMBW

DP 1895 shown as 346-350 William Street.

Probate

'David Howat Builder Melbourne 9 Jan 1885 29/320 VPRS 28/P0, unit 349; VPRS 28/P2, unit 177; VPRS 7591/P2, unit 99'

Son, William Howat accountant of Queen Street, one of executors- sister Mary earnings as dressmaker paid to her father. George Howat stock agent is other brother. Estate £9029 - land to Williams Street 22x66' brick house, ground floor of drawing and sitting rooms, kitchen bathroom, cellar; upper level - five bedrooms £950 value 178 William Street; 25x62' with two brick houses each with kitchen in basement plus two rooms, two rooms upper level -174 and 176 William Street; 41x60' three brick houses each with kitchen in basement, two rooms ground, two rooms upper level 168-172 William Street; 33'x84,75' ground drawing and dining rooms, two bedrooms, upper level

two bedrooms and small bedroom, basement cellar and wash house, balcony and verandah in front office and one stall stable 180 William Street, value £1050 plus furniture valued at £154; etc Carlton, South Melbourne.

Sands & McDougall Directory of Victoria

1930

456-458

William Howat

1904

456 Holden, Mrs Susan

458 Howat, William

462 White, Miss Annie

1893

354 Cummins, Hugh

356 McKenzie Hugh ,

358 Howat William ,

362 Thompson Mrs Mary ,

Property number: 110127

Graeme Butler & Associates 2015: Appendix 2: 1340
### SURVEYED PLACES

<table>
<thead>
<tr>
<th>Property number</th>
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<tbody>
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<td></td>
</tr>
<tr>
<td>Existing grading: -</td>
<td>Proposed Grading: -</td>
</tr>
<tr>
<td>Existing Streetscape Level: -</td>
<td>Proposed Streetscape Level: -</td>
</tr>
<tr>
<td>What date or era does the place express (if any)?</td>
<td></td>
</tr>
<tr>
<td>Creation date (if available)? 1970s?</td>
<td></td>
</tr>
<tr>
<td>Creation era?</td>
<td></td>
</tr>
<tr>
<td>□ Victorian-era</td>
<td></td>
</tr>
<tr>
<td>□ Edwardian-era</td>
<td></td>
</tr>
<tr>
<td>□ Post WW2</td>
<td></td>
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<tr>
<td>What are the heritage values of the place (if any)?</td>
<td></td>
</tr>
<tr>
<td>Aesthetic value</td>
<td></td>
</tr>
<tr>
<td>□ Historical value</td>
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<td>□ Scientific value</td>
<td></td>
</tr>
<tr>
<td>□ Social value</td>
<td></td>
</tr>
<tr>
<td>□ Not assessed for heritage values</td>
<td></td>
</tr>
<tr>
<td>Is the place in a Heritage Overlay?</td>
<td></td>
</tr>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
<td></td>
</tr>
<tr>
<td>□ Contributory to precinct</td>
<td></td>
</tr>
<tr>
<td>□ Significant individually</td>
<td></td>
</tr>
<tr>
<td>□ Not significant or contributory</td>
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<tr>
<td>□ Proposed for a Heritage Overlay</td>
<td></td>
</tr>
<tr>
<td>Recommendations (if any)</td>
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<td>None.</td>
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<tr>
<td>References (if any):</td>
<td></td>
</tr>
<tr>
<td>City of Melbourne online maps</td>
<td></td>
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<tr>
<td>'Two storey brick building built 1970’s.'</td>
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<table>
<thead>
<tr>
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<tr>
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<td>Proposed Grading: -</td>
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<td>Existing Streetscape Level: -</td>
<td>Proposed Streetscape Level: -</td>
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<tr>
<td>What date or era does the place express (if any)?</td>
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</tr>
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<td>Creation date (if available)? 1998</td>
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<tr>
<td>Creation era?</td>
<td></td>
</tr>
<tr>
<td>□ Victorian-era</td>
<td></td>
</tr>
<tr>
<td>□ Edwardian-era</td>
<td></td>
</tr>
<tr>
<td>□ Post WW2</td>
<td></td>
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<tr>
<td>What are the heritage values of the place (if any)?</td>
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<tr>
<td>Aesthetic value</td>
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</tr>
<tr>
<td>□ Historical value</td>
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<td>□ Scientific value</td>
<td></td>
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<td>□ Social value</td>
<td></td>
</tr>
<tr>
<td>□ Not assessed for heritage values</td>
<td></td>
</tr>
<tr>
<td>Is the place in a Heritage Overlay?</td>
<td></td>
</tr>
<tr>
<td>HO3 North &amp; West Melbourne Precinct</td>
<td></td>
</tr>
<tr>
<td>□ Contributory to precinct</td>
<td></td>
</tr>
<tr>
<td>□ Significant individually</td>
<td></td>
</tr>
<tr>
<td>□ Not significant or contributory</td>
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<tr>
<td>□ Proposed for a Heritage Overlay</td>
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<td>Recommendations (if any)</td>
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<tr>
<td>References (if any):</td>
<td></td>
</tr>
<tr>
<td>City of Melbourne online maps</td>
<td></td>
</tr>
<tr>
<td>'Two storey brick office/residential building. Built &amp; sub-divided 1998.'</td>
<td></td>
</tr>
</tbody>
</table>

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Graeme Butler & Associates 2015: Appendix 2: 1341
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Postcode</th>
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</thead>
<tbody>
<tr>
<td>William Street</td>
<td>470</td>
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</tbody>
</table>

**Glance's row houses part 470-476 William Street**

*Survey Notes:*

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading</th>
<th>Proposed Grading</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>C</td>
</tr>
</tbody>
</table>

**Existing Streetscape Level:**

| 3 |

**Proposed Streetscape Level:**

| 2 |

**What date or era does the place express (if any)?**

| Creation date (if available)? | 1878-1883 |

**Creation era?**

*Victorian-era* ✔️

**What are the heritage values of the place (if any)?**

<table>
<thead>
<tr>
<th>Aesthetic value</th>
<th>Historical value</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔️</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scientific value</th>
<th>Social value</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>

**Not assessed for heritage values**

**Is the place in a Heritage Overlay?**

*HO3  North & West Melbourne Precinct* ✔️

<table>
<thead>
<tr>
<th>Contributory to precinct</th>
<th>Not significant or contributory</th>
<th>Significant individually</th>
<th>Proposed for a Heritage Overlay</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)

470 WILLIAM STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date  Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include the fence; verandah decoration; verandah roof and structure;

Statement of Significance

Not Assessed

Recommended Alterations

Verandah-balustrade-see 472; verandah frieze replaced

(sympathetic - reinstate original design)

**MMBW**

DP1027 1895 shows as 370-372

**Lewis, M. Australian Architecture Index:**

74822 Morris & Parker - 7 Arden St Hotham Glance, T

West Melbourne VIC City of Melbourne registration no 7688 [Burchett Index]. Fee 3.10.0 two 2-storey houses 1878 07 17'

**Probate, VPRO**

‘Israel Glance Tailor Mordialloc 1 May 1903 86/995 VPRS 28/P0, unit 1117; VPRS 28/P2, unit 646 (N/A)’

‘Rebecca Glance Widow St Kilda 20 Apr 1923 188/995 VPRS 28/P3, unit 1323; VPRS 7591/P2, unit 674’

Estate money goes to Western Australia Glance family members.

**Ancestry.com web site 2015**

Israel Glance from Barbara Baker family tree

‘Birth: Abt 1838 - Poland


Death: 02-May-1903 (2 May 1903) - Melbourne, Victoria

Parents: Levi Glanz

Spouse: Rebecca Abicicas’

**Newspapers:**

‘The Age’ (Melbourne, Vic. : 1854 - 1954) Friday 8 May 1885

‘Marriages…

Glance— Allan.— On the 27th April. by the Rev. S.

Bracewell. Lues, eldest son of Israel Glance, Esq., Victoria-street. Hotham. To Jeannie G. M., only daughter of the late Mr. John Allan, of Polute Aux Trambles, Montreal. Canada, and stepdaughter of W Webb, Manchester Mead Bunyip.’

‘North Melbourne Gazette’ (Vic. : 1894 - 1901) Friday 19 July 1895

TO THE RATEPAYEBS OF THE EASTERNL WARD.

Ladies and Gentlemen, I regret to announce that I am unable for the present to accede to your flattering invitation to offer myself for the representation of the Eastern Ward, in the Council have arrived at this determination after mature consideration, which, I may state has been greatly influenced by reasons purely of a private nature.
I am, ladies and gentlemen,  
Your obedient servant,  
ISAAC GLANCE.  
212 Victoria Street,  
North Melbourne.'  

'The Age' 20/2/1896  
'GLANCE - The Friends of Mr J (I) GLANCE, 212 Victoria street, North Melbourne, are respectfully invited to follow the remains of his beloved daughter, Ruth, to the place of interment, Melbourne General Cemetery. The funeral will leave the Melbourne Hospital THIS DAY (Thursday) 20th inst, at 4 o'clock.'  

'The Age' (Melbourne, Vic. : 1854 - 1954)  Tuesday 1 May 1906  
'GLANCE. — In loving remembrance of our dear - father. Israel Glance, who- died at Mordialloc on the 1st May, 1903. -  
' Gone, but not forgotten. ...  
— Inserted by his 'loving son and daughter in law,  
Levi and Ada.  
GLANCE. — In loving memory of Israel Glance, who died at John-street, Mordialloc, 1st May, 1903.  
—Inserted by his son and daughter-in-law, S. and J. Glance.'  

City of Melbourne Valuers Books  
1900, 1981-  
(GLance also owns 476-474 16x93)  
(renumbering) owner Israel Glance old numbers 370-372  
each BH 13 rooms 16x93 £40/44 xout to 50/54  
(472) Henry House, builder  
(470) Malcolm Mayston merchant (Jane Hughes x-out)  
(Louden)  
1891, 1995-  
(GLance has 376-370:  
376-372 x 8 rooms, 370 13 rooms  
owner Isaac Glance (376-370 old numbers) Mrs Wolf at  
370- BH 13 rooms 17x93, Mrs Hughes at 372 BH 8 rooms  
16x93, each £80  
(Louden)  
1885,  
(Andrew owns 190-2)  
2084- Israel Glance owns 4 houses: 2 x 8 rooms 16x93  
£60 each (476-474), Henry Headland, Joel Glance (xout to  
Thomas Joyce)  
2x 13 rooms, £80 (472-470), with Iris B? Xout to Mrs  
Woolfe (370), I Glance 17x93/99, lives in 376  
(Louden 180, 178; Howat)  
1884, 1308-  
(Andrew)  
Israel Glance owns 4 houses 2 x 8 rooms 16x93 £60  
each; 2x 13 rooms, £80,  
(Louden)  
1880,  
(Andrews 2 houses 8 rooms)  
1319- Isaac Glance owns B houses: 2 x 8 rooms 188  
William Caldwell, 186 Isaac Glance 16x93 £60 each  
Whitehead (x-out to W Lamb) owns land 30x90 £24  
(Louden 180, 178; Allison 176A etc)
1879, 1317-
(Andrews 192, 190)
Israel Glance owns 2 houses 8 rooms 16x93 £60 each
(land adjoining 30x90 £24, Loudon)

Property number: 110124

Survey Notes:
Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: D  Proposed Grading: C

What date or era does the place express (if any)?
Creation date (if available)? 1878-1883

What are the heritage values of the place (if any)?
✓ Aesthetic value  ✓ Historical value
☐ Scientific value  ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
✓ Contributory to precinct  ☐ Not significant or contributory
✓ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
8.2 Housing the population

Recommendations (if any)
Revise Heritage Places Inventory July 2015.

References (if any):
i-Heritage search results: Abstract of Building Identification Form (BIF)
472 WILLIAM STREET WEST MELBOURNE 3003
Heritage Grading
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme
**SURVEYED PLACES**

<table>
<thead>
<tr>
<th>Butler, no date</th>
<th>Adopted</th>
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<tbody>
<tr>
<td>Building and History Information</td>
<td></td>
</tr>
<tr>
<td>Architectural Style</td>
<td>Victorian</td>
</tr>
<tr>
<td>Period</td>
<td>1876-99 - Victorian</td>
</tr>
<tr>
<td>Construction Date</td>
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<td>Source for Construction Date</td>
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<tr>
<td>Architect</td>
<td>Not Assessed</td>
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<tr>
<td>Builder</td>
<td>Not Assessed</td>
</tr>
<tr>
<td>First Owner</td>
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</tr>
<tr>
<td>Integrity Fair</td>
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</tr>
<tr>
<td>Condition Fair</td>
<td></td>
</tr>
<tr>
<td>Original Building Type</td>
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<tr>
<td>History</td>
<td>Not Assessed</td>
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<tr>
<td>Description/Notable Features</td>
<td>Notable features include the fence; verandah decoration; verandah roof and structure;</td>
</tr>
<tr>
<td>Statement of Significance</td>
<td></td>
</tr>
<tr>
<td>Not Assessed</td>
<td></td>
</tr>
<tr>
<td>Recommended Alterations</td>
<td>Verandah-balustrade-see 472; verandah frieze replaced (sympathetic - reinstate original design)</td>
</tr>
</tbody>
</table>

**MMBW**

DP1027 1895 shows as 370-372

**Lewis, M. Australian Architecture Index:**

"74822 Morris & Parker - 7 Arden St Hotham Glance, T West Melbourne VIC City of Melbourne registration no 7688 [Burchett Index]. Fee 3.10.0 two 2-storey houses 1878 07 17" 

**Probate, VPRO**

"Israel Glance Tailor Mordialloc 1 May 1903 86/995 VPRS 28/P0, unit 1117; VPRS 28/P2, unit 646 (N/A)"

"Rebecca Glance Widow St Kilda 20 Apr 1923 188/995 VPRS 28/P3, unit 1323; VPRS 7591/P2, unit 674"

Estate money goes to Western Australia Glance family members.

**Ancestry.com web site 2015**

Israel Glance from Barbara Baker family tree
- Birth: Abt 1838 - Poland
- Death: 02-May-1903 (2 May 1903) - Melbourne, Victoria
- Parents: Levi Glanz
- Spouse: Rebecca Abicicas'

**Newspapers:**

- "The Age" (Melbourne, Vic.: 1854 - 1954) Friday 8 May 1885
- "Marriages... Glance—Allan.— On the 27th April, by the Rev. S. Bracewell. Lues, eldest son of Israel Glance, Esq., Victoria-street, Hotham. To Jeannie G. M., only daughter of the late Mr. John Allan, of Polute Aux Trambles, Montreal. Canada, and stepdaughter of W Webb, Manchester Mead Bunyip."

- "North Melbourne Gazette" (Vic.: 1894 - 1901) Friday 19 July 1895
- "TO THE RATEPAYEBS OF THE EASTERN WARD. Ladies and Gentlemen, I regret to announce that I am unable for the present to accede to your flattering invitation to offer myself for the representation of the Eastern Ward. In the Council have arrived at this determination after mature consideration, which, I may state has been greatly influenced by reasons purely of a private nature.

- "The Age" 20/2/1896
- "GLANCE - The Friends of Mr J (I) GLANCE, 212 Victoria street, North Melbourne, are respectfully invited to follow the remains of his beloved daughter, Ruth, to the place of interment, Melbourne General Cemetery. The funeral will leave the Melbourne Hospital THIS DAY (Thursday) 20th inst, at 4 o'clock."

- "North Melbourne Courier and West Melbourne Advertiser" (Vic.: 1885 - 1913) Friday 21 February 1896
- "TERRIBLE DEATH of A Young LADY.
- On Wednesday morning, Miss Ruth Glance, who resided with her father, Mr. Israel Glance, in Victoria-street, and who was 14 years of age, met her death in a terrible manner. She was partially an invalid, and was left up in her room after being dressed by her sisters. About 11 a.m. they heard screaming, and on them and Mr. Glance rushing up, he found the poor girl's clothing in flames, and before they could be extinguished the upper portion of her body was severely burnt. She was attended to by Mr. G. Heyward, chemist, and then taken to the hospital, where she was treated by Dr. Symes, but died during the afternoon. An inquest was held at the hospital yesterday morning, when a verdict of death from burns accidentally received was returned."

- "The Argus": 2/5/1903
- "GLANCE.—On the 1st May, at his residence, John-street, Mordialloc, Israel, the dearly beloved husband of Rebecca Glance, late of William-street, city, age 65 years.
- GLANCE - The friends of the late Mr ISRAEL GLANCE are respectfully invited to follow his remains to the place of interment, Melbourne General Cemetery. The funeral will leave his late residence, "Rebecca-ville," John-street, Mordialloc, To-morrow (Sunday, 3rd inst), at half-past 11 o'clock, passing over Prince's Bridge about 2 o'clock."

- "The Age" (Melbourne, Vic.: 1854 - 1954) Tuesday 1 May 1906
- "GLANCE.— In loving remembrance of our dear - father. Israel Glance, who—died at Mordialloc on the 1st May, 1903. -"
- "Gone, but not forgotten..."
- "— Inserted by his 'loving son and daughter in law, Levi and Ada."
- "GLANCE.— In loving memory of Israel Glance, who died at John-street, Mordialloc, 1st May, 1903. —" Inserted by his son and daughter-in-law, S. and J. Glance."

**Sands & McDougall Directory of Victoria**

E Side, between Capel, Victoria Sts 1904
Right-of-way
470 Young, Robert
472 Myers, Henry
474 Davies, Mrs Anna
476 Morgan, Mrs Mary
478 Taynton, John
480 Eckles. Morris
482 Henderson, James
SURVEYED PLACES

486 Bonnett, Fredk. J. Allison, Alf., under U Victoria st

1893
Right-of-way
370 Hughes Mrs Jane, 372 Malinke Mrs Frederica, 374 Lynd, Miss Catherine
376 Glance, Israel 378 Headland, Mrs Mary 380 Dower, George
382 Hume, Mrs David
McCaskie, Miss, Mrs
386 Harper, George

1880
174 Wright, Mrs 176 Brown, Francis 178 Swanson, William 180 Howat, David
174A Buzzini, Michael 176A Todd, Joseph 178 Roberts, John 180 Opie, Mrs Jane
186 Glance, Israel 188 Cadwallader, William 190 Andrews, Robert
192 Hunter, James 194 Hume, David

City of Melbourne Valuers Books
1900, 1981-
(Glance also owns 476-474 16x93)
(renumbering) owner Israel Glance old numbers 370-372 each BH 13 rooms 16x93 £40/44 xout to 50/54
(472) Henry House, builder
(470) Malcolm Mayston merchant (Jane Hughes x-out)
(Louden)

1891, 1997-8
(Glance has 376-370 3x 8 rooms, 1 x 13 rooms)
owner Isaac Glance (376-370 old numbers) Mrs Wolf at 370- BH 13 rooms 17x93, Mrs Hughes at 372 BH 8 rooms 16x93, each £80

1885,
(Andrew owns 190-2)
2084- Israel Glance owns 4 houses 2 x 8 rooms 16x93 £60 each, Henry Headland, Joel Glance (xout to Thomas Joyce) 2x 13 rooms, £80, with Iris B? Xout to Mrs Woolfe (370), I Glance 17x93/99, lives in 376
(Louden 180, 178; Howat)

1884, 1308-
(Andrew)
Israel Glance owns 4 houses 2 x 8 rooms 16x93 £60 each; 2x 13 rooms, £80,
(Louden)

1880,
(Andrews 2 houses 8 rooms)
1319- Isaac Glance owns 8 houses: 2 x 8 rooms 188 William Caldwell, 186 Isaac Glance 16x93 £60 each
Whitehead (x-out to W Lamb) owns land 30x90 £24
(Louden 180, 178; Allison 176A etc)

1879, 1317-
(Andrews 192, 190)

Property number: 110123

Israel Glance owns 2 houses 8 rooms 16x93 £60 each
(land adjoining 30x90 £24, Louden)
SURVEYED PLACES

**William Street**  |  474 - 476 Glance's row houses part 470-476 William Street

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading:  D  Proposed Grading:  C

**Existing Streetscape Level:** 3  Proposed Streetscape Level: 2

**What date or era does the place express (if any)?**

Creation date (if available)?  1878-1883

Creation era?  
☑ Victorian-era  
☐ Early Victorian-era  
☐ Interwar  
☐ Post WW2

**What are the heritage values of the place (if any)?**

☑ Aesthetic value  ☑ Historical value

☐ Scientific value  ☐ Social value  
☐ Not assessed for heritage values

**Is the place in a Heritage Overlay?**

HO3  North & West Melbourne Precinct

☑ Contributory to precinct  ☐ Not significant or contributory

☑ Significant individually  ☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

8.2 Housing the population

**Recommendations (if any):**

Revise Heritage Places Inventory July 2015.

**References (if any):**

i-Heritage search results: Abstract of Building Identification Form (BIF)  
474-476 WILLIAM STREET WEST MELBOURNE 3003

Heritage Gradings
Building Grading Streetscape Level Laneway Level D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include the fence; verandah decoration; verandah roof and structure;
Statement of Significance
Not Assessed
Recommended Alterations
Verandah-balustrade-see 472; verandah frieze replaced
(sympathetic - reinstate original design)

MMBW

DP1027 1895 shows as 370-372

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West Melbourne VIC City of Melbourne registration no 7688 [Burchett Index]. Fee 3.10.0 two 2-storey houses 1878 07 17

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SURVEYED PLACES

I am, ladies and gentlemen, 
Your obedient servant, 
ISAAC GLANCE. 
212 Victoria Street, 
North Melbourne.'

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Sands & McDougall Directory of Victoria
E Side, between Capel, Victoria Sts
1904
470 Young, Robert
472 Myers, Henry
474 Davies, Mrs Anna
476 Morgan, Mrs Mary
478 Taynton, John
480 Eckles, Morris
482 Henderson, James

486 Bonnett, Fredk. J.
Allison, Alf.,underU
Victoria st
1893
Right-of-way
370 Hughes Mrs Jane ,
372 Malinke Mrs Frederica ,
374 Lynd, Miss Catherine
376 Glance, Israel
378 Headland, Mrs Mary
380 Dower, George
382 Hume, Mrs David
McCaskie, Miss, mus
386 Harper, George
1880
174 Wright, Mrs
176 Brown, Francis
178 Swanson, William
180 Howat, David
174ABuzzini, Michael
176ATodd, Joseph
178 Roberts, John
180 Opie, Mrs Jane
186 Glance, Israel
188 Cadwallader, William
190 Andrews, Robert
192 Hunter, James
194 Hume, David

City of Melbourne Valuers Books
1900, 1979-
Israel Glance owns 476-474 16x93 BH 8 rooms each, £34 )
(renumbering) owner Israel Glance old numbers 376-374
(476) Hugh McKenzie x-out to Thomas Woods, gent
(474) Anna Hills x-out to Israel Galnce)
(Glance/Louden)

1891, 1995-6
(Andrews 380, 378 BH 8 rooms 16x93)
Isaac Glance has 376-370 3x 8 rooms, 1 x 13 rooms)
owner Isaac Glance (376-370 old numbers) Henry
Headland at 376- BH 8 rooms 17x93, Dooley at 374 BH 8
rooms 16x93, each £80
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1885,
(Andrew owns 190-2)
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Woolfe (370), I Glance 17x93/99
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(Andrew)
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William Caldwell, 186 Isaac Glance 16x93 £60 each
Whitehead (x-out to W Lamb) owns land 30x90 £24
(Louden 180, 178; Allison 176A etc)
West Melbourne Heritage Review

SURVEYED PLACES

1879, 1317-
(Andrews 192, 190)
Israel Glance owns 2 houses 8 rooms 16x93 £60 each
(land adjoining 30x90 £24, Loudon)

Property number: 110122

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D
Proposed Grading: D

Existing Streetscape Level: 3
Proposed Streetscape Level: 2

What is the heritage values of the place (if any)?

☐ Aesthetic value
☑ Historical value
☐ Scientific value
☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

☑ Contributory to precinct ☐ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
478 WILLIAM STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information

Graeme Butler & Associates 2015: Appendix 2: 1349
<table>
<thead>
<tr>
<th>Property number:</th>
<th>110121</th>
</tr>
</thead>
</table>

**Survey Notes:**
Modernised Victorian-era row house.

**What is the heritage grading (A-D, 1-3) of the place (if any)?**

<table>
<thead>
<tr>
<th>Existing grading:</th>
<th>-</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Grading:</td>
<td>-</td>
</tr>
</tbody>
</table>

**What date or era does the place express (if any)?**

<table>
<thead>
<tr>
<th>Creation date (if available)?</th>
<th>1946-2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creation era?</td>
<td>☑ Victorian-era</td>
</tr>
<tr>
<td></td>
<td>☐ Edwardian-era</td>
</tr>
<tr>
<td></td>
<td>☐ Interwar</td>
</tr>
<tr>
<td></td>
<td>☐ Post WW2</td>
</tr>
</tbody>
</table>

**What are the heritage values of the place (if any)?**

- ☑ Not assessed for heritage values
- ☐ Aesthetic value
- ☐ Historical value
- ☐ Scientific value
- ☐ Social value

**Is the place in a Heritage Overlay?**

- HO3 North & West Melbourne Precinct
- ☐ Contributory to precinct
- ☑ Not significant or contributory
- ☐ Significant individually
- ☐ Proposed for a Heritage Overlay

**What are the historic themes represented by the place?**

- 8.2 Housing the population

**Recommendations (if any)**

None.

**References (if any):**

- MMBW
  DP1027 1895 shows as 380 as part of a house row; Adjoining 382-384 William Street.
- City of Melbourne online maps
  Aerial view shows pitched roof and row house form behind parapets.
- Sands & McDougall Directory of Victoria
  1904
  Right-of-way
  470 Young, Robert
  472 Myers, Henry
  474 Davles, Mrs Anna
West Melbourne Heritage Review

SURVEYED PLACES

476 Morgan. Mrs Mary
478 Taynton, John
480 Eckles. Morris
482 Henderson, James
486 Bonnett, Fredk. J.
Allison. Alf.,undertkr
Victoria st

1893
Right-of-way
370 Hughes Mrs Jane ,
372 Malinke Mrs Frederica ,
374 Lynd, Miss Catherine y
376 Glance, Israel
378 Headland, Mrs Mary
380 Dower, George
382 Hume, Mrs David
McCaskie, Miss, mus
386 Harper, George

Property number: 110120

William Street 482

Survey Notes:
Modernised Victorian-era row house.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -  Proposed Grading: -

Existing Streetscape Level: -  Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015
Creation era?
☑ Victorian-era  ☐ Interwar
☐ Edwardian-era  ☑ Post WW2

What are the heritage values of the place (if any)?

☐ Aesthetic value  ☐ Historical value
☐ Scientific value  ☐ Social value
☑ Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3  North & West Melbourne Precinct
☐ Contributory to precinct  ☑ Not significant or contributory
☐ Significant individually  ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)
None.

References (if any):
MMBW
DP1027 1895 shows as 382-384

City of Melbourne online maps
Aerial view shows pitched roof and early house form behind parapets.

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1904
Right-of-way
470 Young, Robert
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SURVEYED PLACES

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370 Hughes Mrs Jane,
372 Malinke Mrs Frederica,
374 Lynd, Miss Catherine
376 Glance, Israel
378 Headland, Mrs Mary
380 Dower, George
382 Hume, Mrs David
McCaskie, Miss, music tchr
386 Harper, George

Property number: 110119

William Street  484-490

Survey Notes:
Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?
Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?
Creation date (if available)? 1994
Creation era?
☑ Victorian-era ☐ Edwardian-era
☐ Interwar ☐ Post WW2

What are the heritage values of the place (if any)?
☑ Aesthetic value ☐ Historical value
☐ Scientific value ☐ Social value
☐ Not assessed for heritage values

Is the place in a Heritage Overlay?
HO3 North & West Melbourne Precinct
☐ Contributory to precinct ☑ Not significant or contributory
☐ Significant individually ☐ Proposed for a Heritage Overlay

What are the historic themes represented by the place?
5.3 Developing a large, citybased economy

Recommendations (if any)
None.

References (if any):
City of Melbourne online maps
'2 storey brick office built 1994.'

Property number: 110118