

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.
<http://www.melbourne.vic.gov.au/about-council/governance-transparency/pages/draft-plans-and-strategies.aspx>
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)

Supporting Attachment

Legal

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.

Finance

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

Conflict of interest

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

Stakeholder consultation

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.

Environmental sustainability

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

West Melbourne Heritage Review

For the City of Melbourne

Graeme Butler & Associates 2016

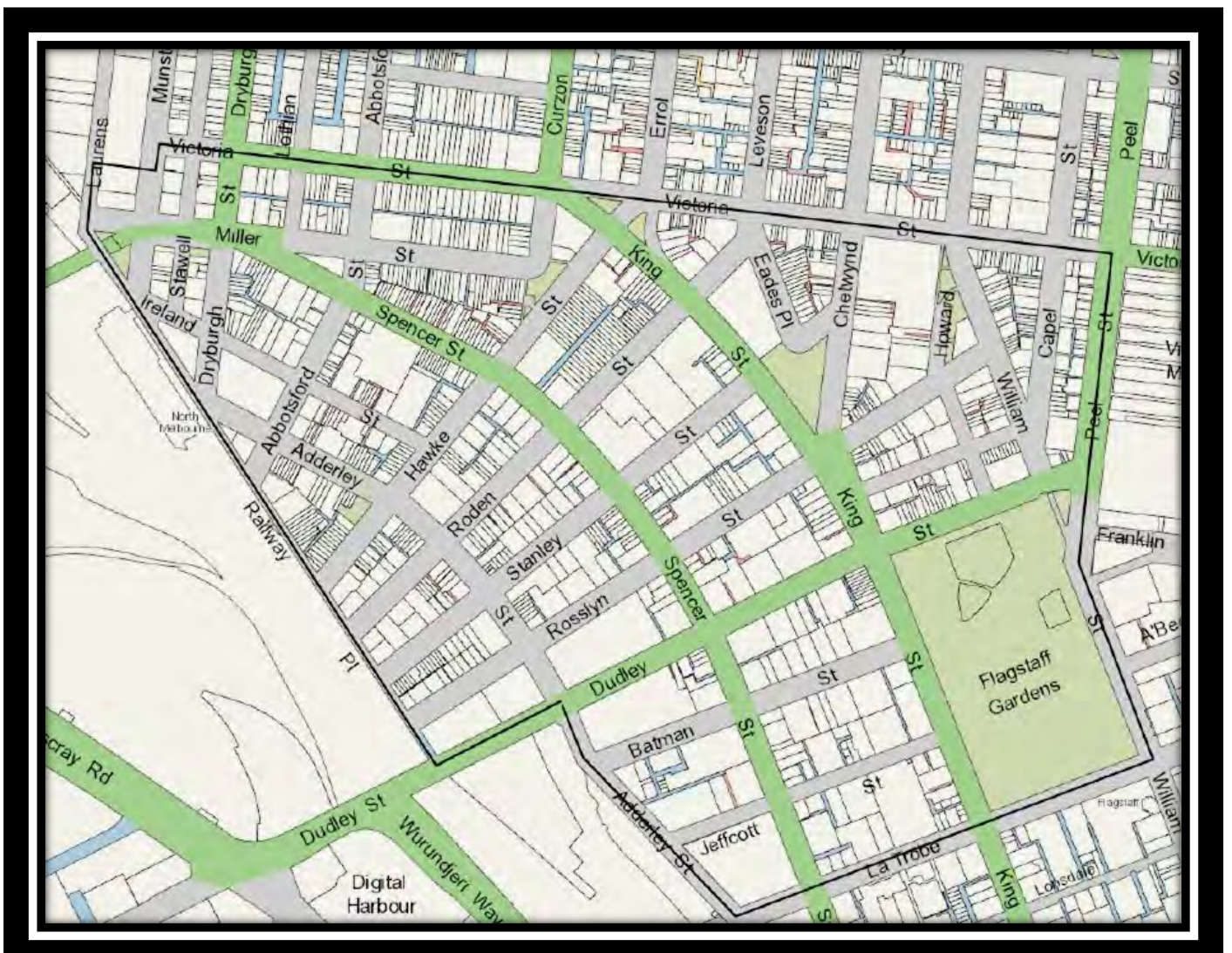


Figure 1 West Melbourne Structure Plan project area (City of Melbourne project brief)

Table of Contents

West Melbourne Heritage Review	1
Table of Contents	2
Introduction.....	3
Report contents.....	4
Heritage assessment methodology	4
Study recommendations	11
Appendix 1: Summary table of all surveyed places	15
Appendix 2: Heritage assessments - all places.....	67
Appendix 3: Statements of Significance	1353
Place assessment data	1353
Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology for the area.....	1683
Existing Heritage Overlay area Statements of Significance	1683
Historical Themes	1687
Thematic Chronology.....	1692
Conclusions from chronology	1745
Appendix 5: Heritage definitions used by City of Melbourne	1748
Appendix 6: Assessment criteria used in this report	1749
Appendix 7: Comparative analysis	1750
West Melbourne comparative analysis grouping by type and date	1750

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

West Melbourne Heritage Review

descriptions, photographs and Heritage Overlay numbers¹.

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 least one image of each place in the project area;
- Initial place assessment based on physical and known historical evidence²;
- 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

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*.

West Melbourne Heritage 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)³ 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:

³ *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
- Allom Lovell and Associates, *City of Melbourne Heritage Review* (2000).

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 Overlay⁴.

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:

⁴ See *Melbourne Planning Scheme* schedule to clause 43.01

West Melbourne Heritage Review

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 Swamp⁵.

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 men⁶.

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 stone⁷.

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 practices⁸.

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.⁹ Dry docks were built on the reclaimed site of the drained West Melbourne Swamp.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 located¹¹.

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 1990s¹².

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

⁵ Context (2012): 2

⁶ Context (2012): 14

⁷ Context (2012): 16

⁸ Context (2012): 21

⁹ Context (2012): Context cite Gary Presland, *Aboriginal Melbourne: The lost land of the Kulin people*, 2001, p. 19.

¹⁰ Context (2012): Context cite Down by the Docks', in Davison and McConville (eds), *A Heritage Handbook*, 1991, p. 108.

¹¹ Context (2012):44

¹² Context (2012): 44-45

West Melbourne Heritage Review

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.¹³ Richard Howitt noted in 1845 that 'the spot is neat, orderly, and contains some graceful monuments'.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 margins¹⁵.

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'.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 city¹⁷.

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, Carlton¹⁸.

The West Melbourne boys' technical school was established in La Trobe 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 Road¹⁹.

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

¹³ Context (2012): 52-53, Context cite *Argus*, 29 March 1923, p.

13. Marjorie Morgan claims that the first burial in fact took place in 1836; see 'The Old Melbourne Cemetery', <http://home.vicnet.net.au/~pioneers/pppg5z.htm>

¹⁴ Context (2012): 52-53, Context cite Howitt, *Impressions of Australia Felix*, 1845, p. 119.

¹⁵ Context (2012): 52-53

¹⁶ J. Brian McLoughlin, *Shaping Melbourne's Future?* 1991, p. 39.

¹⁷ Context (2012): 63-64

¹⁸ Context (2012): 66

¹⁹ Context (2012): 77

West Melbourne Heritage Review

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

What is significant?

This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant?

A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant?

This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

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

²⁰ Also referred to as the Practice Note.

West Melbourne Heritage Review

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 base²¹.

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 Melbourne²²- this has already been acknowledged in the MGa review of 2011²³;

²¹ *Melbourne Planning Scheme Amendment C186 panel report* 2012.

²² Revision of the HO3 boundary is not part of this review

²³ MGa, *City North Structure Plan Area Heritage Assessment* (2011)

West Melbourne Heritage Review

- 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 as 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 Review²⁴;
- 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.

²⁴ Amendment C19 to the *Melbourne Planning Scheme* for example HO842 411-415 King Street, West Melbourne

West Melbourne Heritage Review

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)²⁵ 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.

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*.

West Melbourne Heritage Review

RECOMMENDATION SUMMARY ALL SURVEYED PLACES

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Abbotsford Street	1 -13	-	-	-	-	No	No	No	No	None.
J. Gadsden Pty. Ltd. factory	Abbotsford Street	17 -37	-	C	-	3	No	Yes	No	Yes	Revise Heritage Places Inventory July 2015. Proposed Heritage Overlay as: J. Gadsden Pty. Ltd., 17-37 Abbotsford Street, West Melbourne.
Row house	Abbotsford Street	36	D	D	2	2	HO3	No	Yes	No	None.
	Abbotsford Street	38	D	D	2	2	HO3	No	Yes	No	None.
	Abbotsford Street	39 -49	-	-	-	-	HO3	No	No	No	None.
Lornaville	Abbotsford Street	40	D	D	2	2	HO3	No	Yes	No	None.
	Abbotsford Street	46	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Abbotsford Street	48	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Abbotsford Street	51 -57	-	-	-	-	HO3	No	No	No	None.
	Abbotsford Street	54	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Abbotsford Street	56 -58	-	-	-	-	HO3	No	No	No	None.
Hamilton House	Abbotsford Street	63 -65	-	-	-	-	HO3	No	No	No	None.
Rosebank Cottages, part (64-66, 68)	Abbotsford Street	64 -66	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Rosebank Cottages, part (64-66, 68)	Abbotsford Street	68	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Abbotsford Street	69	-	-	-	-	HO3	No	No	No	None.
	Abbotsford Street	70	D	D	2	2	HO3	No	Yes	No	None.
Robert Bentley house	Abbotsford Street	86	D	D	2	2	HO3	No	Yes	No	None.
Thomas Smith house	Abbotsford Street	88	D	D	2	2	HO3	No	Yes	No	None.
George H. Gould house	Abbotsford Street	90	D	D	2	2	HO3	No	Yes	No	None.
Ogle house	Abbotsford Street	92	D	D	2	2	HO3	No	Yes	No	None.
William Ellis house	Abbotsford Street	94	D	D	2	2	HO3	No	Yes	No	None.
	Abbotsford Street	111	-	-	-	-	HO3	No	No	No	None.
	Abbotsford Street	113	-	-	-	-	HO3	No	No	No	None.
	Abbotsford Street	115	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Abbotsford Street	117	-	-	-	-	HO3	No	No	No	None.
Judy Lazarus Transition Centre	Adderley Street	50	-	-	-	-	No	No	No	No	None.
	Adderley Street	60 -80	-	-	-	-	No	No	No	No	None.
	Adderley Street	111 -133	-	-	-	-	No	No	No	No	None.
	Adderley Street	132 -134	-	-	-	-	No	No	No	No	None.
Corris or Jones house	Adderley Street	136	D	C	3	3	No	Yes	No	Yes	Revise Heritage Places Inventory July 2015. Proposed Heritage Overlay as: Corris or Jones house, 136 Adderley Street, West Melbourne.
	Adderley Street	137 -157	-	-	-	-	No	No	No	No	None.
	Adderley Street	138	D	-	3	-	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	140	D	-	3	-	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	142	D	D	3	3	No	No	No	No	None.
	Adderley Street	144	-	-	-	-	No	No	No	No	None.
	Adderley Street	148	-	-	-	-	No	No	No	No	None.
	Adderley Street	158	-	-	-	-	No	No	No	No	None.
	Adderley Street	160	-	-	-	-	No	No	No	No	None.
Michael Moran's row houses	Adderley Street	162 -164	C	C	3	3	HO459	No	No	Yes	None.
	Adderley Street	163	-	-	-	-	HO3	No	No	No	None.
	Adderley Street	168 -176	-	-	-	-	No	No	No	No	None.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	169 -171	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	173 -175	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	177	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Clarke's grocer shop and residence	Adderley Street	179 -183	C,D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015 grading and numbering: replaces 179, 181 Adderley Street.
	Adderley Street	187 -189	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Ellan Vanan (or Ellan Vannin), Martha Goldsmith's row house	Adderley Street	191	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Smith house	Adderley Street	193	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Lochaber or Cameron house	Adderley Street	195	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Adderley Street	197	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Cullen house	Adderley Street	199	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Avoca or Murray's house	Adderley Street	201	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	203	-	-	-	-	HO3	No	No	No	None.
Hawke Street and Adderley Street Park	Adderley Street	211 -215	-	-	-	-	HO3	No	No	No	None.
Dennis Madden's row houses, part 217-221 Adderley Street	Adderley Street	217	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Tyns House, part Clark's row houses, 218-220 Adderley Street	Adderley Street	218	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Jones' workshop	Adderley Street	218 A	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dennis Madden's row houses, part 217-221 Adderley Street	Adderley Street	219	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Clark's row house, part 218-220 Adderley Street	Adderley Street	220	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dennis Madden's row houses, part 217-221 Adderley Street	Adderley Street	221	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	222	D	-	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Gathercole's house	Adderley Street	223	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	224	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	225	-	-	-	-	HO3	No	No	No	None.
	Adderley Street	226	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	228	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Barwon	Adderley Street	229	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	230	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Wisteria	Adderley Street	233	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015. Remove 231 Adderley Street from Heritage Places Inventory July 2015.
	Adderley Street	234	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	235	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	236 -248	-	-	-	-	HO3	No	No	No	None.
	Adderley Street	241 -249	-	-	-	-	HO3	No	No	No	None.
Nosila or Straker house, once part Blantyre Cottages 250-252 Adderley Street	Adderley Street	250	D	D	3	3	HO3	No	Yes	No	None.
	Adderley Street	251	D	-	3	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
St Ninnian's Cottages, part 252-254 Adderley Street	Adderley Street	252	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	253	-	-	-	-	HO3	No	No	No	None.
St Ninnian's Cottages, part 252-254 Adderley Street	Adderley Street	254	D	D	3	3	HO3	No	Yes	No	None.
	Adderley Street	255	D	-	3	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	256 -260	-	-	-	-	HO3	No	No	No	None.
Fryth's Cottages, part 257-261 Adderley Street	Adderley Street	257	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Fryth's Cottages, part 257-261 Adderley Street	Adderley Street	259	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Fryth's Cottages, part 257-261 Adderley Street	Adderley Street	261	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
William French house	Adderley Street	263	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Heaton House or John Greenwood's house	Adderley Street	279	B	B	3	3	HO838	No	Yes	Yes	None.
West Melbourne State School Plantation Reserve later Railway Place and Miller Street Reserve	Anderson Street	1	-	-	-	-	No	No	No	No	None.
Units	Austin Place	11	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Interwar industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.	Batman and Jeffcott Streets, Boughton Place	varies	varies	varies	varies	varies	HO770	No	Yes	Yes	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'.
St James Anglican Old Cathedral	Batman Street	2 -24	A	A	2	2	HO478	No	No	Yes	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'.
	Batman Street	15	-	-	-	-	No	No	No	No	None.
St James Church of England complex, part (Free Kindergarten?)	Batman Street	28	-	C	-	2	No	Yes	Yes	No	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'.
W. O'Donnell Engineer works, part 33-47 Batman Street	Batman Street	33 -43	B	B	-	2	HO770	No	Yes	Yes	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.'
Gollin and Co Pty Ltd. bulk store remnant	Batman Street	40	-	D	-	2	HO773	No	No	Yes	Revise Heritage Places Inventory July 2015.
	Batman Street	42 -48	-	-	-	-	No	No	No	No	None.
Excelsior Manufacturing Works, part 33-47 Batman Street	Batman Street	45 -47	B	D	-	2	HO770	No	Yes	No	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.'

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Flagstaff Place Apartments (demolition of former contributory building)	Batman Street	49 -53	D	-	-	-	HO770	No	No	No	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.'
Studios Pty. Ltd. shop fittings manufacturers	Batman Street	50	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Keep Brothers and Wood bulk store, later Batman Hill Apartments	Batman Street	55 -67	D	B	3	2	HO770	No	Yes	Yes	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.
Metropolitan Fire Brigade Station No.2	Batman Street	60	-	-	-	-	No	No	No	No	None.
	Batman Street	68	-	-	-	-	No	No	No	No	None.
Sands and McDougall Pty Ltd box factory, part proposed Sands & McDougall precinct	Batman Street	83 -113	-	C	-	2	No	Yes	Yes	Yes	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.
Autocar Industries Proprietary Limited Assembling and Motor Body Works	Batman Street	100 -154	-	B	-	3	No	Yes	No	Yes	Proposed Heritage Overlay as: Autocar Industries Proprietary Limited Assembling and Motor Body Works, 100-154 Batman Street, West Melbourne. Revise Heritage Places Inventory July 2015.
WG Goetz and Son Pty. Ltd., part proposed Sands & McDougall precinct	Batman Street	115	-	D	-	2	No	Yes	Yes	No	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.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Sands and McDougall wood working building, part proposed Sands & McDougall precinct	Batman Street	135	-	D	-	2	No	Yes	Yes	No	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.
Townhouse	Boughton Place	4	-	-	-	-	HO770	No	No	No	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'.
Townhouse	Boughton Place	6	-	-	-	-	HO770	No	No	No	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.'
Melbourne Electricity Supply sub-station	Boughton Place	15 -21	-	D	-	3	HO770	No	Yes	No	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; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'
Alexander Cooper's house	Capel Street	16	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Alexander Cooper's row houses, part 18-26 Capel Street	Capel Street	18	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cooper's row houses, part 18-26 Capel Street	Capel Street	20	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cooper's row houses, part 18-26 Capel Street	Capel Street	22	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cooper's row houses, part 18-26 Capel Street	Capel Street	24	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cooper's row houses, part 18-26 Capel Street	Capel Street	26	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Rob Roy Hotel	Capel Street	32 -34	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Florence, or Hawkins house	Capel Street	36	B	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Isabella	Capel Street	38	C	C	2	2	HO3	No	Yes	No	None.
Infill housing	Capel Street	40 -60	-	C	-	2	HO3	No	No	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Capel Street	47 -53	-	-	-	-	HO3	No	No	No	None.
Row house, part 55-61 Capel Street	Capel Street	55	D	D	2	2	HO3	No	Yes	No	None.
Row house, part 55-61 Capel Street	Capel Street	57	D	D	2	2	HO3	No	Yes	No	None.
Row house, part 55-61 Capel Street	Capel Street	59	D	D	2	2	HO3	No	Yes	No	None.
Row house, part 55-61 Capel Street	Capel Street	61	D	D	2	2	HO3	No	Yes	No	None.
Noble's house	Capel Street	62	B	A	2	2	HO461	No	Yes	Yes	Revise Heritage Places Inventory July 2015 to reflect Heritage Victoria Register H0630 designation.
Allison's row houses, part 63-65 Capel Street	Capel Street	63	D	D	2	2	HO3	No	Yes	No	None.
Dean's house	Capel Street	64	B	A	2	2	HO462	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Allison's row houses, part 63-65 Capel Street	Capel Street	65	D	D	2	2	HO3	No	Yes	No	None.
	Capel Street	66 -78	-	-	-	-	HO3	No	No	No	None.
	Capel Street	69	-	-	-	-	HO3	No	No	No	None.
	Capel Street	71 -75	-	-	-	-	HO3	No	No	No	None.
	Capel Street	77 -79	-	-	-	-	HO3	No	No	No	None.
Elm ('Ulmus' sp.) street trees x2	Capel Street	80 ,86 near	-	C	-	-	HO3	Yes	Yes	Yes	Proposed Heritage Overlay or Vegetation Protection Overlay as: Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne.
Touzel's row houses	Capel Street	80 -86	C	C	2	2	HO3	No	Yes	Yes	None.
Cleary's houses, part 81-83 Capel Street	Capel Street	81	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dominick Cleary's workshop, later Fibrini (or Fibrin) Milling Company	Capel Street	83 A	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cleary's houses, part 81-83 Capel Street	Capel Street	83	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Capel Street	87	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Charles Barber's shop and two residences	Chetwynd Street	1 -3	A	A	1	1	HO3	No	Yes	Yes	Check Heritage Places Inventory July 2015 address conformity with City of Melbourne property data.
	Chetwynd Street	5	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Chetwynd Street	7	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Shoreham, or Duke's house and stable	Chetwynd Street	9	B	B	2	1	HO3	No	Yes	Yes	Assess interior given historical description.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	12	C	C	3	3	HO3	No	Yes	Yes	None.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	14	C	C	3	3	HO3	No	Yes	Yes	None.
Gardini Motor Company garage	Chetwynd Street	15 -19	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	16	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	18	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	20	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Row house, part 21-25 Chetwynd Street	Chetwynd Street	21	D	D	2	2	HO3	No	Yes	No	None.
Row house	Chetwynd Street	22	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row house, part 21-25 Chetwynd Street	Chetwynd Street	23	D	D	2	2	HO3	No	Yes	No	None.
Vacant land	Chetwynd Street	24 -28	-	-	-	-	HO3	No	No	No	None.
Row house, part 21-25 Chetwynd Street	Chetwynd Street	25	D	D	2	2	HO3	No	Yes	No	None.
Norwellan House	Chetwynd Street	30 -42	D	-	3	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Symington, R.H. and W.H. and Company (Aust) Pty. Ltd., Liberty Corsets factory, now part Norwellan House	Chetwynd Street	44	D	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Armstrongs	Chetwynd Street	46 -50	-	-	-	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Chetwynd Street	52 -58	-	-	-	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Spence's row houses, part 62-66 Chetwynd Street	Chetwynd Street	62	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Spence's row houses, part 62-66 Chetwynd Street	Chetwynd Street	64	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Spence's row houses, part 62-66 Chetwynd Street	Chetwynd Street	66	D	D	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Monaltrie House or George Small's house	Curzon Street	1	C	C	2	2	HO3	No	Yes	Yes	None.
	Curzon Street	3	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	5	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	7	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	15	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	17	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	19	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	21	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	23	D	D	2	2	HO3	No	Yes	No	None.
	Dryburgh Street	35 -43	-	-	-	-	No	No	No	No	None.
El-Rae or Geuer's house	Dryburgh Street	38	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Dryburgh Street	40	D	D	3	2	HO3	No	Yes	No	Replace 42 Dryburgh Street with 40 Dryburgh Street in Heritage Places Inventory July 2015.
Benalla Cottages, part 44-50 Dryburgh Street	Dryburgh Street	44	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Dryburgh Street	45 -47	-	-	-	-	No	No	No	No	None.
Kingswell, also Benalla Cottages, part 44-50 Dryburgh Street	Dryburgh Street	46	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Benalla Cottages, part 44-50 Dryburgh Street	Dryburgh Street	48	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Benalla Cottages, part 44-50 Dryburgh Street	Dryburgh Street	50	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Dryburgh Street	51	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Dryburgh Street	53 -55	-	-	-	-	No	No	No	No	None.
Alexander Cooper's house	Dudley Street	2	C	C	3	3	HO3	No	Yes	Yes	None.
City of Melbourne Bowls Club clubhouse and rink, part Flagstaff Gardens	Dudley Street	3	-	A	-	-	HO793	No	Yes	No	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
	Dudley Street	4	-	-	-	-	HO3	No	No	No	None.
Star Apartments	Dudley Street	13 -25	-	-	-	-	No	No	No	No	None.
Flagstaff Place	Dudley Street	14 -34	-	-	-	-	HO3	No	No	No	None.
Moreland Smelting Works factory	Dudley Street	27 -31	C	B	3	3	HO463	No	No	Yes	Revise Heritage Places Inventory July 2015.
Kellogg Aust Pty. Ltd., former	Dudley Street	33 -35	-	-	-	-	No	No	No	No	None.
Alfred house or Agnew's house, later Bedeque-house or Thompson's house	Dudley Street	40	C	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015. Check property address consistency in City of Melbourne.
Kellogg Aust Pty. Ltd., part	Dudley Street	43	-	-	-	-	No	No	No	No	None.
Proud Bros Pty. Ltd. foundry, later Flagstaff City Inn	Dudley Street	45 -55	-	-	-	-	No	No	No	No	None.
Citipower substation	Dudley Street	48	-	-	-	-	HO3	No	No	No	None.
Milton Cottage	Dudley Street	50	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Dudley Street	52	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Dudley Street	56	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Richhill Terrace, part 58-64 Dudley Street	Dudley Street	58	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Richhill Terrace, part 58-64 Dudley Street	Dudley Street	60	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Richhill Terrace, part 58-64 Dudley Street	Dudley Street	62	D	D	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Richhill Terrace, part 58-64 Dudley Street	Dudley Street	64	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Dudley Street	66	-	-	-	-	HO3	No	No	No	None.
Stirling House or Thomas Stevenson's row house, part 70-72 Dudley St	Dudley Street	70	D	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Perth House or part Thomas Stevenson's row houses, 70-72 Dudley Street	Dudley Street	72	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Archbank cottages, or Finn's terrace, also Police Station, part 74-76 (once also 78)	Dudley Street	74	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Archbank cottages, or Finn's terrace, also Police Station, part 74-76 (once 78)	Dudley Street	76	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Flagstaff Inn or Flagstaff Hotel, former	Dudley Street	78 -86	-	-	-	-	HO3	No	No	No	None.
	Dudley Street	95	-	-	-	-	No	No	No	No	None.
	Dudley Street	97 -99	-	-	-	-	No	No	No	No	None.
Market Square	Dudley Street	118	-	-	-	-	No	No	No	No	None.
vacant land	Dudley Street	130 -144	-	-	-	-	No	No	No	No	None.
vacant land	Dudley Street	146	-	-	-	-	No	No	No	No	None.
West Melbourne Stadium, later Festival Hall	Dudley Street	300	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay as: West Melbourne Stadium, later Festival Hall, 300 Dudley Street, West Melbourne. Revise Heritage Places Inventory July 2015.
	Eades Place	2	D	D	1	1	HO3	No	Yes	No	None.
	Eades Place	4	D	D	1	1	HO3	No	Yes	No	None.
	Eades Place	6	D	D	1	1	HO3	No	Yes	No	None.
Sam Cullen's house	Eades Place	8 -10	C	C	1	1	HO3	No	Yes	Yes	None.
Cullen's row, part 12-18 Eades Place	Eades Place	12	D	D	1	1	HO3	No	Yes	No	None.
Cullen's row, part 12-18 Eades Place	Eades Place	14	D	D	1	1	HO3	No	Yes	No	None.
Cullen's row, part 12-18 Eades Place	Eades Place	16	D	D	1	1	HO3	No	Yes	No	None.
Cullen's row, part 12-18 Eades Place	Eades Place	18	D	D	1	1	HO3	No	Yes	No	None.
	Eades Place	20	D	D	1	1	HO3	No	Yes	No	None.
Edward Williams house	Eades Place	22	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Eades Place	24	D	D	1	1	HO3	No	Yes	No	None.
	Eades Place	26	D	D	1	1	HO3	No	Yes	No	None.
Cullen's row houses, part 28-32 Eades Place	Eades Place	28	C	C	1	1	HO3	No	Yes	Yes	None.
Cullen's row houses, part 28-32 Eades Place	Eades Place	30	C	C	1	1	HO3	No	Yes	Yes	None.
Cullen's row houses, part 28-32 Eades Place	Eades Place	32	C	C	1	1	HO3	No	Yes	Yes	None.
William Chambers' row house, part 34-40 Eades Place	Eades Place	34	C	C	1	1	HO3	No	Yes	Yes	None.
Henry Munn's row house, part 34-40 Eades Place	Eades Place	36	C	C	1	1	HO3	No	Yes	Yes	None.
Henry Munn's row houses, part 34-40 Eades Place	Eades Place	38 -40	C	C	1	1	HO3	No	Yes	Yes	None.
	Franklin Place	22 -28	-	-	-	-	No	No	No	No	None.
W. O'Donnell engineers workshop, former, part proposed Sands & McDougall precinct	Franklin Place	23	-	D	-	2	No	Yes	Yes	No	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.
Hawke Street and Curzon Street Reserve	Hawke Street	2 A	-	-	-	-	HO3	No	Yes	No	None.
Elm ('Ulmus' sp.), Hawke and Curzon Street Reserve	Hawke Street	2 A	-	C	-	-	HO3	Yes	Yes	Yes	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.
West Melbourne Baptist Church manse	Hawke Street	2	D	C	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	4	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	6	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	8	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	10	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	12	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Miami Hotel	Hawke Street	13	-	-	-	-	HO3	No	No	No	None.
John Marley's row houses, part 27-33 Hawke Street	Hawke Street	27	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Marley's row houses, part 27-33 Hawke Street	Hawke Street	29	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Marley's row houses, part 27-33 Hawke Street	Hawke Street	31	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Marley's row houses, part 27-33 Hawke Street	Hawke Street	33	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Samuel Woodham's house	Hawke Street	35	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
William Barrow's house	Hawke Street	37	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Housing Commission of Victoria row houses	Hawke Street	38 -42	-	-	-	-	HO3	No	No	No	None.
Henry McKersie's row houses, part 39-41 Hawke Street	Hawke Street	39	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Henry McKersie's row houses, part 39-41 Hawke Street	Hawke Street	41	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	43	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Jones' row house, part 44-46 Hawke Street	Hawke Street	44	C	C	2	2	HO3	No	Yes	Yes	None.
Cockram and Comely's row houses, part 45-47 Hawke Street	Hawke Street	45	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Jones' row house, part 44-46 Hawke Street	Hawke Street	46	C	C	2	2	HO3	No	Yes	Yes	None.
Cockram and Comely's row houses, part 45-47 Hawke Street	Hawke Street	47	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	48	D	D	2	2	HO3	No	Yes	No	None.
Sadler's row house	Hawke Street	49	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	50	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	51	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Hawke Street	52	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	53	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	54	D	D	2	2	HO3	No	Yes	No	None.
James Sparrow's house	Hawke Street	55	D	D	2	2	HO3	No	Yes	No	None.
Row house	Hawke Street	58	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	60	D	D	2	2	HO3	No	Yes	No	None.
Housing Commission of Victoria row house infill	Hawke Street	62 -66	D	-	2	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	Hawke Street	68	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	70	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence	Hawke Street	72	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Nyora, part Jones row houses 74-78 Hawke Street	Hawke Street	74	C	C	2	2	HO3	No	Yes	Yes	None.
Jones row houses, part 74-78 Hawke Street	Hawke Street	76	C	C	2	2	HO3	No	Yes	Yes	None.
Jones row house, part 74-78 Hawke Street	Hawke Street	78	C	C	2	2	HO3	No	Yes	Yes	None.
Easton's row house	Hawke Street	80	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Row house	Hawke Street	82	D	D	2	2	HO3	No	Yes	No	None.
Housing Commission of Victoria row houses	Hawke Street	84 -88	-	-	-	-	HO3	No	No	No	None.
Lever Brothers Pty. Ltd. factory	Hawke Street	95 -99	C	C	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015, replacing 101 with 95-99 Hawke Street.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Hawke Street and Adderley Street Park	Hawke Street	100	-	-	-	-	HO3	No	No	No	None.
Glover and Goode Pty. Ltd. works	Hawke Street	104	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Hawke Street	107	-	-	-	-	HO3	No	No	No	None.
Widdis Diamond Dry Cells Company Pty. Ltd., later Hygiene Baby Carriages Pty Ltd pram manufacturers	Hawke Street	109 -111	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	110	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	112	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	114	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	116	D	D	2	2	HO3	No	Yes	No	None.
Widdis Diamond Dry Cells Company Pty. Ltd.	Hawke Street	117 -125	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	118	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	120	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	122	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	124	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	126	-	-	-	-	HO3	No	No	No	None.
	Hawke Street	127	D	D	2	2	HO3	No	Yes	No	None.
Asto	Hawke Street	128	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	129	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	130	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	131	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	133	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	173 -175	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	177	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	179	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	181	-	-	-	-	HO3	No	No	No	None.
	Hawke Street	187	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Hawke Street	191	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	193	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	195 -197	-	-	-	-	HO3	No	No	No	None.
Hutchinson, Hunt Pty. Ltd. engineers, later Moorside Wool Company Pty. Ltd. wool waste	Hawke Street	199	D	D	2	2	HO3	No	Yes	No	None.
Connibere, Grieve and Connibere hat factory and showroom	Howard Street	3 -11	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Stedeford's house	Howard Street	13	B	B	2	2	HO3	No	Yes	Yes	None.
James Lee's house	Howard Street	15	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Howard Street	17	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
James Lee's house	Howard Street	19	B	B	2	2	HO3	No	Yes	Yes	None.
Gerrard Wire Tying Machine Company Pty. Ltd.	Ireland Street	10 -24	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	11 -17	-	-	-	-	HO3	No	No	No	None.
Rainwear Pty. Ltd.	Ireland Street	19 -27	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	28	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	29	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	31 -37	-	-	-	-	HO3	No	No	No	None.
Row house	Ireland Street	34	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	36	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	38	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	39	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	40	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	41	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	42	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	43	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Burns, C. M., wool merchants, later Maritime Union of Australia, Victorian Branch	Ireland Street	46 -56	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	49	D	D	3	3	HO3	No	Yes	No	None.
	Ireland Street	51	D	D	3	3	HO3	No	Yes	No	None.
	Ireland Street	53 -55	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	57 -63	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	74 -80	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	82 -84	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	86 -90	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	92	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015. Revise i-Heritage grading.
Braeside	Ireland Street	94	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Grosvenor	Ireland Street	96	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Yangtze	Ireland Street	98	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	100	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Fortuna	Ireland Street	102	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	104	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	108	-	-	-	-	No	No	No	No	None.
North Melbourne College	Ireland Street	109 -129	-	-	-	-	No	No	No	No	None.
City Living sculpture	Jeffcott Street	at King St	-	-	-	-	No	No	No	No	None.
Flagstaff Square	Jeffcott Street	16 -32	-	-	-	-	No	No	No	No	None.
Clayton-Joel and Company factory	Jeffcott Street	17	D	C	3	3	HO862	No	No	Yes	Consider revision of mapping of HO862 to better represent contributory fabric (north, east brick façades only to nominally four metre depth as determined by interior): refer to proposed Melbourne Planning Scheme map place report, Appendix 3.
Royal Flagstaff	Jeffcott Street	19 -41	-	-	-	-	No	No	No	No	None.
Royal Flagstaff	Jeffcott Street	33	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Burnside, W. K., Pty Ltd	Jeffcott Street	34 -36	D	D	3	3	HO770	No	Yes	No	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'.
Burnside, W. K., Pty Ltd	Jeffcott Street	38	-	D	-	3	HO770	No	Yes	No	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.
The Salisbury	Jeffcott Street	43 -53	-	-	-	-	No	No	No	No	None.
	Jeffcott Street	48	-	-	-	-	HO770	No	No	No	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'.
The Orchid	Jeffcott Street	55	-	-	-	-	No	No	No	No	None.
Cityside	Jeffcott Street	56 -60	-	-	-	-	No	No	No	No	None.
	Jeffcott Street	66 -68	-	-	-	-	No	No	No	No	None.
Art Production Pty. Ltd., former	Jeffcott Street	67 -73	-	-	-	-	No	No	No	No	None.
	Jeffcott Street	76	-	-	-	-	No	No	No	No	None.
Elms (x6), street trees	Jeffcott Street	81 -141 near	-	C	-	-	No	Yes	Yes	Yes	Proposed Heritage Overlay or Vegetation Protection Overlay: Elms (x6), street trees, near 81-141 Jeffcott Street, West Melbourne; Revise Heritage Places Inventory July 2015.
Sands and McDougall Pty. Ltd. complex, part	Jeffcott Street	102	-	D	-	2	HO771	No	Yes	No	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.
	Jones Place	57	-	-	-	-	HO3	No	No	No	None.
	Jones Place	59	-	-	-	-	HO3	No	No	No	None.
	Jones Place	61	-	-	-	-	HO3	No	No	No	None.
King Street and Victoria Street Reserve	King Street	at Victoria Street	-	D	-	-	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
North Melbourne War Memorial, King and Victoria Street Reserve (relocated)	King Street at Hawke Street	-	B	-	-	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	King Street 339	-	-	-	-	No	No	No	No	None.
	King Street 341	-	-	-	-	No	No	No	No	None.
	King Street 343	-	-	-	-	No	No	No	No	None.
	King Street 346 -352	-	-	-	-	HO3	No	No	No	None.
Phoenix Clothing Company complex	King Street 347 -349	D	A	2	1	HO475	No	No	Yes	Revise Heritage Places Inventory July 2015.
Kidd's row houses later Langdon Buildings	King Street 351 -355	B,C	A	2	1	HO477	No	No	Yes	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register HO527 designation.
Bay View Hotel	King Street 360	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Ralph A. Stuart and Co. wool brokers, later NCO House	King Street 363	C	B	3	1	HO841	No	No	Yes	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.
	King Street 364	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	King Street 366	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	King Street 368	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	King Street 369 -379	C	-	3	-	No	No	No	No	Revise Heritage Places Inventory July 2015.
Eades Park	King Street 372 -376	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	King Street 383	-	-	-	-	No	No	No	No	None.
Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices	King Street 407 -415	B	A	3	2	HO842	No	No	Yes	Revise Heritage Places Inventory July 2015.
	King Street 420 -430	-	-	-	-	HO3	No	No	No	None.
	King Street 432	-	-	-	-	HO3	No	No	No	None.
	King Street 436	-	-	-	-	HO3	No	No	No	None.
George Donald's house (also James Bryce's wooden house at rear)	King Street 438	-	B	-	2	HO3	No	Yes	Yes	Verify James Bryce's 1860s wooden house at the rear of this site by internal inspection. Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Mezrich-house, or Abraham Smith's house, later Don Henry Fulton's office	King Street	439	D	C	2	2	HO860	No	No	Yes	Revise Heritage Places Inventory July 2015.
	King Street	443	-	-	-	-	No	No	No	No	None.
Newstead or Ormiston house	King Street	444	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Flagstaff Terrace	King Street	445 -459	-	-	-	-	No	No	No	No	None.
	King Street	445	-	-	-	-	No	No	No	No	None.
City of Melbourne Electric Supply Department pillar-box, Hawke Street and King Street Reserve	King Street	446 near	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Underground Public Toilets Hawke Street and King Street Reserve	King Street	446	C	A	3	2	HO935	No	Yes	Yes	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.
Elm, Hawke Street and King Street Reserve	King Street	446 near	-	C	-	-	HO3	Yes	Yes	Yes	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.
447 King Street	King Street	447	-	-	-	-	No	No	No	No	None.
449 King Street	King Street	449	-	-	-	-	No	No	No	No	None.
	King Street	451	-	-	-	-	No	No	No	No	None.
	King Street	453	-	-	-	-	No	No	No	No	None.
	King Street	455	-	-	-	-	No	No	No	No	None.
	King Street	457	-	-	-	-	No	No	No	No	None.
	King Street	459	-	-	-	-	No	No	No	No	None.
Gair Manufacturing Company Pty. Ltd. Bulk Store	King Street	461 -467	-	C	-	2	No	Yes	No	Yes	Proposed Heritage Overlay: Gair Manufacturing Company Pty. Ltd. Bulk Store, 461-467 King Street, West Melbourne. Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices	King Street	469 -471	-	C	2	2	No	Yes	No	Yes	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.
Mitchell Water Australia	King Street	473	-	-	-	-	No	No	No	No	None.
Shop	King Street	477	-	-	-	-	No	No	No	No	None.
Young's hotel, former	King Street	479 -481	-	-	-	-	No	No	No	No	None.
Carpark	King Street	483 -485	-	-	-	-	No	No	No	No	None.
BSC House	King Street	487 -489	-	-	-	-	No	No	No	No	None.
	King Street	491 -495	-	-	-	-	No	No	No	No	None.
Downtown Signs	King Street	501 -509	-	-	-	-	No	No	No	No	None.
Tame and Company factory	King Street	511	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: 'Tame and Company factory, 511 King Street, West Melbourne'. Revise Heritage Places Inventory July 2015.
Plumbing Industry House	King Street	525	-	-	-	-	No	No	No	No	None.
	King Street	529 -535	-	-	-	-	No	No	No	No	None.
	King Street	541	-	-	-	-	No	No	No	No	None.
Cadell House	King Street	545	-	-	-	-	No	No	No	No	None.
	King Street	551	-	-	-	-	No	No	No	No	None.
Mair's row houses, part 555-557 King Street	King Street	555	C	C	3	3	HO774	No	Yes	Yes	None.
Mair's row house, part 555-557 King Street	King Street	557	C	C	3	3	HO774	No	Yes	Yes	None.
	King Street	559 -577	-	-	-	-	No	No	No	No	None.
Burnside House, part Houston's row houses 581-583 King Street	King Street	581	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Burnside House, part Houston's row houses 581-583 King Street	King Street	583	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Bell's house, part row houses, 585-587 King Street	King Street	585	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Victoria House or Dewar's house, part row houses, 585-587 King Street	King Street	587	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Frederick Stones' row houses, part 589-591 King Street	King Street	589	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Frederick Stones' row houses, part 589-591 King Street	King Street	591	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Frederick Stones' row houses, part 595-597 King Street	King Street	595	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Frederick Stones' row houses, part 595-597 King Street	King Street	597	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
James Oliver's row houses, part 599-601 King Street	King Street	599	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
James Oliver's row houses, part 599-601 King Street	King Street	601	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Morton's farrier	King Street	609	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Cellular Clothing Company Ltd. works	King Street	613	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Baptist Church Reserve	King Street	621 -643	-	D	-	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	La Trobe Street	450	-	-	-	-	No	No	No	No	Revise i-Heritage entry.
Aberfoyle House, former Hickey Bros corn merchants	La Trobe Street	456	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015 and i-Heritage entry.
Taximeter Pty. Ltd., meter mechanics, later St James House	La Trobe Street	460 -462	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015 and i-Heritage entry.
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	-	C	-	3	No	Yes	No	Yes	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.
Development site	La Trobe Street	500	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Craftsman Press Pty Ltd., printers, former	La Trobe Street	510 -516	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	La Trobe Street	520	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Walker, A. E. ?	La Trobe Street	526	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
O'Brien's cottage	Lothian Street	9	D	D	3	3	HO3	No	Yes	No	None.
Vacant land	Madden Lane	12 -14	-	-	-	-	HO3	No	No	No	None.
	Madden Lane	34	-	-	-	-	HO3	No	No	No	None.
Workshop, later Mansion Townhouses	Mansion House Lane	16 -26	-	-	-	-	No	No	No	No	None.
House	Mckendrick Lane	15	-	-	-	-	HO470	No	No	No	Remove from Heritage Overlay area, HO470, 95-101 Stanley St, West Melbourne, as not contributory to the identified significance of the heritage place.
	Miller Place	2	-	-	-	-	HO3	No	No	No	None.
Vacant land	Miller Place	4	-	-	-	-	HO3	No	No	No	None.
Vacant site	Miller Place	11	-	-	-	-	HO3	No	No	No	None.
Sturgess row houses, part 1-9 Miller Street	Miller Street	1	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Baptist Church chapel, Community Centre	Miller Street	2 -4	-	-	-	-	HO3	No	No	No	None.
Sturgess row house, part 1-9 Miller Street	Miller Street	3	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sturgess row house, part 1-9 Miller Street	Miller Street	5	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sturgess row house, part 1-9 Miller Street	Miller Street	7	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sturgess row house, part 1-9 Miller Street	Miller Street	9	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Miller Street	11	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	13	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	14	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	15	D	D	2	2	HO3	No	Yes	No	None.
Hollywood	Miller Street	16	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	17	D	D	2	2	HO3	No	Yes	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Hemingford flats	Miller Street	18 -20	-	-	-	-	HO3	No	No	No	None.
	Miller Street	19	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	21	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	22	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	23	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	24	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	25	D	D	2	2	HO3	No	Yes	No	None.
Relwof or Fowler house, and palm	Miller Street	26	C	B	2	2	HO3	No	Yes	Yes	Consider palm for addition to City of Melbourne Exceptional Tree Register. Revise Heritage Places Inventory July 2015.
	Miller Street	29	D	D	2	2	HO3	No	Yes	No	None.
Hope	Miller Street	31	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	32	D	D	2	2	HO3	No	Yes	No	None.
Waterstrom's house	Miller Street	33 -35	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015
	Miller Street	34	D	D	2	2	HO3	No	Yes	No	None.
Allandale or Allen's houses, part 37-39 Miller Street	Miller Street	37	C	C	2	2	HO3	No	Yes	Yes	None.
Fortune or Allan's houses, part 37-39 Miller Street	Miller Street	39	C	C	2	2	HO3	No	Yes	Yes	None.
	Miller Street	40	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	41	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	42	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	43	D	D	2	2	HO3	No	Yes	No	None.
Valkyrie or Bjornsen's house	Miller Street	44	C	C	2	2	HO3	No	Yes	Yes	None.
	Miller Street	45	D	D	2	2	HO3	No	Yes	No	None.
D. Ragozzino	Miller Street	46	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	47	D	D	2	2	HO3	No	Yes	No	None.
Incoda	Miller Street	48	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	51	D	D	2	2	HO3	No	Yes	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Miller Street	53	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	55	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	56	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	57	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	58	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	59	D	D	2	2	HO3	No	Yes	No	None.
Britannia Tie Company Pty. Ltd. factory	Miller Street	60 -80	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015 to reconcile City of Melbourne property description.
	Miller Street	61	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	63	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	65	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	67	D	D	2	2	HO3	No	Yes	No	None.
Henry Bindon's house	Miller Street	69 -71	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	88	-	-	-	-	HO3	No	No	No	None.
Stormont Terrace or Ramage's row houses, part 90-92 Miller Street	Miller Street	90	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Stormont Terrace or Ramage's row houses, part 90-92 Miller Street	Miller Street	92	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Kathega	Miller Street	94	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Miller Street	96	D	D	3	3	HO3	No	Yes	No	None.
	Miller Street	104	-	-	-	-	HO3	No	No	No	None.
Robert Finlay's house	Miller Street	106	C	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
O'Brien's grocer's shop and residence	Miller Street	112	-	C	-	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Miller Street	114 -118	-	-	-	-	HO3	No	No	No	None.
Neville Jeffries House	Miller Street	120	-	-	-	-	HO3	No	No	No	None.
Bethune, P. N., engineers	Miller Street	130 -136	-	-	-	-	HO3	No	No	No	None.
Miller Street Park	Miller Street	135 -143	-	-	-	-	No	No	No	No	None.
William Hill's row houses	Milton Street	24 -28	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Peacock's row houses, part 30-32 Milton Street	Milton Street	30	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Peacock's row house, part 30-32 Milton Street	Milton Street	32	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Essie	Milton Street	34	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Sparey's row houses, part 36-38 Milton Street	Milton Street	36	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sparey's row houses, part 36-38 Milton Street	Milton Street	38	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Gilbey, W. and A.. Ltd, distillery and bottling plant	Milton Street	45 -47	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Peel Street	5 -19	-	-	-	-	HO3	No	No	No	None.
	Peel Street	21	D	-	3	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Market Service Station Pty Ltd	Peel Street	27 -31	D	D	3	3	HO3	No	Yes	No	None.
	Peel Street	33 -37	-	-	-	-	HO3	No	No	No	None.
	Peel Street	39 -47	-	-	-	-	HO3	No	No	No	None.
	Peel Street	49 -51	D	D	3	3	HO3	No	Yes	No	None.
	Peel Street	53	D	D	3	3	HO3	No	Yes	No	None.
	Peel Street	55	D	D	3	3	HO3	No	Yes	No	None.
Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace	Peel Street	57 -59	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace	Peel Street	61 -63	D	D	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dean's house	Peel Street	65	C	C	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Melbourne Towing Service	Peel Street	69 -71	D	D	3	3	HO3	No	Yes	No	None.
	Peel Street	73 -75	-	D	-	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Nest House, later Ausnest House	Peel Street	79	-	-	-	-	HO3	No	No	No	None.
	Peel Street	81	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Shop and residence row	Peel Street	85 -87	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Phoenix Clothing Company, rear	Phoenix Lane	4 -6	-	A	-	1	HO475	No	No	Yes	Revise Heritage Places Inventory July 2015 to concur with Victorian Heritage Register HO801 designation.
Phoenix Clothing Company, rear	Phoenix Lane	8	-	A	-	1	HO475	No	No	Yes	Revise Heritage Places Inventory July 2015 to concur with Victorian Heritage Register HO801 designation.
Hennessy Bros Bakery complex, part	Prout Lane	12	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Railway Place	70	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row house	Railway Place	72 -74	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	76	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	78	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	80	D	D	2	2	HO3	No	Yes	No	None.
Row house	Railway Place	80 A	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	82	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	84	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	86	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	88 -104	D	-	2	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	Railway Place	106 -116	-	-	-	-	HO3	No	No	No	None.
West Melbourne State School No. 1689 later West Melbourne Central School	Roden Street	1 -37	B	B	1	1	HO464	No	Yes	Yes	Interiors should be assessed as a significant former public building. Reconcile property address with Heritage Places Inventory July 2015.
Vacant site	Roden Street	14 -20	-	-	-	-	HO3	No	No	No	None.
	Roden Street	48	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	50	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	52	-	-	-	-	HO3	No	No	No	None.
	Roden Street	54	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	56	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	58	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	60	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	62	D	D	2	2	HO3	No	Yes	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Roden Street	64	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	66	D	D	2	2	HO3	No	Yes	No	None.
Peter Madden's house	Roden Street	68	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sharp's house, later Noone's house	Roden Street	70	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	72	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	74	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	76	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Athlunkard or Malone's house	Roden Street	78	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Bowden's house	Roden Street	80	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Alfred Coope's house	Roden Street	82	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	84	D	-	2	-	HO3	No	No	No	Remove this building from the Heritage Places Inventory July 2015
John White's house	Roden Street	86	D	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	88	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	89	-	-	-	-	No	No	No	No	None.
Monteith	Roden Street	90	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Rothwell	Roden Street	92	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Thor Alice?	Roden Street	94	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
McBride house	Roden Street	96	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Tait's house, formerly part Emerald Cottages, 132-142 Roden Street	Roden Street	132	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
City of Melbourne Electricity Supply substation	Roden Street	132 A	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	135 -137	-	-	-	-	No	No	No	No	None.
	Roden Street	136 -140	-	-	-	-	HO3	No	No	No	None.
	Roden Street	142 -146	-	-	-	-	HO3	No	No	No	None.
Tivoli Apartments	Roden Street	145	-	-	-	-	No	No	No	No	None.
Roden Terrace, part, 148 and 152 Roden Street	Roden Street	148	C	C	3	-	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Roden Terrace, part, 148 and 152 Roden Street	Roden Street	152	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Haddon's houses, part 154-156 Roden Street	Roden Street	154	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	155	-	-	-	-	No	No	No	No	None.
Haddon's houses, part 154-156 Roden Street	Roden Street	156	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	158 -162	D	-	3	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015
Thomas Hulse's house, part 159 -163 Roden Street, West Melbourne	Roden Street	159	D	D	3	2	HO843	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Thomas Hulse house, later Haddon's house, part 159 -163 Roden Street, West Melbourne	Roden Street	163	D	D	3	2	HO843	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Briscoe and Co ironmongers warehouse complex	Roden Street	164 -184	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Briscoe and Co ironmongers warehouse complex, part, 135-141 Hawke Street wing	Roden Street	164 -170, part	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015 grading and to reconcile City of Melbourne property address- replace 135-141 Hawke Street with 164-170 Roden Street.
Briscoe and Co ironmongers warehouse complex, part, Roden Street wing- see also 135-141 Hawke Street wing	Roden Street	164 -170, part	D	C	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	167 -169	-	-	-	-	No	No	No	No	None.
Wigton cottages, 171-179 Roden Street	Roden Street	171 -179	D	C	2	2	HO844	No	No	Yes	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.
Wigton cottages, part 171-179 Roden Street	Roden Street	171	-	D	-	2	No	Yes	Yes	No	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.
Briscoe and Co ironmongers warehouse complex, part	Roden Street	172 -184	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Wigton cottages, part, 171-179 Roden Street, palms	Roden Street	173 -175	D	D	2	2	HO844	No	Yes	No	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.
Wigton cottages, part 171-179 Roden Street	Roden Street	177	D	D	2	2	HO844	No	Yes	No	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.
Wigton cottages, part 171-179 Roden Street	Roden Street	179	D	D	2	2	HO844	No	Yes	No	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.
Locke's house, part 197-199 Roden Street	Roden Street	197	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	198 -206	-	-	-	-	HO3	No	No	No	None.
Locke's house, part 197-199 Roden Street	Roden Street	199	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Hessey's house	Roden Street	201	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Hessey's house	Roden Street	203	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	205 -211	-	-	-	-	HO3	No	No	No	None.
	Roden Street	208	-	-	-	-	HO3	No	No	No	None.
	Roden Street	212	-	-	-	-	HO3	No	No	No	None.
	Roden Street	215 -223	-	-	-	-	HO3	No	No	No	None.
	Roden Street	220	-	-	-	-	HO3	No	No	No	None.
	Roden Street	227 -235	-	-	-	-	HO3	No	No	No	None.
Moorside Wool Company	Roden Street	234	-	-	-	-	HO3	No	No	No	None.
Endorsed Carriers	Roden Street	241	-	-	-	-	HO3	No	No	No	None.
R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory	Rossllyn Street	22 -40	D	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Rossllyn Street	41 -47	-	-	-	-	HO3	No	No	No	None.
	Rossllyn Street	42 -50	-	-	-	-	HO3	No	No	No	None.
Roslin or Thomas May's house, later Walker house	Rossllyn Street	49 -51	C	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
James Harrison House	Rosslyn Street	52 -54	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	53 -55	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	56	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	57 -63	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	58	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	62	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	64	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
row house	Rosslyn Street	65	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	66	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Row house	Rosslyn Street	67	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	68	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
row house	Rosslyn Street	69	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	70 -74	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Rosslyn Street	71	-	-	-	-	HO3	No	No	No	None.
Row house, part Kirk's houses, 87-89 Rosslyn Street	Rosslyn Street	87	D	D	3	3	No	No	No	No	None.
Row house, part Kirk's houses, 87-89 Rosslyn Street	Rosslyn Street	89	D	D	3	3	No	No	No	No	None.
Tame and Co, sheet metal worker workshop	Rosslyn Street	92	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Ken Shi Kan	Rosslyn Street	93 -99	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Fox, L sheet metal worker	Rosslyn Street	96 -110	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields	Rosslyn Street	101 -107	-	C	-	2	No	Yes	No	Yes	Proposed Heritage Overlay: Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., 101-107 Rosslyn Street, West Melbourne; Revise Heritage Places Inventory July 2015.
Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex	Rosslyn Street	109 -133	C, D	B	3	3	No	Yes	No	Yes	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.
New Record Machinery Co, later Lydford	Rosslyn Street	112	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
McFarlane, D., Pty Ltd., metal merchant	Rosslyn Street	116 -118	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Row house, part Rosslyn Terrace, 120-124 Rosslyn Street	Rosslyn Street	120	D	D	3	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Row house, part Rosslyn Terrace, 120-124 Rosslyn Street	Rosslyn Street	122	D	D	3	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Row house, part Rosslyn Terrace, 120-124 Rosslyn Street	Rosslyn Street	124	D	D	3	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
MCC electricity Supply Substation	Rosslyn Street	126 (rear 124)	-	D	-	3	No	No	Yes	No	Revise Heritage Places Inventory July 2015.
Car park	Rosslyn Street	135 -141	-	-	-	-	No	No	No	No	None.
Car park	Rosslyn Street	143	-	-	-	-	No	No	No	No	None.
Car park	Rosslyn Street	145 -147	-	-	-	-	No	No	No	No	None.
Alessi	Rosslyn Street	162	-	-	-	-	No	No	No	No	None.
Vacant land	Rosslyn Street	171 -175	-	-	-	-	HO781	No	No	No	Remove 171-175 Rosslyn Street from HO781 Hotel Spencer, 475 Spencer Street, West Melbourne, as mapped in the place report Appendix 3.
	Rosslyn Street	178 -182	-	-	-	-	No	No	No	No	None.
Post Master General, later Australia Post National Data Facility	Rosslyn Street	185	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	200	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Rosslyn Street	210 -224	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	250	-	-	-	-	No	No	No	No	None.
Sampson Brothers Pty. Ltd., welding equipment warehouse	Rosslyn Street	252	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Baildon Dye Works Pty. Ltd.	Rosslyn Street	260	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Rosslyn Street	264 -266	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	268 -270	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	272 -274	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	278	-	-	-	-	No	No	No	No	None.
Bennett and Company, engineers, later RACV garage	Rosslyn Street	280	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Rosslyn Street	288 -296	-	-	-	-	No	No	No	No	None.
Australian Biscuit Company Ltd. stores	Rosslyn Street	300	D	C	3	3	No	Yes	No	Yes	Proposed Heritage Overlay: Australian Biscuit Company Ltd. stores, 300 Rosslyn Street, West Melbourne; Revise Heritage Places Inventory July 2015.
	Silk Place	45	-	-	-	-	HO3	No	No	No	None.
	Silk Place	85	-	-	-	-	HO3	No	No	No	None.
	Silk Place	94	-	-	-	-	HO3	No	No	No	None.
Melbourne Remand Centre, later Assessment Prison	Spencer Street	317	-	B	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: Melbourne Remand Centre, later Assessment Prison, 317 Spencer Street, West Melbourne; Revise Heritage Places Inventory July 2015.
	Spencer Street	330	-	-	-	-	No	No	No	No	None.
Spencer, Jeffcott Motor and Engineering Works, motor engineers	Spencer Street	350	-	-	-	-	No	No	No	No	None.
Sands and McDougall precinct	Spencer Street	355 -371	A	A	3	1	HO771	No	Yes	Yes	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.
McLeod's row house and shop, later Edwards' general store (part)	Spencer Street	362 -364	D	C	3	3	HO785	No	No	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Spencer Street	366 -370	-	-	-	-	No	No	No	No	None.
Sands and McDougall Ltd factory and warehouse complex, warehouse part	Spencer Street	371	-	A	-	1	HO771	No	Yes	Yes	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.
Ross, J. and H., Pty. Ltd. toy importers	Spencer Street	372 -376	-	-	-	-	No	No	No	No	None.
Ross, J. and H., Pty. Ltd. toy importers, later GAA House	Spencer Street	378 -382	-	-	-	-	No	No	No	No	None.
Alexander Dick's house also Tinto House, later Curtin House	Spencer Street	384	D	C	2	2	HO786	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Aaron Danks' factory-warehouses	Spencer Street	386 -394	D	C	3	2	HO786	No	No	Yes	Revise Heritage Places Inventory July 2015.
The Carron Tavern	Spencer Street	396 -400	-	-	-	-	No	No	No	No	None.
Vacant land	Spencer Street	404 -418	-	-	-	-	No	No	No	No	None.
Bennett's Dalston Bakery	Spencer Street	405 -407	C	B	3	2	HO779	No	No	Yes	Revise Heritage Places Inventory July 2015.
Gadsen and Sons, later Henry Bennett, baker	Spencer Street	409 -413	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
M.G. Servex Electrics Pty Ltd, electrical appliances manufacturers?	Spencer Street	419 -421	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Australian Glass Manufacturers Co. Ltd. (façade only)	Spencer Street	420	C	B	3	3	HO787	No	No	Yes	Revise Heritage Places Inventory July 2015.
Development site	Spencer Street	423 -435	-	-	-	-	No	No	No	No	None.
Edward Jacks shops and residences, part Victorian-era commercial streetscape	Spencer Street	437	D	D	3	2	HO780	No	Yes	No	Revise Heritage Places Inventory July 2015.
Victorian-era commercial streetscape	Spencer Street	437 -441	D	varies	3	2	HO780	No	No	Yes	Revise Heritage Places Inventory July 2015.
Vacant land	Spencer Street	438 -452	-	-	-	-	No	No	No	No	None.
Crabtree's tailor shop and residence, part Victorian-era commercial streetscape	Spencer Street	441	D	C	3	2	HO780	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Brown's factory, later Preston Motors Pty. Ltd.	Spencer Street	445	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: Brown's factory, later Preston Motors Pty. Ltd., 445 Spencer Street, West Melbourne; Revise Heritage Places Inventory July 2015.
	Spencer Street	456	-	-	-	-	No	No	No	No	None.
Permacase travel goods	Spencer Street	465	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Spencer Street	466	-	-	-	-	No	No	No	No	None.
	Spencer Street	467	-	-	-	-	No	No	No	No	None.
English Scottish and Australian Bank Limited	Spencer Street	470	-	-	-	-	No	No	No	No	None.
Hotel Spencer	Spencer Street	475	C	B	3	3	HO781	No	No	Yes	Remove 171-175 Rosslyn Street from HO781 Hotel Spencer, 475 Spencer Street, West Melbourne, as mapped in the place report Appendix 3.
	Spencer Street	484	-	-	-	-	No	No	No	No	None.
	Spencer Street	487 -489	-	-	-	-	No	No	No	No	None.
	Spencer Street	490	-	-	-	-	No	No	No	No	None.
Ethelboro or Clarke's house, part Commercial streetscape 491-501 Spencer Street	Spencer Street	491	D	D	2	2	HO782	No	Yes	No	None.
Commercial streetscape, 491-501 Spencer Street	Spencer Street	491 -501	varies	varies	2	2	HO782	No	No	Yes	None.
Clark and Heron's building, part commercial streetscape 491-501 Spencer Street	Spencer Street	493	D	D	2	2	HO782	No	Yes	No	None.
Shops and residences, part commercial streetscape 491-501 Spencer Street	Spencer Street	495 -497	D	D	2	2	HO782	No	Yes	No	None.
Barnes' shop and residence, part commercial streetscape 491-501 Spencer Street	Spencer Street	499	C	C	2	2	HO782	No	Yes	Yes	None.
	Spencer Street	500	-	-	-	-	No	No	No	No	None.
James Campbell's shop and residence	Spencer Street	502	D	C	3	2	HO788	No	No	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Shop and residence, later Chinese laundry.	Spencer Street	503	-	D	-	2	No	Yes	Yes	No	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.
	Spencer Street	504	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Yule's shops and residences	Spencer Street	505 -507	D	D	2	2	HO845	No	Yes	No	None.
Edwardian and Victorian-era commercial streetscape	Spencer Street	505 -511	varies	varies	varies	2	HO845	No	No	Yes	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.
	Spencer Street	506	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Doyle's shop and residence, part 509-511 Spencer Street	Spencer Street	509	C	C	2	2	HO845	No	Yes	Yes	None.
Doyle's shop and residence, part 509-511 Spencer Street	Spencer Street	511	C	C	2	2	HO845	No	Yes	Yes	None.
Woolworth's (Victoria) Ltd.	Spencer Street	512 -542	-	-	-	-	No	No	No	No	None.
Royal Mail Hotel (formerly Cook's Hotel)	Spencer Street	519	C	C	3	3	HO783	No	No	Yes	None.
	Spencer Street	525	-	-	-	-	No	No	No	No	None.
	Spencer Street	527	-	-	-	-	No	No	No	No	None.
Vulcan Motors Pty. Ltd., motor garage, part	Spencer Street	535 -539	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Associated Taxi Services offices and service station, later Embassy café and service station	Spencer Street	541 -547	-	C	-	3	No	Yes	No	Yes	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.
Butcher's shop and residence	Spencer Street	544	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Car wash	Spencer Street	550 -558	-	-	-	-	HO3	No	No	No	None.
Henry B. Smith Ltd., wool broker	Spencer Street	551	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Spencer Street	560 -576	-	-	-	-	HO3	No	No	No	None.
Smith, Henry. B., wool broker, later Cinnabar Square	Spencer Street	561	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Lever Brothers Pty. Ltd., soap manufacturers offices, factory.	Spencer Street	567	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Recreation Club Hotel later McMahon's Hotel	Spencer Street	573 -579	-	-	-	-	HO3	No	No	No	None.
Glencoe	Spencer Street	580	D	D	2	2	HO3	No	Yes	No	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 <i>North and West Melbourne Conservation Study</i> (1983).
Annagh Terrace, part 582-588 Spencer Street	Spencer Street	582	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Eagle Hotel, later shop and residence	Spencer Street	583	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Annagh Terrace, part 582-588 Spencer Street	Spencer Street	584	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Annagh Terrace, part 582-588 Spencer Street	Spencer Street	586	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	587	-	-	-	-	HO3	No	No	No	None.
Annagh Terrace, part 582-588 Spencer Street	Spencer Street	588	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	589	D	D	2	2	HO3	No	Yes	No	None.
Linton terrace or Taylor's row houses, part 590-596 Spencer Street	Spencer Street	590	C	C	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	591	D	D	2	2	HO3	No	Yes	No	None.
Linton terrace or Taylor's row houses, part 590-596 Spencer Street	Spencer Street	592	C	C	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	593	-	-	-	-	HO3	No	No	No	None.
Linton terrace or Taylor's row houses, part 590-596 Spencer Street	Spencer Street	594	C	C	2	2	HO3	No	Yes	Yes	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Linton terrace or Taylor's row houses, part 590-596 Spencer Street	Spencer Street	596	C	C	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	598	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	599	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Yarra Cottages	Spencer Street	599 -615	D	C	2	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row house	Spencer Street	600	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	601	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Kampung Lepak	Spencer Street	602 -604	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	603	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	605	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	606	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	607	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	608	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	609	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	611	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	612	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	613	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	614	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	615	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Union Trustee Company row houses, part 616-618 Spencer Street	Spencer Street	616	C	C	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	617 -643	-	-	-	-	HO3	No	No	No	None.
Union Trustee Company row houses, part 616-618 Spencer Street	Spencer Street	618	C	C	2	2	HO3	No	Yes	Yes	None.

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations	
	Spencer Street	620	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	624	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	626	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	630	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	632	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	634	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	636	D	D	2	2	HO3	No	Yes	No	None.
Lizzie Boan's house	Spencer Street	638 -642	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Emma Terrace, part 644-650 Spencer Street	Spencer Street	644	D	D	2	2	HO3	No	Yes	No	None.
Emma Terrace, part 644-650 Spencer Street	Spencer Street	646	D	D	2	2	HO3	No	Yes	No	None.
Emma Terrace, part 644-650 Spencer Street	Spencer Street	648	D	D	2	2	HO3	No	Yes	No	None.
Wool store	Spencer Street	649	-	-	-	-	HO3	No	No	No	None.
Emma Terrace, part 644-650 Spencer Street	Spencer Street	650	D	D	2	2	HO3	No	Yes	No	None.
Poster billboards on vacant land	Spencer Street	652 -656	-	-	-	-	HO3	No	No	No	None.
	Spencer Street	653	-	-	-	-	HO3	No	No	No	None.
	Spencer Street	655	-	-	-	-	HO3	No	No	No	None.
Primitive Methodist Church parsonage	Spencer Street	660 -676	D	C	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	661 -667	-	-	-	-	HO3	No	No	No	None.
	Spencer Street	669 -671	-	-	-	-	HO3	No	No	No	None.
	Spencer Street	673 -683	-	-	-	-	HO3	No	No	No	None.
Australian Workers Union	Spencer Street	685	-	-	-	-	HO3	No	No	No	None.
Severn Cottage	Spencer Street	693	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Spencer Street	695	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Young's row house	Spencer Street	697	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont or part Hardie's row houses	Spencer Street	699	D	D	2	2	HO3	No	Yes	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Annie Cottage or part Hardie's row houses	Spencer Street	701	D	D	2	2	HO3	No	Yes	No	None.
Glenarra House	Spencer Street	703	C	C	2	2	HO3	No	Yes	Yes	None.
Loch-End or Gillespie's house	Spencer Street	707	B	B	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	709 -713	-	-	-	-	HO3	No	No	No	None.
Jesmond, or Dixon house	Stanley Street	8	B	A	1	1	HO3	No	Yes	Yes	City of Melbourne should submit this place to Heritage Victoria for addition to Victorian Heritage Register as of State significance, given historical associations.
	Stanley Street	17	-	-	-	-	No	No	No	No	None.
	Stanley Street	19	-	-	-	-	No	No	No	No	None.
	Stanley Street	23	-	-	-	-	No	No	No	No	None.
	Stanley Street	25 -29	-	-	-	-	No	No	No	No	None.
Edments Bulk store, later Dickins, S. E., Pty Ltd, grocers	Stanley Street	31 -47	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part	Stanley Street	31 -47, rear	D,C	C	3	3	No	Yes	No	Yes	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.
	Stanley Street	49 -59	-	-	-	-	No	No	No	No	None.
Bevan and Edwards bulk store, part 61-67 Stanley Street	Stanley Street	61 -63	D	C	3	2	HO469	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Edwardian and Victorian-era streetscape	Stanley Street	61 -67	D	varies	3	2	HO469	No	No	Yes	Revise Heritage Places Inventory July 2015.
Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters, part former	Stanley Street	62 -80	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: Alfred Hasker, 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.
David Walker house, part 61-67 Stanley Street	Stanley Street	65	D	C	3	2	HO469	No	Yes	Yes	Revise Heritage Places Inventory July 2015 for grading and address.
	Stanley Street	69	-	-	-	-	No	No	No	No	None.
	Stanley Street	71 -73	-	-	-	-	No	No	No	No	None.
Industrial S'ery Engineers Pty. Ltd.	Stanley Street	82 -86	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Moses Park's row houses, part 95-101 Stanley Street	Stanley Street	95	D	D	3	2	HO470	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row house streetscape, 95-101 Stanley Street	Stanley Street	95 -101	D	D	3	2	HO470	No	No	Yes	Revise Heritage Places Inventory July 2015.
Moses Park's row houses, part 95-101 Stanley Street	Stanley Street	97	D	D	3	2	HO470	No	Yes	No	Revise Heritage Places Inventory July 2015.
James Burns row houses, part 95-101 Stanley Street	Stanley Street	99	D	D	3	2	HO470	No	Yes	No	Revise Heritage Places Inventory July 2015.
James Burns row houses, part 95-101 Stanley Street	Stanley Street	101	D	D	3	2	HO470	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	103 -113	-	-	-	-	No	No	No	No	None.
	Stanley Street	115	-	-	-	-	No	No	No	No	None.
	Stanley Street	123 -125	-	-	-	-	No	No	No	No	None.
	Stanley Street	124 -128	-	-	-	-	No	No	No	No	None.
Inter-war workshop group	Stanley Street	127 -153	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Doyle, Samuel bakery	Stanley Street	130 -136	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Doyle's factory, later Plywood and Trading Company Pty. Ltd.	Stanley Street	138 -140	D	C	3	2	HO471	No	No	Yes	Revise Heritage Places Inventory July 2015.
Doyle's factory, later Fernshaws Pty. Ltd., manufacturing chemists	Stanley Street	142 -144	-	-	-	-	No	No	No	No	None.
	Stanley Street	152	-	-	-	-	No	No	No	No	None.
Brown's factory also Commonwealth Steel Company	Stanley Street	154	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	162 -170	-	-	-	-	No	No	No	No	None.
	Stanley Street	172	-	-	-	-	No	No	No	No	None.
	Stanley Street	173	-	-	-	-	No	No	No	No	None.
Falcon Engineering Pty. Ltd. (Vic)	Stanley Street	175	-	-	-	-	No	No	No	No	None.
Speciality Steel and Hardware Manufacturing Company, former	Stanley Street	176	-	-	-	-	No	No	No	No	None.
	Stanley Street	178	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Stanley Street	179	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	180	-	-	-	-	No	No	No	No	None.
	Stanley Street	182	-	-	-	-	No	No	No	No	None.
	Stanley Street	183	-	-	-	-	No	No	No	No	None.
	Stanley Street	186	-	-	-	-	No	No	No	No	None.
Lourdes, Hannah Smith's house and dairy	Stanley Street	187	D	C	3	2	No	Yes	Yes	Yes	Revise boundary to HO3 North & West Melbourne Precinct to include this house as a contributory place; Revise Heritage Places Inventory July 2015.
William Cullen's house or Ballydavid House, part 191-193 Stanley Street	Stanley Street	191	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
William Cullen's house or Ballinlough House, part pair 191-193 Stanley Street	Stanley Street	193	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Stanley Street	195	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	197	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Rose	Stanley Street	199	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Grier house	Stanley Street	200	D	D	3	3	HO3	No	Yes	No	None.
	Stanley Street	201	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	202	-	-	-	-	HO3	No	No	No	None.
	Stanley Street	203	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	206	-	-	-	-	HO3	No	No	No	None.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	207	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015 grading and reconcile address with City of Melbourne property description.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	209	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Corden, J. S. and Company Pty. Ltd.	Stanley Street	210	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	211	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	213	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	215	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	217	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	218 -228	-	-	-	-	HO3	No	No	No	None.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	219	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	221	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Fitchett Brothers Pty. Ltd. Factory	Stanley Street	240 -250	-	C	-	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cephalonian Society of Victoria	Stawell Street	16 -20	-	-	-	-	No	No	No	No	None.
	Stawell Street	36 -56	-	-	-	-	HO3	No	No	No	None.
	Stawell Street	40	-	-	-	-	HO3	No	No	No	None.
	Stawell Street	49 -53	-	-	-	-	No	No	No	No	Heritage Places Inventory July 2015 needs qualification- 49 Stawell Street in both North and West Melbourne.
	Stawell Street	50	-	-	-	-	HO3	No	No	No	None.
Victoria Buildings or Walton's shop and residence row	Victoria Street	173 -181	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Infill	Victoria Street	183 -185	-	-	-	2	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Hughes shop and residences	Victoria Street	187 -189	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Prince Albert Hotel, later shop and residence, part 195-197 Victoria Street	Victoria Street	195	B	B	2	2	HO3	No	Yes	Yes	None.
Pringle's baker's shop and residence, part 195-197 Victoria Street	Victoria Street	197 -197A	B	B	2	2	HO3	No	Yes	Yes	None.
Pat Cleary's shop and residence	Victoria Street	199	D	D	2	2	HO3	No	Yes	No	None.
William Hughes warehouse	Victoria Street	201 -203	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Victoria Street	205	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence	Victoria Street	207	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence, part 209-211 Victoria Street	Victoria Street	209	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence, part 209-211 Victoria Street	Victoria Street	211	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence, part 213-215 Victoria Street	Victoria Street	213	D	D	2	2	HO3	No	Yes	No	None.
Allison's shop and residence, part 213-215 Victoria Street, later Don Camillo coffee lounge	Victoria Street	215	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Henry Allison later Alfred Allison, undertaking premises (part)	Victoria Street	217 -219	D	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Henry Allison later Alfred Allison, undertaking premises (part)	Victoria Street	221	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Victoria Street	223	D	D	2	2	HO3	No	Yes	No	None.
Boyle's Chemist shop and residence	Victoria Street	229	D	D	2	2	HO3	No	Yes	No	None.
St Mary's Star of the Sea Church complex, and stained glass window	Victoria Street	273	B	A	2	1	HO979	No	Yes	Yes	Revise Heritage Places Inventory July 2015 grading and reconcile address with Heritage Victoria Register H2182.
Stedford's shop and residence row part 279-285 Victoria Street	Victoria Street	279	B	B	1	1	HO3	No	Yes	Yes	None.
Stedford's shop and residence row part 279-285 Victoria Street	Victoria Street	281	B	B	1	1	HO3	No	Yes	Yes	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Stedeford's shop and residence row part 279-285 Victoria Street	Victoria Street	283	B	B	1	1	HO3	No	Yes	Yes	None.
Stedeford's shop and residence row part 279-285 Victoria Street	Victoria Street	285	B	B	1	1	HO3	No	Yes	Yes	None.
Hennessy Brothers baker's shop	Victoria Street	287 -291	D	D	1	1	HO3	No	Yes	No	None.
Donald's shop and residence row, part 293-295 Victoria Street	Victoria Street	293	B	B	1	1	HO3	No	Yes	Yes	None.
Donald's shop and residence row, part 293-295 Victoria Street	Victoria Street	295	B	B	1	1	HO3	No	Yes	Yes	None.
John Stedeford's shop and residence row	Victoria Street	297 -307	B	B	1	1	HO3	No	Yes	Yes	None.
	Victoria Street	309	D	D	1	1	HO3	No	Yes	No	None.
	Victoria Street	311	D	D	1	1	HO3	No	Yes	No	None.
Stedeford's shop and residence, part 313-315 Victoria Street	Victoria Street	313	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Stedeford's shop and residences, part 313-315 Victoria Street	Victoria Street	315	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Phillip Bevan's, later Conway's shops and residences	Victoria Street	317 -319	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Car Park, site of Ekman and Sons Furniture Warehouse and North and West Melbourne Coffee Palace	Victoria Street	325 -341	-	-	-	-	HO3	No	No	No	None.
McGlone's shop and residence part Victoria Buildings, 343-345 Victoria Street	Victoria Street	343	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Stedeford's shop and residence, part Victoria Buildings, 343-345 Victoria Street	Victoria Street	345	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Colonial Bank of Australasia (branch)	Victoria Street	347	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Alexander Stewart's shops and residences, part 349-359 Victoria Street	Victoria Street	349 -351	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Alexander Stewart's shops and residences, part 349-359 Victoria Street	Victoria Street	353	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
W. B. Simpson's real estate office and residence	Victoria Street	355	D	B	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cullen's shops and residences, part 349-359 Victoria Street	Victoria Street	357	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cullen's shops and residences, part 349-359 Victoria Street	Victoria Street	359	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Three Crowns Hotel	Victoria Street	361 -365	B	B	1	1	HO3	No	Yes	Yes	None.
Shop and Bantry flats	Victoria Street	375 -379	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	381	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Ennisvale	Victoria Street	383	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Shop	Victoria Street	385	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	387	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	389	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	391	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	393	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	417	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	419	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	421	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Delmont	Victoria Street	423	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Delmont	Victoria Street	425	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	427	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	429	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Drummond house	Victoria Street	431	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Ottawa	Victoria Street	433	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Ballarat	Victoria Street	435	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	439	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Ogden's house	Victoria Street	441	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Victoria Street	443	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	445	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Breto	Victoria Street	447	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	453	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	457 -459	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Maison du Soleil	Victoria Street	461	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	463	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Thomas Swanson's house, later Alder's house	Victoria Street	465	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
George Swanson's house	Victoria Street	467	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Romolo or Bagley house	Victoria Street	469	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Victoria Street	473 -479	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	483	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	487 -491	-	-	-	-	HO3	No	No	No	None.
Silk Apartments	Victoria Street	493	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	503 -509	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	513	-	-	-	-	No	No	No	No	None.
	Walsh Street	1	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	3	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	5	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	7	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	9	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	11	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	13	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Walsh Street	15	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	17	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	19	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	22 -36	-	-	-	-	HO3	No	No	No	None.
Browne's houses, part 23-25 Walsh Street	Walsh Street	23	C	C	3	3	HO3	No	Yes	Yes	None.
Browne's houses, part 23-25 Walsh Street	Walsh Street	25	C	C	3	3	HO3	No	Yes	Yes	None.
	Walsh Street	33	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	38	-	-	-	-	HO3	No	No	No	None.
Walsh Apartments	Walsh Street	42 -52	D	-	3	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	Walsh Street	43	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Comino's house	Walsh Street	45	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Vacant land	Walsh Street	47 -49	-	-	-	-	HO3	No	No	No	None.
James Noonan's house, also Cameron House	Walsh Street	54 -56	B	B	3	3	HO3	No	Yes	Yes	None.
	Walsh Street	55	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	58 -60	-	-	-	-	HO3	No	No	No	None.
Wickham's house, later Oakey's house	Walsh Street	62	C	C	3	3	HO3	No	Yes	Yes	None.
Flagstaff Gardens The Court Favourite Sculpture	William Street	309 -311	C	A	-	-	HO793	No	No	No	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens Caretaker's's Residence	William Street	309	C	A	-	-	HO793	No	Yes	Yes	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens	William Street	309 -311	-	A	-	-	HO793	No	No	Yes	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens Sundial	William Street	309 -311	C	A	-	-	HO793	No	No	No	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens Pioneers Monument	William Street	309 -311	C	A	-	-	HO793	No	No	No	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens tennis courts and pavilion	William Street	309 -311	C	A	-	-	HO793	No	Yes	Yes	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register designation.
Royal Standard Hotel	William Street	333 -337	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	William Street	339	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Row house, part 343, 345-349 William Street	William Street	343	C	C	3	3	HO3	No	Yes	Yes	None.
Row house, part 343, 345-349 William Street	William Street	345	C	C	3	3	HO3	No	Yes	Yes	None.
Row house, part 343, 345-349 William Street	William Street	347	C	C	3	3	HO3	No	Yes	Yes	None.
Row house, part 343, 345-349 William Street	William Street	349	C	C	3	3	HO3	No	Yes	Yes	None.
Cellular Clothing Company Ltd. works	William Street	351 -353	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Demco Machinery Company Pty. Ltd. machinery merchants and Ansett Knitting Mills Pty. Ltd.	William Street	355	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Catholic Education - Northern Area (former Independent Church site)	William Street	369 -381	-	-	-	-	HO3	No	No	No	None.
Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve	William Street	383 -389	-	C	-	-	HO3	No	Yes	Yes	Proposed Heritage Overlay or Vegetation Protection Overlay for: 'Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve'
Howard Street and William Street Reserve	William Street	383 -389	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
State Rivers and Water Supply Research and Testing Laboratories	William Street	420 -424	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	William Street	426	-	-	-	-	HO3	No	No	No	None.
	William Street	430	-	-	-	-	HO3	No	No	No	None.
	William Street	432	-	-	-	-	HO3	No	No	No	None.
Zeplin's house	William Street	436	C	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	William Street	438 -444	-	-	-	-	HO3	No	No	No	None.
Howat's row houses, part 446-450 William Street	William Street	446	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Howat's row houses, part 446-450 William Street	William Street	448	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Howat's row houses, part 446-450 William Street	William Street	450	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations	
	William Street	452	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	William Street	454	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row houses, also Glaisnock or Howat house, later Walnut Tree Apartments	William Street	456 -460	D,C	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	William Street	462	-	-	-	-	HO3	No	No	No	None.
	William Street	464 -468	-	-	-	-	HO3	No	No	No	None.
Glance's row houses part 470-476 William Street	William Street	470	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Glance's row houses part 470-476 William Street	William Street	472	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Glance's row houses part 470-476 William Street	William Street	474 -476	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	William Street	478	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	William Street	480	-	-	-	-	HO3	No	No	No	None.
	William Street	482	-	-	-	-	HO3	No	No	No	None.
	William Street	484 -490	-	-	-	-	HO3	No	No	No	None.

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;

West Melbourne Heritage Review

- 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;

West Melbourne Heritage Review

- 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.

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

Decision Amend Permit - 27/10/2010'.

Property number: 100001**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)?** 2010-2012 **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 Geographic Information System (GIS) map 2015**

Shown as 3-7 Abbotsford Street

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.'

SURVEYED PLACES

Abbotsford Street	17 -37	J. Gadsden Pty. Ltd. factory
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**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)? 1926

- 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 as: J. Gadsden Pty. Ltd., 17-37 Abbotsford 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.
 Proposed Heritage Overlay as: J. Gadsden Pty. Ltd., 17-37 Abbotsford Street, West Melbourne.

References (if any):**Arden-Macaulay Heritage Review (2012)**

See Arden-Macaulay Heritage Review 2012 for Gadsden comparisons.

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,

refers to 266-280 Adderley Street card
 Ireland Street 67-81- refers to Adderley Street address, 1964-70s works.

MMBW RP24, 1895

shows large timber building facing Adderley, Abbotsford & Ireland Streets, 1/3 block, row houses adjoining

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."
 see
<http://museumvictoria.com.au/collections/items/1469027/negative-international-harvester-d300-motor-van-j-gadsden-pty-ltd-1939> in International Harvester collection,

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 Argus': Wednesday 29 April 1936

'The death occurred yesterday after a sudden illness of Mr Horace A Gadsden of Yarra Grove Hawthorn. He was a director of Messrs J Gadsden Pty Ltd West Melbourne and had returned recently from a visit abroad For 12 years Mr Gadsden directed the affairs of the company in New Zealand He is survived by a widow two sons and two daughters'

'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 Argus' Monday 14 December 1936

'Mr. J. Gadsden
 After a short illness Mr J Gadsden founder of the firm of J Gadsden Pty Ltd bag makers West Melbourne died at his home in Lisson grove Hawthorn on Saturday. Born In England in 1858 Mr. Gadsden arrived in Australia in the early eighties and soon afterward established a paper-printing business. He extended his activities throughout

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 Boroondara Cemetery Kew Arrangements are in charge 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 tickings 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 designs 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 yesterday's express 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, canvas makers and canvas goods manufacturers.

A placement of 10/- ordinaries 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 (NZ), 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)

ISBN 0959490507 : Packaging industries. Australia. J. 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 Fowler (1891-1969) c1961.

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

SURVEYED PLACES

demolished Kodak factory. The availability of large clear sites in Coburg was an important reason for the attraction of major new manufacturing complexes that have helped shape the appearance of the suburb. (Vines and Churchward, 1992:108)

The factory at 36-38 Charles Street was constructed originally for J. Gadsden Pty Ltd, a major Australian packaging company, as the first stage of a complex that would be developed in stages from the mid-1950s onwards. The land on which the factory is located was originally part of 34 acres and 9 perches acquired by W.D. & H.O. Wills (Australia)

Ltd in 1945 (Certificate of Title, V.6800 F.980). The company later subdivided and Lot 2, comprising 14 acres and 30 perches, was sold to J. Gadsden Pty Ltd in July 1953 (Certificate of Title, V.7890 F.038). The land remained vacant for a few years before J. Gadsden Pty Ltd constructed a factory and offices on the site, which was completed by 1956 (City of Coburg Rate Books).

Building records show that approval for the factory was provided by the Department of Labour and Industry (Victoria) in October 1955, and the building permit for the first factory was duly lodged one month later by the building contractor, E.A. Watts Pty Ltd. Subsequent applications followed in 1956 and 1959 for extensions and additions. J. Gadsden Pty Ltd had its origins in the late 19th century. Its first director, Jabez Gadsden, had arrived in Australia from England in 1879. One of his early jobs was working for bag manufacturer Joseph Joyce in Melbourne. Gadsden was made partner in Joyce's business in 1884, however in 1889 the partnership was dissolved by mutual agreement and Gadsden became the sole proprietor. The company later expanded its activities from bag manufacture to can-making and eventually general packaging materials. The J. Gadsden company stayed in the Gadsden family after the death of Jabez Gadsden in 1936. (Feldmann 1980)

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 Coburg plant 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)

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)

Cites: delisted (2006) 'J Gadsden Australia Limited', accessed online 6 August 2010, <http://www.delisted.com.au/Company/4429/J%20GADSDEN%20AUSTRALIA%20LIMITED> Feldmann, Jules (1980) Gadsden: the first 100 years, J. Gadsden Australia Ltd, Victoria.

Visy (2010) Visy Recycling website, accessed online 6 August 2010, <http://www.visy.com.au/>

Project catalogue Harry Norris and Frank L Norris and Associates (sighted at Norris Architects, Oak Park) Nicholas Buildings Conservation Management Plan, Context, 2008

Gary Vines and Matthew Churchward, Northern Suburbs Factory Study, Historic Buildings Council 1992

Lewis, M. Australian Architecture Index:

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

SURVEYED PLACES

Ponds Christ Church Trustees South Yarra VIC Church;
Religious Buildings Stapley, F 1900 03 5
79867 Campbell, J J - 47 Leopold St Sth. Yarra Heard, R
Carlton VIC House Stapley, F 1900 05 22
81411 Gamlin, C E - 138 Flinders Lane Grant, Mrs East
Melbourne VIC House Stapley, F 1900 06 19
83159 Stockdale, R Christ Church Trustees South Yarra VIC
Religious Buildings; Street & Garden Architecture Stapley,
F 1901 06 21
79976 Hannah, W - 713 Drummond St Pearman, - Carlton
VIC House Stapley, F 1904 03 25
72551 Baxter, James - Flinders St Melb. Miniffie &
Gatehouse West Melbourne VIC Factory Stapley, F 1906
09 28
73332 Peters & Hetherington - 230 King St Tye & Co
Melbourne VIC Warehouses Stapley, F 1907 05 20
81447 Parker, Arthur - 246 Richardson St Sth. Melb
Churchyard, Mrs Mary East Melbourne VIC Houses
Stapley, F 1907 10 11
83135 Littlejohn, W A - 161 Victoria St Brunswick Clarke,
Henry Parkville VIC House Stapley, F 1907 10 4
80143 Hansen, L - 26 Walker St Clifton Hill Carlton Cricket
Ground Trustees Carlton VIC Sports Building Stapley, F
1908 03 20
75385 Peters & Hetherington Australian Advertising Co
Melbourne VIC Warehouse Stapley, F 1908 04 3
80156 Hannah, W - 720 Drummond St Dunkling, William
Fitzroy VIC House Stapley, F 1908
83514 Garrett & Mawson - Miford Court Rd Box Hill
Sheppard, Arthur John South Yarra VIC House Stapley, F
1911 02 10
72299 Henningsen, H - 91 Flinders Lane east Hasker,
Alfred West Melbourne VIC Warehouse Stapley, F 1911 03
15
82341 Wilson & Sly - 36 Seymour Gve. Camberwell Synnot
Bros Kensington VIC Warehouse Stapley, F 1911 11 17
77255 Humphreys, A J - 1 Gordon St Clifton Hill Cooper, S
& Co West Melbourne VIC Warehouse Stapley, F 1912 05
11
75225 Chadwick, James - Elizabeth St Preston Brandt,
Ernest & Frederick Melbourne VIC Factory Stapley, F 1912
06 18
71594 Gay & Pickering - 18 Margaret St Moonee Pds
Donaldson, Margaret Melbourne VIC Hotel; Shops Stapley,
F 1914 07 14
71420 Thompson & Chalmers - 80 Wilson St Carlton Currie
& Richards Melbourne VIC Warehouse Stapley, F 1914 08
6
83599 Thompson & Chalmers - 2 Edward St Essendon
Weedon, Sir Henry South Yarra VIC House Stapley, F 1915
08 19'

☐

Sands & McDougall Directory of Victoria

1942
Abbotsford St
Adderley St
Gadsden. J., Pty Ltd. Canister mkrs (only address)

1935
Abbotsford St
Adderley St
Gadsden, J., Pty Ltd,
canvas mnfr
Ireland St

1930, Abbotsford St
13 Pearce, Richd.

Adderley st
Gadsden, J., Pty Ltd.
canvas mnfr
Ireland st
49 Newnham, Mrs M.

1925
Abbotsford St (no Gadsden listing at any address)
13 Thompson, Mrs E.M.
Adderley at
Ireland at
49 Newnham. West Melbourne. H

City of Melbourne Valuers Books

1930,
Abbotsford 1619 J Gadsen 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
(Adderley St address not JG)

Property number: 100002

SURVEYED PLACES

Abbotsford Street	36	Row house
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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)? 1875-1900

- 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?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 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

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 Poor
 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) door and window altered, verandah floor removed, air unit added (inappropriate - reinstate original design/sympathetic alternative)

Property number: 558128

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)?**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
- Scientific value
- Not assessed for heritage values
- Historical value
- Social 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)**

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

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 Poor

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah and fence

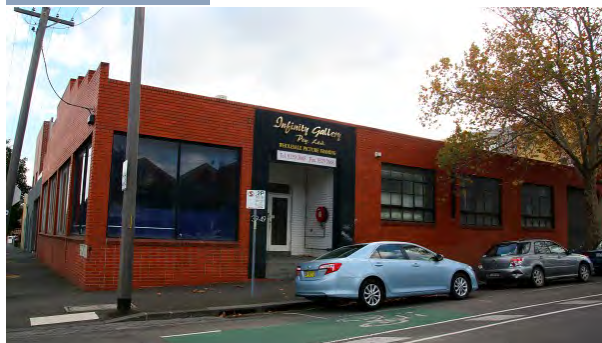
Statement of Significance

Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) door and window altered, verandah floor removed, air unit added (inappropriate - reinstate original design/sympathetic alternative) door replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 558129

SURVEYED PLACES**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? 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?

5.5 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? 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)****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

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
 Notable features include: frieze wood, verandah, fence
 Statement of Significance Not Assessed
 Recommended /Alterations
 Bricks painted (inappropriate - remove by approved method)

Property number: 100148

Abbotsford Street

46

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

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?

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)
 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 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
 History Not Assessed
 Description/Notable Features
 Notable features include fence, verandah decoration,
 verandah roof and structure
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Urns gone from parapet, doors replaced (inappropriate -
 reinstate sympathetic alternative/original design)

Property number: 100147

**Abbotsford
Street**

48

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

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?

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)**
 48 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 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
 History Not Assessed
 Description/Notable Features
 Notable features include fence, verandah decoration,
 verandah roof and structure
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Urns gone from parapet, doors replaced (inappropriate -
 reinstate sympathetic alternative/original design)
 Other Comments

Property number: 100146

**Abbotsford
Street**

51 -57

**Survey Notes:**

Infill drawn from adjoining factory architecture.

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
 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 warehouse conversion.

Refurbished & sub-divided into apartments 2000.'

Property number: 100004

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

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?

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)**

50 TO 54 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 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 part of verandah, gable motif

Statement of Significance

Not Assessed

Recommended Alterations

Fence gone (inappropriate - reinstate original design)

bricks painted (inappropriate - remove by approved

method) carport added (inappropriate - reinstate original

design)

Property number: 100145

SURVEYED PLACES**Abbotsford
Street****56 -58****Survey Notes:**

Not assessed.

above; partial waiver of car parking requirement
 Officer's Name Meagan Merritt
 Objections Received 4
 Change to Application YES
 Application Status Plans Endorsed
 Decision Permit 23/03/2009'

Property number: 100144**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)?** 2008-9

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
 Not significant or contributory
 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 CouncilProposed Use or Development Demolition of existing
building; construction of a four storey building for use as
ground floor office with three (3) residential dwellings

SURVEYED PLACES

Abbotsford Street	63 -65	Hamilton House
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**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?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

HO3 North & West Melbourne 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 building built mid 1960's.'

Property number: 100005

Abbotsford Street	64 -66	Rosebank Cottages, part (64-66, 68)
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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: 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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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
Heritage Gradings

Building Grading Streetscape Level Laneway Level
D 0

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

SURVEYED PLACES

Building and History Information
 Architectural Style Mid-Victorian; pre-1865
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Good
 Condition Good
 Original Building Type

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.

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, £22

City of Melbourne Heritage Review (1999) - Allom Lovell and Associates (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 (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.

Property number: 100143

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

68 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 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, 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,

SURVEYED PLACES

£22

City of Melbourne Heritage Review (1999) - Allom Lovell and Associates (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 (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.

Property number: 100142

Abbotsford Street**69****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
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne 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: 100006

SURVEYED PLACES**Abbotsford 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)? 1837-1875

 Victorian-era **Early Victorian-era** **Edwardian-era** **Interwar** **Not assessed for heritage values** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

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

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 frieze (sympathetic) fence, door replaced,

verandah support (inappropriate - reinstate original

design/sympathetic alternative)

Property number: 100141

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)?**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)?** 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 Not assessed for heritage values Historical 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):**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 Fair

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

SURVEYED PLACES

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.

Property number: 100140

Abbotsford Street

88

Thomas Smith 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

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

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

Creation date (if available)? 1863

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):

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)

SURVEYED PLACES

88 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

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. Notable features include French doors, fence, age - historical significance.

Statement of 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.

Recommended Alterations

Balustrade (sympathetic) Verandah frieze, gate replaced (inappropriate - reinstate original design/sympathetic alternative) Paint in original or typical colours; investigate reconstruction of verandah; record French doors for restoration data.

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.

VGG 1887

Victorian Railways employees:

Smith, Thomas ... (4.12.62) Fitter Loco Branch

Smith, Thomas (12.11.81) Engine cleaner

Smith, Thomas ... (23.3.85) Fitter

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cites:

1. City of Melbourne Rate Books 1863, 1273; RB 1869, 147;

RB 1879, 1739; RB 1885-86, 883;

RB 1890-9. 902; RB 1896-97, 928

North and West Melbourne Conservation Study (1983)

History

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.

Description

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.

Property number: 100139

SURVEYED PLACES

Abbotsford Street	90	George H. Gould house
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**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**

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

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

Contributory to precinct Not significant or contributory
 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 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

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

Streetscape

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

Abbotsford
Street

92

Ogle 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**

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

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):

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.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 8 September 1900

'The Trustees, Executors and Agency Company Limited is applying for probate of the will and codicil of George Ogle, late of 55 Mervyn-street, Geelong, engineer, deceased. His estate consists wholly of personally, and is valued at £5080.... He bequeaths to Mrs. Nancy Bottrell! his furniture, books, &c., and one half of his money in the Union Bank. The remainder of the estate is divisible amongst his daughter Mary Morilie, and his two sons George and Thomas Ogle.'

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

SURVEYED PLACES

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

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

Property number: 100137

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

1874, 1625-
(Watson)
**Henry Easby, 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)
(Gould, Thomas)

1870, 1512-
(Watson)
Henry W Easby, 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 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-toothings are valuable early details and the pair play an important role in this early streetscape: of local importance.

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

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

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-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.

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-

(Watson)

SURVEYED PLACES

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)
(Gould, Thomas)

1870, 1512-
(Watson)
Henry W Easby, 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 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-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
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-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: 100136

Abbotsford Street

111

**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)? 2003

- 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 concrete townhouse built 2003.'

Property number: 579418

SURVEYED PLACES**Abbotsford Street****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)? 2003

- 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 concrete townhouse built 2003.'

Property number: 579419**Abbotsford Street****115****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)? 2003

- 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 concrete townhouse built 2003.'

Property number: 579420

SURVEYED PLACES**Abbotsford Street****117****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)? 2003

- 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 concrete townhouse built 2003.'

Property number: 579421**Adderley Street****50****Judy Lazarus Transition Centre****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
 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?

4.7 Policing the city

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**Adderley Street** 60 -80**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
 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 building built around 1970.'

Property number: 100855**Adderley Street** 111 -133**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)? 1985

- 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Two storey brick office/warehouse building. Built & subdivided 1985.'

Property number: 100194

SURVEYED PLACES

Adderley Street	132	-134
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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? 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?

5.3 Developing a large, citybased 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
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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: 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? 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 as: Corris or Jones house, 136 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)

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 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.

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

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 VPRS
28/P0, unit 985;
VPRS 28/P2, unit 566; VPRS 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 VPRS 28/P3,
unit 289;
VPRS 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**Adderley Street** 137 -157**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
 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**

'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
 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)

Revise Heritage Places Inventory July 2015.

References (if any):**City of Melbourne online maps**

'3 storey brick townhouse built 2010.'

Property number: 100244

SURVEYED PLACES**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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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)

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

142 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, 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 Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include fence, arcaded verandah
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Parapet altered (inappropriate - reinstate original design)

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: 100242**Adderley Street** **144****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)?

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
 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).

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

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
 Proposed Use or Development 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: 100241

Adderley Street **148**

**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)?

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
 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).
 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

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
 Proposed Use or Development 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 **158**

**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
 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.

SURVEYED PLACES

Roden st

Property number: 558176**Adderley Street****160****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
 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.

SURVEYED PLACES

Roden st

Property number: 558177**Adderley Street****162****-164****Michael Moran'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:** 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** **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?**

HO459 162-164 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:**

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 Gradings

Building Grading Streetscape Level Laneway Level

C 3

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
 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.

Recommended Alterations

Balustrade, fence piers altered (inappropriate - reinstate original design/sympathetic alternative)

Other Comments Repaint in original or typical colours.

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.

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

SURVEYED PLACES**Adderley Street****163****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)? 1940-1960

- 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?

5.5 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**Adderley Street****168 -176****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
 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.'

Property number: 100238

SURVEYED PLACES

Adderley Street	169	-171	Hampson's row houses, part 169-175 Adderley 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**

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 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 cnr 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 Gratings

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

SURVEYED PLACES

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.

Property number: 100197

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)

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. 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).

SURVEYED PLACES

Adderley Street	173	-175	Hampson's row houses, part 169-175 Adderley 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**

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 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

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 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 Fair

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

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.

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

SURVEYED PLACES

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**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?**
- 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):**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

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 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 Fair

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

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.

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.

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
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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,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

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
 5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015 grading and numbering: replaces 179, 181 Adderley Street.

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

[Burchett Index]. Fee 1.15.0 shop
 Architect/s -Webb, -
 Owner Clark, J
 Builder Fallick & Rawson - Waltham Street Newmarket.

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

179 TO 181 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

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.

Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed

Description/Notable Features

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. Notable features include intact shop front, post supported shop verandah
 Statement of 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.

Recommended Alterations

Record verandah and shop front details; replace missing verandah; restore doors (presumably half-glazed double doors); repaint in original or typical colours. Signs (inappropriate - reinstate sympathetic alternative)
 Other Comments 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.

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

SURVEYED PLACES

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.

Property number: 100200

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 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 building built in the early 1930's. Primary landuse:

Garage/Motor Vehicle Repairs.'

MMBW 1895: shop shown? 187-189 adjoining row houses.

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

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)? 1883-4

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:

'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 Portarlinton 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 saw 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

'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 Vanan," Adderley street, West Melbourne, THIS DAY (Wednesday), 1st April, at 4 o'clock.'

'Application will be made to the Supreme Court, in its probate jurisdiction, that Letters of Administration of the ESTATE of MARTHA GOLDSMITH, late of West Melbourne, in Victoria, Widow, deceased, may be GRANTED to Edward Thomas Goldsmith, of 22 Ormoud-street, Kensington, in Victoria, engineer, being a son and next of kin of the said deceased.

Dated this 8th day of June, 1896.'

'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

WEDNESDAY APRIL 23.

At Three O'clock. On the Property.

191 ADDERLEY ST.. WEST MELBOURNE

(Between Roden and Hawke Streets).

Under Instructions From THE UNION TRUSTEE COMPANY OF AUSTRALIA LIMITED, of 333 Collins St..

and Eldred J. Wood. Esq..

In Estate of P. H. Mignot. Dead.

BRICK AND CEMENT BALCONY RESIDENCE.

Tiled Verandah. Iron Palisade Fence. 7 Rooms, Bathroom.

Washhouse. Let at 27/0

Weekly. Land 18ft. 7 in. x 89ft. to R.O.W. Title. Certificate.

Lawson & Jardine.

Solicitors. 123 William Street.

TERMS: £100 Deposit. Balance Within 14

Days of Treasury Consent.

W. B. SIMPSON & SON.

30 Errol St.. North Melbourne. FJ6163.

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 Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

SURVEYED PLACES

Precinct Conservation Management Plan
 North and West 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. 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, 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., confr
 191 Mignot, Pierre H.
 193 Vacant
 197 Callinan, Mrs Mary.

1925
 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., grgrcr
 191 Fowler, Thomas W.

1893
 Roden st
 187 Venum, W., confctnr
 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

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 McDonaghan 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 Edwardian-era Early Victorian-era Interwar Post WW2**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?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory 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

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 Victorian; c.1876

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

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 plumb

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

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.

Statement of 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.

Recommended Alterations

Other Comments

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.

* Information provided by North & West Melbourne Association.

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

City of Melbourne Heritage Review (1999)

History

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

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?** **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)**

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:

`The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 3 June 1905.

Marriages

`CAMERON—McKROY.—[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

SURVEYED PLACES

Jolimont. (Sydney and new Zealand papers please copy.)'

Property number: 100204

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., confr

191 Mignot, Pierre H.

193 Vacant

197 Callinan, Mrs Mary.

1925

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

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 Venum, W., confectnr

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		
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**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? 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)**

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

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
Bricks painted (inappropriate - remove by approved method) planting (inappropriate - remove/reinstate sympathetic alternative)
Image shows paint removed from bricks by c1991.

Sands & McDougall Directory of Victoria

1930

197 Callinan, Mrs Mary

Property number: 100205

SURVEYED PLACES

Adderley Street	199	Cullen house
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**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 **Early Victorian-era**

Edwardian-era **Interwar**

Not assessed for heritage values **Post WW2**

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

Aesthetic value **Historical value**

Scientific value **Social value**

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct **Not significant or contributory**

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,

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 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.

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

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?

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):

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 Gradings
 Building Grading Streetscape Level Laneway Level
 D 3

SURVEYED PLACES

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.1907
 Period 1900-15 - Edwardian
 Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type

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/Notable Features

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 Zaclierin 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 Goliath, -Morris

203 Murray, Matthew

205 Gregory,, Duncan

P. 0— rceiving 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.

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.

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 wire fence has been replaced with a timber picket fence.

Property number: 100207

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? 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?

5.3 Developing a large, citybased economy

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 **Hawke Street and Adderley Street Park****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? 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

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**

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.

SURVEYED PLACES**Property number:** unknown**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)?**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** **Early Victorian-era** **Interwar** **Post WW2****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?**

HO3 North & West Melbourne Precinct

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

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

SURVEYED PLACES

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 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

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' frtonage and
 £76)

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

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

Property number: 100209

SURVEYED PLACES

Adderley Street	218	Tyns House, part Clark's row houses, 218-220 Adderley 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
Existing Streetscape Level: 3	Proposed Streetscape Level: 2

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

Creation date (if available)? 1882-3

<input type="checkbox"/> Creation era?	<input type="checkbox"/> Early Victorian-era
<input checked="" type="checkbox"/> Victorian-era	<input type="checkbox"/> Interwar
<input type="checkbox"/> Edwardian-era	<input type="checkbox"/> Post WW2

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

<input checked="" type="checkbox"/> Aesthetic value	<input checked="" type="checkbox"/> Historical value
<input type="checkbox"/> Scientific value	<input type="checkbox"/> Social value
<input type="checkbox"/> Not assessed for heritage values	

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<input checked="" type="checkbox"/> Contributory to precinct	<input type="checkbox"/> Not significant or contributory
<input checked="" type="checkbox"/> Significant individually	<input type="checkbox"/> 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.'

'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 buttercup 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,

SURVEYED PLACES

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 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 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, 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

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**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
(same as 222) £24 incr 32
Josh Proud owner-occupier (x-out to Thmas 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
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**Survey Notes:**

Refer to Statement of Significance (Appendix 3) and 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, 2003-4

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?

5.5 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 siting
 Statement of Significance
 Not Assessed
 (Image c2004 shows upper level in construction)

MMBW**DP706 etc. c1895**

Shows at rear of house at 218 with bricked yard.

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,
 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 Thmas 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)?**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 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)**

219 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gratings

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

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 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

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' frtonage and £76)

City of Melbourne Heritage Review (1999)

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 Walking.

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

Property number: 100210

SURVEYED PLACES

Adderley Street	220	Clark's row house, part 218-220 Adderley 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**

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 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):**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 buttercup 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

SURVEYED PLACES

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 7' 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):**

220 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 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

Lewis, M. Australian Architecture Index:

(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)

72827 Jones, John - Hawke Street Gibbs, J West

Melbourne VIC House-City of Melbourne registration no 8636 [Burchett Index]. Fee 1.15.0, additional brick & stone cottage 1881 01 5, Adderley - nth of Hawke'

(See also 71374 Proud, John Thomas - 53 Dudley Street Proud, John Thomas West Melbourne VIC House 1873 01 29; 77224 Proud, John T - 52 Dudley Street Proud, John T West Melbourne VIC House 1872 02 10)

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

Briscoe & Co, store

Hawke st

218 Ryan, Mrs Mary

220 McLean, James

222 Grix, Mrs Annie

1915

Roden st

186 Briscoe & Co, store

Hawke at

218 O'Donnell, Hy

220 McLean. James

1910

Roden st

186 Briscoe & Co,

Hawke st

218Duncan, 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**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

William Clark owner-occupier 220 BH 7 rooms

Joshua Proud owner-occupier BH 6 rooms

1900, 882-3

Maurice Drynden, Will Clark 220 BH 7 rooms 19x80

(same as 222) £24 incr 32

Joshua Proud owner-occupier (x-out to Thomas Lannen

public servant) 218 BH 6 rooms £30 incr to 38, 18x54

Property number: 100235

SURVEYED PLACES

Adderley Street	221	Dennis Madden's row houses, part 217-221 Adderley Street
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**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**

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 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)
 221 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; 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 £76)

City of Melbourne Heritage Review (1999)

History

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 Walking.

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

Property number: 100211

Adderley Street **222**

**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? 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)
 222 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

SURVEYED PLACES

Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Not Assessed
 Condition Not Assessed
 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
 Fence, verandah repaved (inappropriate - reinstate original design/sympathetic alternative)
 Other Comments
 Door unclear in BIF image.
 2004 image shows added storey.

City of Melbourne Town planning permits register

`Permit Number TP-1997-882
 Date Received 28/08/1997
 Address of Land 222 Adderley Street WEST MELBOURNE VIC 3003 (Zone HO3)
 Applicant's Name and Address
 Proposed Use or Development Alterations and 2nd storey addition to existing single storey dwelling used for residential accommodation
 Officer's Name Josephine Lee
 Objections Received 0
 Change to Application YES
 Application Status Extension of Time Request
 Decision Refusal 5/01/1998
 Expiry Date 30/06/2004'

Property number: 100234

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)?

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)? 1883

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)
 223 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; c.18**

SURVEYED PLACES

<p>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 house at 223 Adderley Street was built c.18**. **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 Walking 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</p> <p>Hermes BIF 217-223 Adderley Street,</p> <p>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'</p> <p>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'</p> <p>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 (Bredeymere, Couch)</p>	<p>1888, 835-6 (Madden) owner William Gathercole 223 -225 each BH 5 rooms 16x76 £32 Henry Watson 223, William Gathercole 225 (Bredeymere, Couch (McGinnes? X-out))</p> <p>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))</p> <p>1885, 848- (Madden) Rob Gathercole owner-occupier 223 -225 each BH 5 rooms 16x76 £32 (Bredemeyer, Couch)</p> <p>1883, 1673- (Madden) Rob Gathercole owner-occupier 223 -225 223 Wood H 3 rooms 16x76 £12 225 BH 5 rooms 16x76 £30 (Bredemeyer, Couch)</p>
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City of Melbourne Heritage Review (1999)**History**

The house at 223 Adderley Street was built c.18**. **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 Walking 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 transversed 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

SURVEYED PLACES

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?

 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)

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

Adderley Street

225

**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?**
- 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 apartment complex with ground level parking. Built & sub-divided 2004.'

Property number: 100213

SURVEYED PLACES

Adderley Street	226		
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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: **3** 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 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)**

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

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? 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)**

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

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: 100231

SURVEYED PLACES

Adderley Street	229	Barwon
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**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**

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?
- 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, Hermes, North and West Melbourne Conservation Study (1983), Heritage Places Inventory June 2015:
No entry.

Property number: 100214

Adderley Street	230	
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**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**

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?
- 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)**
230 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

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 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 c.1910....

Property number: 100230

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

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
 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.
 Remove 231 Adderley Street from Heritage Places
 Inventory July 2015.

References (if any):

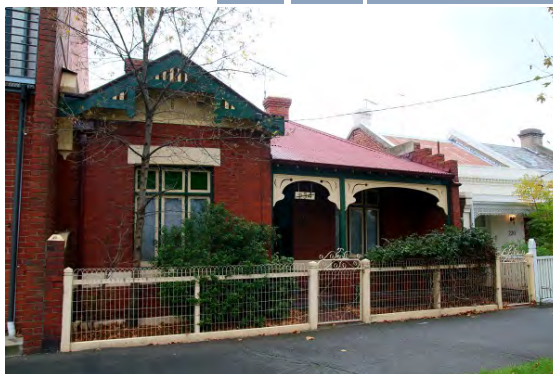
**i-Heritage search results: Abstract of Building
 Identification Form (BIF)**
 233 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct

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

Adderley Street **234**

**Survey Notes:**

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.

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
 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)
 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

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
 Notable features include fence, verandah decoration,
 verandah roof and structure
 Statement of Significance
 Not Assessed

Property number: 100229

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 Early Victorian-era
 Edwardian-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)
 235 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 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
 Verandah floor replaced (inappropriate - reinstate sympathetic alternative/original design)

Property number: 100216

Adderley Street **236 -248**

**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)? 1999

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**

'2 storey brick townhouse complex. Built & sub-divided 1999.'

Property number: 100228

SURVEYED PLACES

Adderley Street	241	-249
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**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
 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**

'2 storey brick townhouse complex with ground level parking. Built & sub-divided 2007.'

Property number: 111367

Adderley Street	250	
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Nosila or Straker house, once part Blantyre Cottages 250-252 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: 3

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):

(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

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

Original Building Type

History Not Assessed

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.

Statement of 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, 1557-

(Short/McInnes BH 2 rooms 27x100 £18)

Straker owner:

BH 3 rooms in course of erection 16x80 £24

2 BH 3 rooms, **in course of erection** 32x80 £48

(Ireland St)

City of Melbourne Heritage Review (1999)

History

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' (sic) 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.

Description

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.

Integrity Good

Condition Good

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.

Grading review

Other Comments Upgraded from E to D. The house remains representative of modest nineteenth century workers' housing in West Melbourne.

Property number: 100227

SURVEYED PLACES

Adderley Street	251		
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**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 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
- Scientific value
- Not assessed for heritage values
- Historical 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):

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

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

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

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'

City of Melbourne Heritage Review (1999-2000)

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

SURVEYED PLACES

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**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** **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)
 252 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

SURVEYED PLACES

City of Melbourne Heritage Review 1999 - Allom Lovell

and Associates 1999 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 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.

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

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 house 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.

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 house are substantially intact and make a positive contribution to the streetscape.

Grading Review

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: 100226

SURVEYED PLACES

Adderley Street	253		
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**Survey Notes:**

Not assessed- previous contributory Victorian-era house on site demolished.

Heritage Places Inventory June 2015

Not listed.

Property number: 100218**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

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

Graded D dated 1865

Vol 1 citation cites:

253 Adderley Street

1. RB 1866, 1324; RB 1875, 1558;

RB 1877.1572; RB 1890-91, 825;

RB 1896-97, 849;

2. D. 1891

i-Heritage database search

No listing.

Hermes

'Ungraded building included within a Heritage Precinct.'

SURVEYED PLACES

Adderley Street	254	St Ninnian's Cottages, part 252-254 Adderley Street
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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) 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: **3**

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:**

`72750 builder: Hornby, W Owner Campbell, W West Melbourne VIC 2 cottages Adderley - between Hawke & Abbotsford 1872 08 10'

North Melbourne Parish Plan

Part CA2/O W Campbell grantee.

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

254 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; c.1872
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 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.

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

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 house 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.

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

SURVEYED PLACES

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.

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 house are substantially intact and make a positive contribution to the streetscape.

Grading Review

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

Adderley Street **255**

**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:** -

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

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

Creation date (if available)? 1946-2015

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)**

255 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

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?**
- 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 & concrete apartment building. Built & subdivided 2004.'

Property number: 592819

SURVEYED PLACES

Adderley Street	257	Fryth's Cottages, part 257-261 Adderley Street
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**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 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.

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.

SURVEYED PLACES

263 Slattery, Allan
Abbotsford st

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, 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. 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: 100220

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?** 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)**

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 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'.

Sands & McDougall Directory of Victoria**1893**

257 Powell, Mrs Mary

259 Clarke, Wm. G.

261 Melrose, Jas.

263 Slattery, Allan

Abbotsford st

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?

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

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 Hilferty, 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

SURVEYED PLACES

Adderley Street	261	Fryth's Cottages, part 257-261 Adderley Street
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**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
 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)
 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 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:

`72708 French, William French, William West Melbourne VIC City of Melbourne registration no 3893 [Burchett Index]. Fee 1.0.0 cottage 1870 05 2
 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.'

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 Valuers Books

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?

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

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 Hilferty, 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

SURVEYED PLACES

Adderley Street	263	William French 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)?

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)? 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 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. Notable features include the fence, verandah decoration, elaborate/high standard design of cement rendered surfaces, arcaded 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 arcaded 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 re-zoning 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

SURVEYED PLACES

at £2500 earning nett income of £99 per year.

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

Architecturally, marks the early part of the period of Italian Romanesque/Renaissance influence on Melbourne Architecture, with the relatively uncommon arcaded 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.

Recommendations

Retain street party mural (to side wall) and colour scheme as desired: consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

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?** **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?**

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, 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

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, 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. 6 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

Application Status Under Assessment

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

SURVEYED PLACES

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 at 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...' and `...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 5&6/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.

(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 defendant 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 he should marry a lady of his 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.'

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cites:

279 Adderley Street
1880, 833; 1896-97, 856;

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

In 1888, John Greenwood a contractor, built this house in which he then resided for at least the following ten years. Greenwood also owned and built other properties in the area.

Description

A two-storey, parapeted stuccoed brick house with a two-level cast-iron verandah which is sited parallel to the frontage, facing the bay. One verandah roof is a bullnose profile whilst the iron is ornate. In contrast. the corniced and parapeted form is typical of earlier buildings in its austerity of ornament: the rectangular parapet entablature, which bears the house name, as a central acroterion with scrolls. Openings are architrave, whilst some possess six-pane sashes.

Integrity

Generally original, the fence has been replaced (possibly timber picket adjoining a capped corrugated iron fence). Part of the iron is missing and the side-wall face brick painted: colours are sympathetic.

Streetscape

Not in parallel with other buildings, but instead, in counterpoint by the siting and prominent corner siting.

Significance

Architecturally, because of its austere and typical form, it achieves importance more so from its unusual siting,

SURVEYED PLACES

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

Anderson Street

1

West Melbourne State School
Plantation Reserve
later Railway Place
and Miller Street
Reserve

**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?

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?

8.3 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,

SURVEYED PLACES

1873, with extension to north.

Property number: 110908

Austin Place 11 Units

**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
 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 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**

varies

**Interwar industrial
precinct, 33-43, 45-
47, 55-67 Batman
Street; 15-21
Boughton Place; and
34-36, 38 Jeffcott
Street.****Survey Notes:**

Enlarged Interwar industrial precinct. Refer to Statement of Significance (Appendix 3) .

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

Existing grading: varies Proposed Grading: varies

Existing Streetscape Level: varies Proposed Streetscape Level: varies

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

Creation date (if available)? 1920-1940

- 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?

HO770 Part 33-53 Batman Street, West Melbourne. Proposed as: Interwar industrial precinct, 33-43, 45-47, 55-67 Batman Street; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street., varies Batman & Jeffcott Streets, Boughton 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?

5.5 Building a manufacturing industry

Recommendations (if any)

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'.

References (if any):**Appendices 2 and 3:**

33-43, 45-47, 55-67 Batman Street; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.

Hermes**49-53 Batman St**

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

SURVEYED PLACES

Batman Street	2	-24	St James Anglican Old Cathedral
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**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?
- 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?

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
- 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)

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

VIC Houses Watts, T & Son 1914 02 16 72728 Rowsell, L J
O - Downshire Rd Elsternwick Church of England Council
West Melbourne VIC Church; Religious Buildings Watts, T
& Son 1913 10 30'

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

The World War 1 and World War 2 honour boards - See

more at: <http://vhd.heritagecouncil.vic.gov.au/places/767#statement-significance>

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

SURVEYED PLACES

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 at 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

15

**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)? 1986

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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
 '3 storey brick building built 1986.'

Property number: 100848

SURVEYED PLACES

Batman Street	28	St James Church of England complex, part (Free Kindergarten?)
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**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)?

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)? 1911-1920?

- 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 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 Church (relocation?) Watts, T & Son 1913 10 30'
 72662 Langford, Clement - 275 Bridge Rd Richmond St James Church of England - Trustees 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. 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

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 Interwar Post WW2**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?**

HO770 Part 33-53 Batman Street, West Melbourne. Proposed as: W. O'Donnell Engineer works, 33-47 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?**

5.5 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:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 21 February 1949 p 13

'ENGINEERS. Process Workers. Good conditions. W. O'Donnell 323 Batman street. West Melbourne.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 28 March 1949 p 15

'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 Collullah 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 Gradings

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
327-329 Excelsior Manfg Wks, canister mfrs

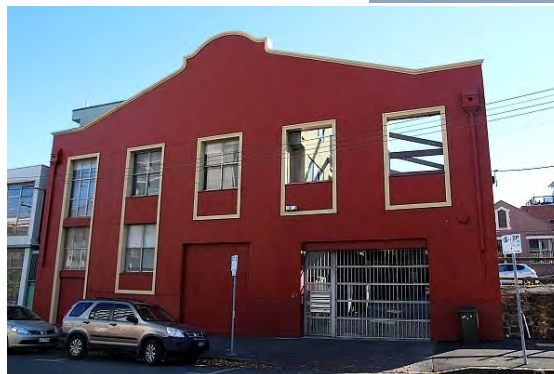
1930
S SIDE
Off 415 King st
301 Longland, Arth. G.
303 Wrout, Herbt
305 Phillips, Ernest
307 Dew, Oliver E.
309 Kennedy, Thomas
311 Farmer, John
313 Smalinsky, Will
315 Bonfield, Stanley A.
319-323 Gordon, D., chbldr & mtr body bid:
327-329 Excelsior Manfg Wks, canister mfr;
335 Moore, Leslie
339 Keep Bros. & Wood Pt y Ltd, hrdwr 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

Property number: 573825

Batman Street

40

Gollin and Co Pty
Ltd. bulk store
remnant**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? 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?

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

etc also covers adjoining Cathedral site

SURVEYED PLACES**Hermes**

Heritage Inventory:

`Comments: 2 storey building: refurbished 1986
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.

Contributor(s): Airspy.

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

Officer's Name Lee Eklund

Objections Received 0

Application Status Permit Issued

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:

`72761 Langford, Clement - 275 Bridge Rd Richmond
Gollin & Co. Melbourne VIC Warehouse D'Ebro, C A 1915
05 13'

(see also `73887 Langford, Clement - 275 Bridge Rd
Richmond Gollin & Co Melbourne VIC two-storey brick
store in Batman Street D'Ebro, Chas 1901 11 1')

Victorian Heritage Database

GOLLIN AND COMPANY BUILDING

561-563 BOURKE STREET MELBOURNE, Melbourne City

Victorian Heritage Register

Statement of Significance

Last updated on - December 13, 1999

`What is significant?

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 uncommon,
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.

SURVEYED PLACES

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.'

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/705#sthash.Q3FvBnGc.dpuf>

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. 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 Kinderrarten
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., mchnry store
198 Hornidge, Richard

1904

188 vacant

1893

196 Aust Vinegar Brewery Co.

City of Melbourne Valuers Books

1891, 1739

Australian Biscuit Company occ., John H Walker, owner;
(after 200, before 188) off Franklin St brick vinegar
factory 66x132 £100

1900, 1717, vacant AMPS 188-196 Wood Factory 70x132
£46

1902, 1695 Draper occ?, AMPS, as above `Br' written
over

1914, 2221 Gollin & Co. Ltd owner-occupier 188-196
B&W Store 66x132 plus stable rear off Dudley St £75

1915, 2224 Gollin & Co. Ltd owner-occupier 188-196 B&
W Store (x-out to 2 floors) 66x132 plus stable rear off
Dudley St £75 revised to £180

1920, 2221 Gollin & Co. Ltd owner-occupier 188-196 B&
W Store 2 floors 66x132 and stabling £180 revised to
£260

Property number: 100860

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: -

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 1957?

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

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?

5.3 Developing a large, citybased 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	Excelsior Manufacturing Works, part 33-47 Batman Street
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**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

Existing Streetscape Level: - Proposed Streetscape Level: 2

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

Creation date (if available)? 1920-1925

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

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?

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?

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.'

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

SURVEYED PLACES

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:

'News' (Adelaide, SA : 1923 - 1954) Wednesday 8 April 1942

'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 mkrs

1935

315 Atchison, Bernard
319-323 Gordon, D., mtr body bldr
327-329 Excelsior Manfg Wks, canister mfrs

1930

S SIDE

Off 415 King st

301 Longland, Arth. G.

303 Wrout, 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 bid:

327-329 Excelsior Manfg Wks, canister mfr;

335 Moore, Leslie

339 Keep Bros. & Wood Pt y Ltd, hrdwr me:chs

Spencer st

1925

327-9 Excelsior Manufg Wks, canister mfrs

1920

319 Stevenson, John

321 Benson, James

331 Gronn Bros. tanners

335 Gronn. Claus H. M.

Property number: 573826

SURVEYED PLACES

Batman Street	49	-53	Flagstaff Place Apartments (demolition of former contributory building)
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**Survey Notes:**

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?
- 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?

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

Brothers).'

i-heritage
No listing

City of Melbourne Planning register online

`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

SURVEYED PLACES

Batman Street	50	Studios Pty. Ltd. shop fittings manufacturers
---------------	----	---

**Survey Notes:**

Bricks painted over, reducing integrity, altered Moderne style.

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?
- 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 building.'

1945 aerial: shows with sawtooth roof.

Sands & McDougall Directory of Victoria

1942

Free Kindergarten and Sunday School

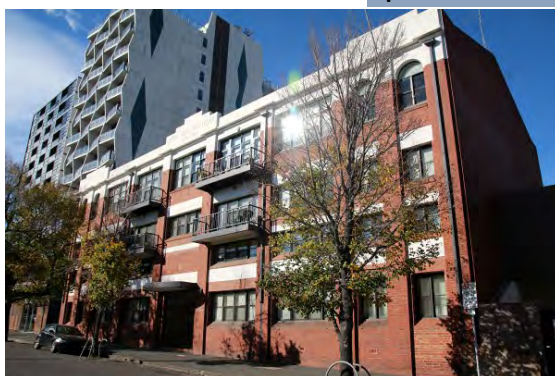
188 Gollin & Co Pty Ltd (storage)

202 Huggins, R. E.. cartage contractor

212 Studios Pty Ltd. shop fittings mnfrs

Property number: 100858

Batman Street	55 -67	Keep Brothers and Wood bulk store, later Batman Hill Apartments
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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)?

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)? 1923-4

- 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?

HO770 Part 33-53 Batman Street, West Melbourne. Proposed as: Keep Brothers and Wood bulk store, later Batman Hill Apartments, 55-67 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?

5.5 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

Airsy 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

SURVEYED PLACES

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- ...'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 25 November 1916

'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, « 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 Manufactures. 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 its spark plug, and "Thrills and Spills," an exciting film, showing smashes in motor-car racing.'

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

55 TO 67 BATMAN 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 Edwardian; c.1910

Period 1900-15 - Edwardian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type Factory

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/Notable Features

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

SURVEYED PLACES

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**Other Comments**

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 mkr

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 mfrs

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 mfr;

335 Moore, Leslie

339 Keep Bros. & Wood Pt y Ltd, hrdwr merchs

Spencer st

1925

331 Gronn Bros. Pty tanners

335 Groun. 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)

1920, 2181-

Bye, David / Keep Bros & Wood, 337 BH 4 rooms, 17x130 £36

• 339 Keep Bros & Wood, Iron W/H 100x130 £110

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

SURVEYED PLACES**Batman Street****60****Metropolitan Fire
Brigade Station No.2****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)? 1964

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?

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: 100857**Batman Street****68****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)? 1967

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 building built 1967.'

Property number: 100856

SURVEYED PLACES

Batman Street	83 -113	Sands and McDougall Pty Ltd box factory, part proposed Sands & McDougall precinct
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**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 date or era does the place express (if any)?

Creation date (if available)? 1927-8, 1937-1940

- 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 as: Sands and McDougall Pty Ltd box factory, 83-113 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?

5.5 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:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 10 May 1927

'REAL ESTATE AND BUILDING.

SPENCER STREET FACTORY.

Structure for Sands and McDougall.

Extensions to the railway-yards at West Melbourne necessitate the removal of Adderley street to some distance eastward of its present position, and the demolition of the box factory of Sands and McDougall Pty. Ltd. Faced with these changes the firm has decided to erect in Batman street one of the largest factory buildings yet built in Melbourne. The architects for the work are Messrs. Arthur and Hugh L. Peck, of 99 Queen street, who planned the original factory 20 years ago. In going over the old buildings the architects made an interesting comparison of construction costs to-day and 1907. The old building cost £8,000 to build 20 years ago. To erect a similar structure to-day it is estimated would cost £20,000.

The site for the new factory is 173ft. x 161ft. 4in., and the building will be constructed with brick external walls, steel [FACTORY WITH 4½ ACRES OF FLOORS. - illustration] frame and concrete internally, and steel window frames. When completed it will have a floor area of 200,000 square feet, or nearly four and a half acres, contained in a semi-basement and six floors. As the site is surrounded by roads and lanes from all four sides, it will have ample natural light and ventilation. To provide for the placing of heavy printing machinery in any position some of the floors are being constructed to carry the extraordinarily heavy loading of 7cwt. a square foot. A novel feature of the building is its loading facilities, by which the finished articles are discharged by chutes direct into the vans. In every part of the building wash-basins will be placed outside the lavatories, so that the employees after work will be enabled to wash near their machines without undue congestion.'

Building Permit Application

Index card 379-389 or 395 Batman Street, old numbers 1918 1172 erection of new factory
 1927 9646 £68,650 erection of new warehouse two level plus half basement brick factory for Sands and McDougall, multi-pane glazing, featured downpipes, boarded doors - A and H Peck,
 1928 10,715 £480 alts and additions to stables
 1937 18673 £25000 erection of factory 279-395 Batman Street
 file: builders- Rispin Brothers, done by March 1938.
 1944 22993 £534 alts to building

Index card 355-389 Spencer St

1918 1095 £4500 alterations to brick store
 1921 3759 £1000 addition to factory
 1927 7634 £1500 addition to machine room factory
 1947 23999 £15,000 alts to offices and showrooms
 Winwood builder, A& H Peck architect
 1981 change of use
 1984 change of use, warehouse to office

Planning application Department of Transport, Planning and Local Infrastructure

Ref: 2012/000444 includes this site and the Sands and McDougall building at 355 Spencer Street, included in the Heritage Overlay (HO771) - new development refers to Sands & McDougall but not this building which is to be replaced by a podium that 'refers to its character'.

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.

(Franklin Pl, surrounds next property at 401-411- has Sands & 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 p1

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 mfrs

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 mfrs

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 mehnsts

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;

SURVEYED PLACES

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,
(Spencer St)
2115 Sands & McDougall B WH **2 flats** 44x82 £120;
2116 Paterson Laing & Bruce 381-389 x-out to Sands &
McDougall - B WH 68x166 £160 x-out to £350 alts £400
written in;
2117 land PLB 60x72 £25 x-out to £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-
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B WH 66x103 £160;
land PLB ?x75 £25
(Sarah Goetz 399)

1922
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B WH 66x103 £160;
land PLB ?x75 £25
(Sarah Goetz 399)

1921, 2152-
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B WH 66x103 £160;
land PLB ?x75 £25
(Sarah Goetz 399)

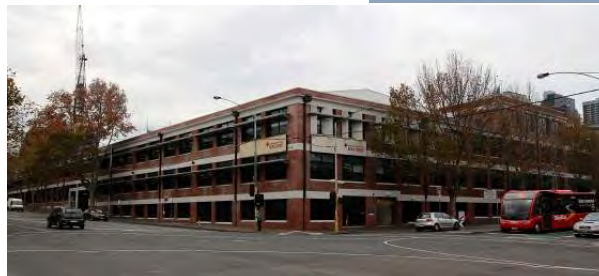
1920, 2183-
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B WH 66x103 £160;
land PLB ?x75 £25
(Albert G estate to Sarah Goetz 399)

1919, 2138-
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B store 66x103 £160;
land PLB 66x75 £25
(Albert Goetz 399)

1918, 2146-
Oats/ Methodist Church Connexion x-out to Sands &
McDougall B factory **2 fls 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)

Property number: 100852

Batman Street	100	-154	Autocar Industries Proprietary Limited Assembling and Motor Body Works
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**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? **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 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)

Proposed Heritage Overlay as: Autocar Industries
Proprietary Limited Assembling and Motor Body Works,
100-154 Batman Street, West Melbourne.
Revise Heritage Places Inventory July 2015.

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:

SURVEYED PLACES

Registered Architects: Browning, Bladen and Dare AARVIA of Stalbridge Chambers, Little Collins Street

Engineer: Clive S Steele BCE.

Stepped floor levels down hillside; Concrete columns with mushroom heads and thick concrete floors with grey Ironite finish, stairs and toilet blocks on perimeter, FU doors in partitions; continuous concrete lintols, steel-framed multi-pane glazing with hopper sashes; vented ridges.

Basement; Ground with Sections A, B accessed from Dudley Street reach with ramped entry and Covered Yard accessed from Batman St; First Floor- Sections C, D, E, F also Boiler House; Second Floor, Section H and Flat roof with part pitched gable-form corrugated iron clad roofs and timber trussing plus skylights.

Batman Street elevation central bay has 'Melbourne Assembling & Motor Body Works' on cemented panel at parapet, collapsible wrought iron gates into 3 large entry portals; centre flagpole on parapet.

Dudley Street - similar name panel but with two portals and steel roller shutters in main central bay.

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.'

Lewis, M. Australian Architecture Index:

H.H Browning and H.W. Bladen, 443 Chancery Lane, Melbourne.

Partnership dissolved. Browning carries on at above address. Bladen commences practice at 358 Collins St. Melbourne. Royal Victorian Institute of Architects Journal Jan. 1929, p 293

C M M Dare elected ARVIA Royal Victorian Institute of Architects Journal Jan 1924, p 170.

State Library of Victoria

Airspy 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.'

Newspapers:

'The Argus': 8/9/1923

'SITE FOR MOTOR WORKS.

2.1/4- Acres in West Melbourne.

The sale of 2.1/4 acres of land in West Melbourne has been negotiated through Messrs Sydney Arnold, Best, and Co, by which the Autocar Industries Proprietary Limited has purchased the freehold of the premises, occupied by the Victoria Iron Rolling Company. The property has a frontage of 430 feet to Dudley street, 180 feet to Adderley street, and 453 feet to Batman street The purchase also includes some adjoining cottages The buyers intend to clear the property of all existing buildings, and to erect an extensive motor-car works in their place.

The Victoria Iron Rolling Company has recently purchased 31 acres of land at West Footscray, close to the terminus of the proposed extension of the Footscray tramways. The company intends to erect a modern plant on this land and on the 58 acres already held adjoining the new property'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 28 October 1925

'MOTOR-BODY BUILDING.

NEW ASSEMBLING FACTORY.

Flourishing Melbourne Industry.

As a demonstration of the growth of the motor car industry in Victoria, the new body building and assembling factory now being erected in Dudley Street West Melbourne for Autocar Industries Proprietary Limited, will be the second largest in Australia, being exceeded in size only by a similar factory in Adelaide When complete, the new works will have a floor area of 4.1/2 acres. An unusual feature of the building, which will cost more than £100,000, is that advantage is being taken of the slope of the ground to eliminate lifts entirely. Each of its three floors will have an entrance, from the street level, and they will be connected internally by a system of ramps, an arrangement which will be a large factor in economical working and in the reduction of overhead costs. The building will be constructed of brick and reinforced concrete, and so far as is humanly possible will be fireproof. In full working order the factory will give employment to some 250 to 300 men.

It is not generally known that the motor body building industry of Melbourne dates back to 1902, when Mr Alex. Smith, of the Clifton Wheel Works, Clifton Hill, began to build bodies for locally manufactured chassis for the Tarrant Company It is believed that these bodies were some of the first it 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 be 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

SURVEYED PLACES

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 with 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.'

bmcexperience 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

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

Batman Street

115

WG Goetz and Son
Pty. Ltd., part
proposed Sands &
McDougall precinct

**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? 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: 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 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

SURVEYED PLACES

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 alts & 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. — 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 NEWISSUE

Public Company

Steps are being taken to convert the firm 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 Ld (works)

399-401 Russell & McDonald cnstr mftrs

403-411 Goetz, W. G., & Sons Pty Ltd, engrs

Franklin Pl

1925

Spencer st

Sands & McDougall Pty Ld (works)

399-401 Goetz, W. G., & Sons Pty Ltd, engrs

403-411 residential

Franklin Pl

1920

Spencer st

Sands & McDougall Pty Ld (works)

381 Paterson Laing & Bruce

399 Goetz, W. G., & Sons Pty Ltd, engrs

SURVEYED PLACES

403-411 residential
Franklin Pl

Property number: 100853

Batman Street

135

Sands and McDougall wood working building, part proposed Sands & McDougall precinct

**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?**
- 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: 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):

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, engr

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, engr

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: -

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
 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?

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

SURVEYED PLACES

Boughton Place	6	Townhouse
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**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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

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 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:

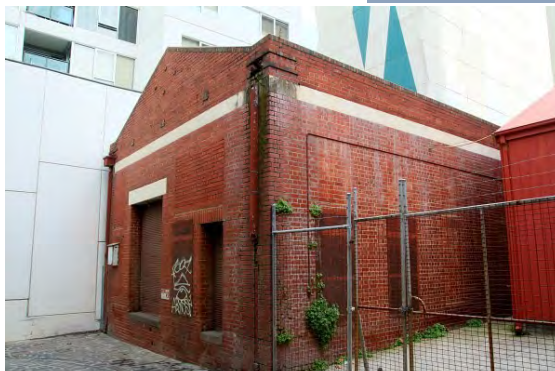
2 storey concrete townhouse built 2009.

Primary landuse: Dwelling

Site Area: 87 m2.'

Property number: 623963

Boughton Place	15	-21	Melbourne Electricity Supply sub-station
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**Survey Notes:**

Typical gabled City of Melbourne substation type in red and clinker brick, using stable form, set in lane, evokes industrial theme. Openings changed.

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

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?

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?

6.3 Providing essential services

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; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

References (if any):**City of Melbourne online maps**

'Single storey brick building.

Primary landuse: Substation.'

SURVEYED PLACES

Property number: 105110

Capel Street

16

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.

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)? 1866-

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):**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'

SURVEYED PLACES

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 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 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 c.1910

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.

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 railway 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...'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 23 June 1884

(see also `The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 1 November 1883)

`CIVIL SITTINGS BEFORE TRINITY TERM

(Before His Honour Mr Justice Higginbotham and a Special Jury of six)

COOPER V. DANGERFIELD.

Mr. Webb, Q C, and Mr Isaacs for the plaintiff, Mr Madden and Mr Topp for the defendants

The action was brought by Mr. Alex. Cooper, a builder, residing in Capel street, West Melbourne, and the defendants are owners of a foundry adjoining his house.

Plaintiff purchased his land in 1866, and shortly afterwards erected a house upon it. The defendants subsequently put up their foundry, to which they have since made material additions The plaintiff, about a year ago, instituted a suit in equity to restrain the defendants using the foundry in a manner to be hurtful to him, or to his family, or to the house. Mr Justice Molesworth was of the opinion that though there might be some discomfort caused to the plaintiff, but that he had not established the existence of a nuisance ...The plaintiff complained first, of a nuisance caused by soot and smoke from the foundry , second, of a nuisance caused by sparks from the furnace to the plaintiff's premises, thirdly, of a vibration caused by the working of a fan on the defendants' premises , fourthly, of a nuisance caused by a Chilean mill making a noise and causing a vibration in the plaintiff s house, and fifthly, that there was a nuisance caused by the accumulation of soot, &c'

`The Argus': 20/9/1890

SURVEYED PLACES

'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. Roche, 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 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', Il, beth

Right-of-way

North and West Melbourne Conservation Study 1983
cites

16 Cape1 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 re-zoning to Residential A or Special Residential 2 to preserve residential use and form.

Property number: 101576

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**

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? 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):

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
 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)

18 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.
 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

SURVEYED PLACES

42 Lawrence, Alfred
 44 Banner, George
 46 Hearse, Mrs Ell', Il, 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**

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?

 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):

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'

SURVEYED PLACES

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

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): 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

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****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?** **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):**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)

22 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, 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 McMahan, 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

SURVEYED PLACES

42 Lawrence, Alfred
 44 Banner, George
 46 Hearse, Mrs Ell', Il, 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): 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: 101573

Capel Street

24

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?

 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):

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'

SURVEYED PLACES

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

tences 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',ll,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): 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: 101572

SURVEYED PLACES

Capel Street	26	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**

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? 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**

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 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) 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 McMahan, Mrs Mary

20 Philp, Mrs Catherine

SURVEYED PLACES

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', Il, beth
 Right-of-way

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983
 18- 26 Cape1 St reet
 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: 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**

Existing Streetscape Level: **2** Proposed Streetscape Level: **1**

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?

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 Gradings
 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.lmer, Harry

34 Fox, Mrs E.
 36 Out
 38 Barry, David F.
 40 Connaughton, John
 42 Lawrence, Alfred
 44 Banner, George
 46 Hearse, Mrs Elizabeth
 Right-of-way

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. 1

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

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**

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? **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)**

36 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 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 Connolly, 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? **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):**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

SURVEYED PLACES**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 1.10.0'

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/Notable Features

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.

Statement of 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.

Recommended Alterations

Other Comments

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

SURVEYED PLACES

Capel Street	40	-60	Infill housing
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**Survey Notes:**

Contemporary recognition for new type of Victorian government housing in the 1980s that was contextual, deriving form and finish from its historic context.

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)? 1988-1990

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):

'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

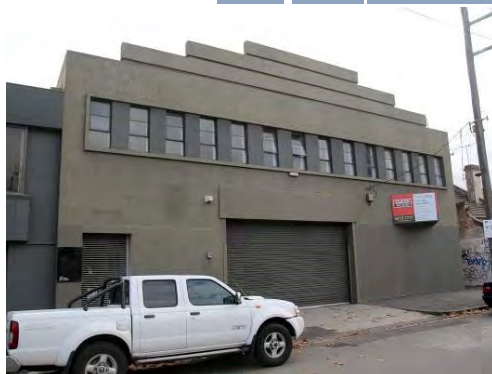
could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The 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 deJong'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: 101566

SURVEYED PLACES

Capel Street	47	-53	
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**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
- 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?

5.5 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
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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)? 1850-1875

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

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

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical 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):**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

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
 Bricks painted (inappropriate - remove by approved method) roof, balustrade new, verandah floor (inappropriate - reinstate original design/sympathetic alternative)

Property number: 101516

Capel Street

57

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

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

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

Creation date (if available)? 1850-1875

- 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)

None.

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

57 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

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 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**

Existing Streetscape Level: **2**

Proposed Streetscape Level: **2**

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

Creation date (if available)? 1850-1875

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)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 59 TO 61 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

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
 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: 612807

Capel Street

61

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

Existing
Streetscape Level: 2

Proposed
Streetscape Level: 2

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

Creation date (if available)? 1850-1875

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)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 59 TO 61 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

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**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **2**

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

Creation date (if available)? 1864-1868

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?

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

SURVEYED PLACES

Precinct Conservation Management Plan
 North and West 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 Not Assessed
 Integrity Fair
 Condition Fair
 Original Building Type Residence
 History Not Assessed
 Description/Notable Features Notable features include
 evidence of early colours or finishes, upper level stuccoed
 brick, stone and shutters.
 Statement of Significance Not Assessed
 Recommended Alterations Stone trim painted
 (inappropriate - remove by approved method)

Lewis, M. Australian Architecture Index:

14.07.1864 City of Melbourne registration no 349
 [Burchett Index]. Fee 1.10.0
 three room bluestone cottage
 Owner: Noble, Thomas - Melbourne
 Builder: Noble, Thomas
 (Burchett index may not contain additions- i.e. upper
 level)

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

orbs
 and scrolls. Shutters survive at the lower level.

Integrity -Generally originals given early changes.

Streetscape -Contributing and prominent part of the
 Capel Street residential streetscape: pairing off with 64
 in form, scale and siting.

Significance -Architecturally a combination of eras in the
 juxtaposition of the uncommon stone and the later
 Italian-bred stucco work, but generally original and an
 early example with early accessories s such as the
 shutters and precise details: contributing to the
 streetscape and gaining importance from its adjoining
 to 64: of regional significance. Historically, another of
 the many examples of a resident owner-builders s from
 the study areas who did work in the inner suburban
 area; of high local importance.

Recommendations -Repaint stucco and trim in original
 or typical colours; record shutter details for restoration
 data; consider re-zoning to Residential At or Special
 Residential
 2 to preserve residential use and form.

Property number: 101565

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** **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**

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

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

Capel Street**64****Dean's house****Survey Notes:**

Refer to Victorian Heritage Register Statement of Significance (Appendix 3) also i-Heritage search results: Abstract 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**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?** Victorian-era Edwardian-era Early Victorian-era Interwar Post WW2**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?**

HO462 Residence, 64 Capel Street, West Melbourne (Victorian Heritage Register Ref No H631)

 Contributory to precinct Not significant or contributory 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**

64 B2

North and West Melbourne Conservation Study (1983)

Vol 1:113

History - Joseph Dean who was a stonemason, built this house in 1865-66. He lived in it himself for short periods but generally it was leased until he sold it to James Walters a Williamstown draper, who continued to own it until after 1897. Some tenants include William Allen, Stephen Bell, Charles More and Mrs. Hill. Joseph Dean who earlier lived in Peel Street. was also the

SURVEYED PLACES

builder of the Methodist New Connexion Church School, later the Congregational Church, cnr. Rosslyn and William Street. 2 (demolished)

Description -A two-storey parapeted and part stuccoed house of basalt coursed rubble, with sandstone quoins to openings as seen on the north face. The two-level, altered 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.

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)

64 CAPEL 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 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

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.

Integrity Fair

Condition Fair

Original Building Type Residence

History Not Assessed

Description/Notable Features

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 walls faces, set against the stone work.

Notable features include fence, verandah decoration, verandah roof and structure, stonework.

Statement of Significance

The Residence at 64 Capel Street, West Melbourne, is of historical and architectural significance to the State of Victoria. 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.

Recommended Alterations

Fence (sympathetic) painted stone (inappropriate - remove by approved method)

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 64 Cape1 Street

1866, 1208; 1871, 1316; 1881-82, 1386; 1896-97, 2193; 1890-91, 2208; 1879, 1376

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

Capel Street

65

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) 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?

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

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?

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory 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 Gradings

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
 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

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

SURVEYED PLACES

Capel Street	66	-78
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**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)?

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 approx..

- 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):

'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 Hihett 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

SURVEYED PLACES

Capel Street	69		
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**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)? 1950-1960?

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?

5.5 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		
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**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)? 1960s?

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**

'A two storey brick office and warehouse building built in the early 1960's.'

Property number: 101522

SURVEYED PLACES

Capel Street	77	-79
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**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
 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 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
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**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? 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. 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

SURVEYED PLACES**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.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 2 July 1906

'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

**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? 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):

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

`BIRTHS Touzel.-On the 15th ult., at Capel-street, West Melbourne, the wife of P. Touzel of a daughter.'

`The Argus': 11/9/1882

`TOUZEL.—On the 10th Inst, at 66 Capel- street, West Melbourne, after a short but painful illness Elizabeth, the beloved wife of Phillip Touzel.'

`The Argus': 12/9/1882

`THE friends of Mr. PHILIP TOUZEL are respectfully invited to follow the remains of his late beloved wife to the place of interment, Melbourne General Cemetery.

The funeral will leave his residence, 66 Capel street, West Melbourne, at 3 o'clock on Tuesday, 12th inst.

HENRY ALLISON, undertaker, Victoria street west, Melbourne, and 64 Elgin street, Carlton.'

Australia, Death Index, 1787-1985

`Name: Elizabeth Touzel

Birth Year: abt 1847

Age: 35

Death Place: West Melbourne, Victoria

Father's name: Duncan Joseph

Mother's name: Catherine Philp

Registration Year: 1882

Registration Place: Victoria

Registration Number: 9536'

`Phillip Duncan Touzel

Birthdate: May 15, 1878

Birthplace: Melbourne, Victoria, Australia

Death: Died June 29, 1951 in Tenterfield, New South Wales, Australia

Cause of death: Car accident

Place of Burial: Melbourne, Victoria, Australia

Immediate Family: Son of Phillip Touzel and Elizabeth Touzel nee Duncan.'

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

80-86 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2 80, C 2 82-86 (varies)

Conservation Study Details

Precinct Conservation Management Plan

North and West 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 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

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. 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) Cape1 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

SURVEYED PLACES

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

Capel Street**81****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)?**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)?** 1871

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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.

SURVEYED PLACES

Detailed list of furniture and shop stock. Eldest son William Henry Cleary receives £100, daughter Isabella £50, rest to widow Jane Cleary and children.

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'

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

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 Ringrnse, 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

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

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 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 A

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

Existing Streetscape Level: - Proposed Streetscape Level: 2

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

Creation date (if available)? 1897

- 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?

5.5 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

SURVEYED PLACES**Online dictionary**<http://dictionary.reference.com/>**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 fibrinlike 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 MIELBOURNE 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 Tyrrel," 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'

Sands & McDougall Directory of Victoria

1950

83a storage

1925

77 Sexton. Miss Mary

79 Roache, Frank

81 Ringrnse, 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' Assoc—McIntosh, F. G., mgr

91 Albert hotel—Fraser, Miss Mary

Victoria st

1904

83a Wilson, James jun.

Fibrini Milling Co

Right-of-way

91 Albert hotel—Webb

1898, 1899

(Fogarty)

83A vacant

(ROW)

1897

no listng

1893

(83 Burrow, William)

Widmer, Phillip

Right-of-way

Albert hotel—

City of Melbourne Valuers Books

1891, 2220 (83) no 83A

1898, 2221 Dominic Cleary off Capel St ROW B Wshp 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

SURVEYED PLACES

1915, 2004, James Simpson, Viloet Simpson, B
workshop 18x36 £20

Property number: 101526

Capel Street

83

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)?

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)? 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):**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.

SURVEYED PLACES

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

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 Ringrnse, 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

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

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?** 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, 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

**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? 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
 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

SURVEYED PLACES

Stanley & Chetwynd; Owner Barber,- Builder Holmes & Co

Newspapers:

'The Argus': 1/1/1870

MARRIAGES.

...

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 Harrietteville 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-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. 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.

Sands & McDougall Directory of Victoria

1893

Chetwynd st-W side

Stanley.st

3 Mackie, Peter

5 Miles, Walter

Stanley st-N side

Chetwynd st

2 Barber, Charles, cooper

8 Proud, John T.

1880

Chetwynd st-W side

21 Howard, Charles

19 Mooney, James

17 Barber, Charles

King st

Stanley st-N side

Chetwynd St

Strachan, William ,

Blair David,

Eades pl

City of Melbourne Rate Books**North and West Melbourne Conservation Study 1983**

also 2 Stanley Street

1867; 1736; 1896-97, 2316,7; 1869, 1919; 1885-6, 2341-2

City of Melbourne Valuers Books

1870 1958 Chas Barber owner

CB in stone shop 4 rooms and cellar, £35

D Parr stone house 5 rooms, £30

1891, 2301

1- Chas Barber owner-occupier (Willm Green x-out as occupier) stone house 4 rooms £35

3- Willm Green stone house 3 rooms £30

34x40 both

North and West Melbourne Conservation Study (1983)

History

A cooper, Charles Barber owned these houses from their construction in 1867 until past 1897. He lived in 1

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

Chetwynd Street

5

**Survey Notes:**

Early terracotta chimney pot distinctive - 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)? 1837-1875

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

5 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

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 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

Chetwynd Street**7****Survey Notes:**

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****Existing****Streetscape Level: 2****Proposed****Streetscape Level: 1****What date or era does the place express (if any)?****Creation date (if available)?** 1837-1875**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):**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
 Builder Not Assessed
 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

New fence and verandah floor, verandah detail gone
 (inappropriate - reinstate original design/sympathetic
 alternative)

MMBW DP732, c1896

Near corner Stanley, Chetwynd Streets, shown near
 identical to number 7 Chetwynd Street.

Property number: 101915

Chetwynd Street**9****Shoreham, or Duke's
house and stable****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)?** 1898

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

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?

HO3 North & West Melbourne Precinct

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

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;

SURVEYED PLACES

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;

E. A. and T. J. Opie, Deer Park.

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 CHETWYND-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 CHETWIND-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.

SURVEYED PLACES

Webb, Cooper and the secretary being elected to membership of the executive committee of the union for the ensuing year. Throughout, the proceedings were of an interesting and enthusiastic character.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 5 February 1889

'West Melbourne LIBERAL Association.

A meeting of the West Melbourne Liberal Association was held last night in the Primitive Methodist schoolroom, Miller-street, for the purpose of selecting candidate to represent West Melbourne in the ensuing Parliament. The chair was occupied by Mr. W. H. Webb, president of the association, and there were about 50 persons present...'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 18 February 1889

'NORTH AND WEST MELBOURNE TEMPERANCE POLITICAL COUNCIL.

A meeting of the above council was hold in the North Melbourne) Coffee Palace, on Friday, the 15th inst., at 8 p.m. Mr. AV. H. Webb, president, occupied the chair ; 57 members were present...It was also decided that a temperance public demonstration should he 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.'

'North Melbourne Advertiser' (Vic. : 1873 - 1894) Friday 16 May 1890

'NORTH AND WEST MELBOURNE TEMPERANCE POLITICAL COUNCIL.

The above body hold its annual meeting at Ekman's ... Palace, on Friday evening, the president, Mr W. H. Webb, presiding, there being present- Councillor Laurens, Messrs Clement Davidson, Taylor (Secretary), and about fourteen members.

The president said that financially the demonstration held recently had been a success. He believed that they had the backbone of the population with them, and should they take a poll he was sure they would meet with very general support. He would suggest that a poll be taken even if they failed, and a committee should be appointed to consider the question.

Mr. J. Wylie said it had cost the country £20,000 to close 17 hotels, and the taking of a poll would only mean shutting up A's house to give trade to B. He considered the compensation clause iniquitous, and would resign his membership as he could not join in with any poll worked on compensation lines.

The chairman said they could not help the law. He quite agreed with Mr Wyle, but what could they do in the present state of affairs. Mr Wylie left the room. Mr Charles Butler of Parkville, was elected a member of the council...'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 9 August 1890

'THE NORTH MELBOURNE LOCAL OPTION LEAGUE.

A meeting of the principal working members of the North Melbourne Local Option League was held in the Friendly Societies' hall, Queensberry-street, last night, when Mr. W. H. Webb occupied the chair. Fourteen members were present, including Mr. J. Laurens, M.L.A....

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...'

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

9 CHETWYND 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 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 pired 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. 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

SURVEYED PLACES

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 1889 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 pierced 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 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.

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: 3Proposed
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 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

SURVEYED PLACES

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.

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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 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.'

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

SURVEYED PLACES

1893
 Chetwynd st-E side
 Rosslyn st
 12 Out
 14 Out
 16 Tyrrell, Walter
 18 Jacobe, Henry
 20 Hart. Charles
 22.0'Donnell, WiJJiam

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-5 to 1
 5 Iredale, Wilson
 4 Arthur, Charles
 3 Basham, Mrs Eliza
 2 Madden, John
 Rosslyn st

Rosslyn St N side
 ...
 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
 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,

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

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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

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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

SURVEYED PLACES

Chetwynd Street	14	Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, 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)?

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

Graeme Butler & Associates 2015: Appendix 2:

`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.

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SURVEYED PLACES

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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

SURVEYED PLACES

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.

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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.

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)

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2: ibid; D. 1884, 1885; D. 1895

1893

Chetwynd st-E side

Rosslyn st

12 Out

14 Out

16 Tyrrell, Walter

18 Jacobe, Henry

20 Hart. Charles

22.O'Donnell, WiJJiam

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-5 to 1

5 Iredale, Wilson

4 Arthur, Charles

3 Basham, Mrs Eliza

2 Madden, John

Rosslyn st

Rosslyn St N side

...

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

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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SURVEYED PLACES

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Property number: 506140

Chetwynd Street**15 -19****Gardini Motor
Company garage****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)?** 1923-4

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

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

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

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'

<http://museumvictoria.com.au/origins/history.aspx?pid=32>

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; Fabri 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.

Fibri & Gardini, 1...'

'Daily Commercial News and Shipping List' (Sydney, NSW :

1891 - 1954) Wednesday 4 November 1925

'Fabbri and Gardini Pty., Ltd., wine and spirit merchants,

general importers and 'warehousemen. Formed to acquire

as a going concern the business of Fabbri and Gardini, at 9

Chetwynd Street, North Melbourne. Capital: £10,000 in £1

shares. Directors: Bruto Gardini, Antonio Gardini, Dante

Gardini.'

'The Argus': 7/1/1953

'TYPISTE-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..

FABBRI & GARDINI PTY. LTD.,

47 Chetwynd Street,

North Melbourne.'

SURVEYED PLACES**Domain web site**

27 October 2012

Twenty-car garage and a unique historic pad - Domain Effie Mann

`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.'

Sands & McDougall Directory of Victoria

1939, 1950 Pyrox P/L factory

1935

Gray, Nevil P/L egg exporters

1930

vacant

1925

Gardini Motors Company, motor garage

1920

7 Woods. Robt.

9 Laird, Douglas

15 Benjamin. Mrs M.

17 Penman, Thomas

19 Dodd, Henry

City of Melbourne Valuers Books

1930, 1914 Bruto Gardini owner 15-19 B Gar 57x100'

Property number: 101917**Chetwynd Street****16**

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

**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?** **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:**

`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

SURVEYED PLACES

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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

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(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 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:

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`Australian Medical Journal' 1884, V6

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SURVEYED PLACES

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.

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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 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.'

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

SURVEYED PLACES

1893
 Chetwynd st-E side
 Rosslyn st
 12 Out
 14 Out
 16 Tyrrell, Walter
 18 Jacobe, Henry
 20 Hart. Charles
 22.0'Donnell, William

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-5 to 1
 5 Iredale, Wilson
 4 Arthur, Charles
 3 Basham, Mrs Eliza
 2 Madden, John
 Rosslyn st

Rosslyn St N side
 ...
 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
 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,

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)

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Property number: 506139

SURVEYED PLACES

Chetwynd Street	18	Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part
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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

<input type="checkbox"/> Creation era?	<input checked="" type="checkbox"/> Early Victorian-era
<input checked="" type="checkbox"/> Victorian-era	<input type="checkbox"/> Interwar
<input type="checkbox"/> Edwardian-era	<input type="checkbox"/> Post WW2

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

<input type="checkbox"/> Aesthetic value	<input checked="" type="checkbox"/> Historical value
<input type="checkbox"/> Scientific value	<input type="checkbox"/> Social value
<input type="checkbox"/> Not assessed for heritage values	

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<input checked="" type="checkbox"/> Contributory to precinct	<input type="checkbox"/> Not significant or contributory
<input checked="" type="checkbox"/> Significant individually	<input type="checkbox"/> 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:

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Probate, VPRO

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SURVEYED PLACES

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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.'

'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

SURVEYED PLACES

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

1893

Chetwynd st-E side

Rosslyn st

12 Out

14 Out

16 Tyrrell, Walter

18 Jacobe, Henry

20 Hart. Charles

22.O'Donnell, William

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., dressmkr

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-

12-20 Chetwynd St owned by Geo Moore BH 3 rooms,

16x40 £26,

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

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.

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: 506138

Chetwynd Street

20

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 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:**

`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

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 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

SURVEYED PLACES

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

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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

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Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

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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.

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North and West Melbourne Conservation Study (1983)

Cites:

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1 PA 2499, 11/3/68. 1895; D. 1885

2: ibid; D. 1884, 1885; D. 1895

SURVEYED PLACES

1893
 Chetwynd st-E side
 Rosslyn st
 12 Out
 14 Out
 16 Tyrrell, Walter
 18 Jacobe, Henry
 20 Hart. Charles
 22.0'Donnell, William

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-5 to 1
 5 Iredale, Wilson
 4 Arthur, Charles
 3 Basham, Mrs Eliza
 2 Madden, John
 Rosslyn st

Rosslyn St N side
 ...
 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
 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,

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

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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: 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)?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 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)**

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

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 iron details, verandah, fence

Statement of Significance

Not Assessed

Recommended Alterations

Verandah support and friezes and door gone

(inappropriate - reinstate original design) bricks painted

(inappropriate - remove by approved method) new roof

(inappropriate - reinstate original design/sympathetic

alternative)

Property number: 101918

SURVEYED PLACES

Chetwynd Street	22	Row 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**

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? 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)**

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

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 detail c1900-15, verandah structure.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Verandah (sympathetic) new fence (inappropriate - reinstate original design/sympathetic alternative)

Property number: 101968

SURVEYED PLACES**Chetwynd Street****23****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

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 and fence.

Statement of Significance Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) new balustrade-see 21, verandah altered and new roof (inappropriate - reinstate original design/sympathetic alternative)

Property number: 101919

SURVEYED PLACES

Chetwynd Street 24 -28 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
- 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)

None.

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

Chetwynd Street 25

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

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?

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)**

25 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

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 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

Chetwynd Street 30 -42 Norwellan House

**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:** 3

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

Creation date (if available)? 2003

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):**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

SURVEYED PLACES

CLIENT: BEAR AGUSHI, PACIFIC ESTATES

COMPLETION DATE: NOVEMBER 2003

CONSTRUCTION TIME: 13 MONTHS

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.'

Property number: 101966**Chetwynd Street****44**

Symington, R.H. and W.H. and Company (Aust) Pty. Ltd., Liberty Corsets factory, now part Norwellan 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:** 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 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)

Revise Heritage Places Inventory July 2015.

References (if any):**Building Permit Application**

Listed under Howard Street

1921 3828 £230 Alterations to factory

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 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.'

State Library of Victoria

`Fowler, Lyle 1891-1969 photographer.

[R. & W.H. Symington & Co., manufacturers of Liberty Corsets, 24 Rosslyn St., West Melbourne, Vic.]

Date(s) of creation: [ca. 1940]

negative : flexible base ; 20.3 x 25.4 cm. approx.

Use of this image in publication 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 led 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 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 leas 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 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 (he Australian branch of the English firm of

the same name, which was established nearly a century

ago. The factory is at West Melbourne (Vic.) and many

SURVEYED PLACES

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

SURVEYED PLACES

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

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 Geroge Wall 44 Chetwynd St BH 5 rooms 16.5x165 £65

Property number: unknown

Chetwynd Street **46 -50** **Armstrongs**

**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:** 3

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

Creation date (if available)? 1988

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?

5.3 Developing a large, citybased economy

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

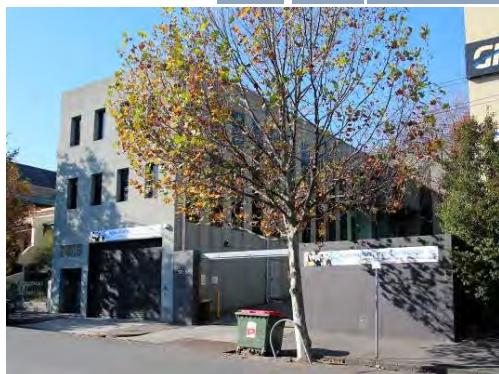
References (if any):**City of Melbourne online maps**

'4 storey concrete office building with ground level parking. Built and sub-divided 1988.'

Property number: 101965

SURVEYED PLACES

Chetwynd Street 52 -58

**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: 3

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

Creation date (if available)? 1990

- 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?

5.3 Developing a large, citybased 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'

Property number: 101964

Chetwynd Street 62 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

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
 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)**

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

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.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 25 February 1915

`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 '-
See more at: http://prov.vic.gov.au/search_results?searchid=54&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.'

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

62 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

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 Oldfleet 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 DeChaneet. G.S.,musicn

64 Hirst, Charles E.

66 Spenee, 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, 2367;

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 Oldfleet 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

SURVEYED PLACES

policy to maintain residential use and form i.e. as Column 4 use. Stone plinth (fence) painted (inappropriate - remove by approved method)

Property number: 101963

Chetwynd Street

64

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**

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

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)

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

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.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 25 February 1915

`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 '-
See more at: http://prov.vic.gov.au/search_results?searchid=54

http://prov.vic.gov.au/search_results?searchid=54&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.'

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.

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'C orneliusH .

Peel st

1893

Chetwynd St E side

Jones, John

Right-or-way

68 Burns, John

62 DeChaneet. 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, 2367;

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.

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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

SURVEYED PLACES

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

Chetwynd Street

66

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: **D**

Proposed Grading: **D**

Existing
Streetscape Level: **3**

Proposed
Streetscape Level: **2**

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

Creation date (if available)? 1870-1

- 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

- Contributory to precinct Not significant or contributory
 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

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.'

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'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.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 25 February 1915

'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 '- See more at: http://prov.vic.gov.au/search_results?searchid=54

http://prov.vic.gov.au/search_results?searchid=54&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.'

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

66 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

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

SURVEYED PLACES

Victoria St
N side
44 King Robert contr
46 Pugh, Francis
48 Black & Spence, confr
52 Vacant
54 Benjanmin Bros newsagt
56 Royal Exchange hotel-
O'Leary'C orneliusH .
Peel st

Column 4 use. Stone plinth (fence) painted
(inappropriate - remove by approved method)

Property number: 101961

1893
Chetwynd St E side
Jones, John
Right-or-way
68 Burns, John
62 DeChaneet. G.S.,musicn
64 Hirst, Charles E.
66 Spenee, James
St Mary's R.C. schools
Victoria st

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

SURVEYED PLACES

Curzon Street	1	Monaltrie House or George Small's 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)?

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)? 1888	
Creation era?	<input type="checkbox"/> Early Victorian-era
<input checked="" type="checkbox"/> Victorian-era	<input type="checkbox"/> Interwar
<input type="checkbox"/> Edwardian-era	<input type="checkbox"/> Post WW2

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

<input checked="" type="checkbox"/> Aesthetic value	<input checked="" type="checkbox"/> Historical value
<input type="checkbox"/> Scientific value	<input type="checkbox"/> Social value
<input type="checkbox"/> Not assessed for heritage values	

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct	
<input checked="" type="checkbox"/> Contributory to precinct	<input type="checkbox"/> Not significant or contributory
<input checked="" type="checkbox"/> Significant individually	<input type="checkbox"/> 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' 23/1/1989
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
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 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

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	
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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)? 1875-1900

- 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?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 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

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 tiling on verandah floor, verandah roof and structure.

Statement of Significance

Not Assessed

Recommended Alterations

Chimney removed, fence altered (inappropriate - reinstate original design/sympathetic alternative) verandah detail (inappropriate - reinstate original design/sympathetic alternative)

Property number: 102328

SURVEYED PLACES

Curzon Street	5		
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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.

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 tiling verandah floor and fence
 Statement of Significance
 Not Assessed

Property number: 102329

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)**

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

SURVEYED PLACES**Curzon Street** **7****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 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)**

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

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 verandah.

Statement of Significance

Not Assessed

Recommended Alterations

New fence and verandah floor, verandah detail gone (inappropriate - reinstate original design/sympathetic alternative)

Property number: 102330

SURVEYED PLACES**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
- 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)**

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

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 verandah decoration.
 Statement of Significance
 Not Assessed

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)?**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 Scientific value Not assessed for heritage values Historical 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):**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

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

Property number: 102332

SURVEYED PLACES

Curzon Street	19		
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**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)?

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
- 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)**

19 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
 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

North and West Melbourne Conservation Study (1983)

Survey images 1983: negative sheet 14 - shows original fence.

Property number: 102333

SURVEYED PLACES

Curzon Street	21		
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**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)?

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
 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)**

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

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

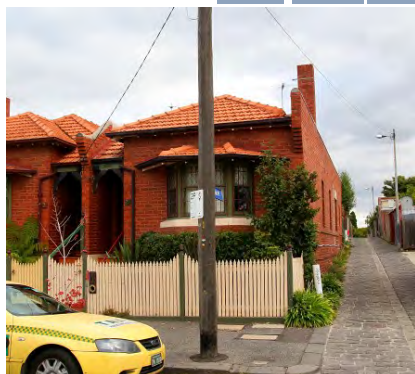
Notable features include the verandah and the fence.

Statement of Significance Not Assessed

Property number: 102334

SURVEYED PLACES

Curzon Street	23		
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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.

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

Property number: 102335

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
 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)**

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

SURVEYED PLACES**Dryburgh Street****35****-43**

west side off Railway pl
 Air Force drill hall
 Warner. Harold E.
Ireland st
 33 Gleeson, John J.
 43 Hailes, Jas. E. H.
 47 Dower, Edmond
 51 Bye, Fredk. J. T

Property number: 102784**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)?** 1987?**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?**

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Single story concrete building.'

City of Melbourne Town planning permits register

'Permit Number CM-11804

Date Received 10/07/1987

Address of Land 35-43 Dryburgh Street WEST

MELBOURNE VIC 3003 (Zone DDO28)

Applicant's Name and Address

Proposed Use or Development Alterations to the existing offices.

Objections Received 0

Change to Application YES

Application Status Permit Issued

Decision Permit 19/10/1987'

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)?**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)?** 1909-10**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 Not assessed for heritage values Historical 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):**Heritage Places Inventory July 2015**

C3

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

38 DRYBURGH 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 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 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
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

MMBW RP24, 1895

Part of large vacant site at corner Ireland Street.

Lewis, M. Australian Architecture Index:

`71166 Radcliffe, Thomas E - Browns Hill Sth Kens. Gener (sic), Charles J West Melbourne VIC City of Melbourne registration no 1603 [Burchett Index]. Fee 2.10.0 brick house Dalton, W A 1909 10 8'

See also adjoining `82603 White, Edward Michael - 637 Spencer Street White, Edward Michael North Melbourne VIC City of Melbourne registration no 1377 [Burchett Index]. Fee 2.10.0 brick house 1909 05 22'.

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

40 Sullivan, Mrs Mary

44 Perkins, Edwd. W.

46 Mueller, Frank A.

48 Vacant

50 McLeod, Mrs Annie

1920

E SIDE

14 Johnston, Benjamin

Ireland st

38 Weilant, Fred.

40 Sullivan, Mrs Mary

SURVEYED PLACES

44 Drinkwater, Wm. C.	(Sullivan)
46 Phillips. Wm. S.	Martin O'Neil, Mary Sullivan/Johanna Geuer? X-out to
48 Crapper, Sydney T.	Katie Williams (31) BH 5r 30x110 and land 18x110 x-out
50 Hardingham, A. M.	£40 (land changes adjoining suggest divided from
Spencer st	Sullivan)
1917 38 Thomas N Williams (Sullivan)	1915,
1916 31 Thomas N Williams (Sullivan)	(Sullivan)
1915	(31) 565 Thomas N Williams/ Katie Williams, BH 5r
E SIDE	30x110 £40
15 Vacant	(Dallimore)
31 Williams, Thos,	1916, 2458
33 Sullivan. Mrs Mary	As above with numbers changing:
35 Drinkwater. Wm.	38 to 31 BH 5r 30x110 £40 and
37 Down, Lionel O.	33 to 40 BH 5r 3 stable 21x132 £40
39 Martin. Alfutl	1920, 1337
41 McCarthy, Miss D.	(40 Sullivan BH 5r stable 21x132 £40; 44 Hastings)
McCarthy, Charles	Fred/ Weiland, Alice 38 BH 5 rooms 30x110 £40
Spencer	(Dallimore)
1910	1930, 1255
E SIDE	(40 /Sullivan, Mary Lew BH 5 rooms stable 21x13 £50 -
Off 89 Ireland st	still shown on aerial)
Vacant	38 vacant/ Kelly Mortimer BH 5 rooms, 30x110 £65
35 O'Callaghan, John	Property number: 102940
37 Down, Lionel	
39 McLean, George	
41 Tyler, Harold	
Spencer at	
Miller at	
1904	
W SIDE	
Railway st	
Orderly rooms—Hollngworth, 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-	

SURVEYED PLACES

Dryburgh Street	40		
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**Survey Notes:**

Façade 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)?

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? 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)

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

Graeme Butler & Associates 2015: Appendix 2: 299

'Single 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

Property number: 102939

SURVEYED PLACES**Dryburgh Street****44****Benalla Cottages,
part 44-50 Dryburgh
Street****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)?**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?** **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):**Hermes**

No BIF.

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, R22222 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, W2222
1890 04 1

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

44 DRYBURGH 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; 1884, 1890

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

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.

North Melbourne Parish Plan

CA 1/Q M Dawson (also 2/Q)

MMBW

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

of their type and period. The collective group provides a setting that reinforces the value of the individual buildings.

Property number: 102938**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

SURVEYED PLACES**Dryburgh Street****45****-47****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 Early Victorian-era
- Edwardian-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**

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 Gleeson, John J.

43 Hailes, Jas. E. H.

47 Dower, Edmond

51 Bye, Fredk. J. T.

1942

Ireland st

29 Oliver, Miss L. H.

33 Ruston, Mrs Annie

43 Simons, Miss J. M.

47 Gardiner, Hrd. J.

Property number: 102785

SURVEYED PLACES

Dryburgh Street	46	Kingswell, also Benalla Cottages, part 44-50 Dryburgh Street
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**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? 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:
 `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 O2 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 O4 1'

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

46 DRYBURGH 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; 1884, 1890

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

Not Assessed

First Owner

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.

Sands & McDougall Directory of Victoria

1893

Dryburgh st-E side

Railway st

Ireland st

Barnett, -

Andrews, Thomas

SURVEYED PLACES

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: 102937

Dryburgh Street

48

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?

 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:**

`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

SURVEYED PLACES**Identification Form (BIF)**

48 DRYBURGH 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; 1884, 1890

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

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.

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: 102936

SURVEYED PLACES

Dryburgh Street	50	Benalla Cottages, part 44-50 Dryburgh Street
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**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**

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? 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:**

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 Identification Form (BIF)

50 DRYBURGH 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; 1884, 1890

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

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.

Sands & McDougall Directory of Victoria

1893

Dryburgh st-E side

Railway st

Ireland st

Barnett, -

Andrews, Thomas

SURVEYED PLACES

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: 102935

Dryburgh Street **51**

**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)? 1997

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
'3 storey concrete residence built 1997.'

Property number: 102786

SURVEYED PLACES

Dryburgh 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)? 1990

- 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
 `Two storey concrete/brick building built 1990.'

Property number: 102787

Dudley Street 2 **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.

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:
 `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 & Peel'

i-Heritage search results: Abstract of Building Identification Form (BIF)
 2 DUDLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level C 3

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.

MMBW

DP1027, c1895 shown with pitched yard adjoining 4 Dudley Street which has a balcony marked as front bay onto garden.

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.

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.

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

SURVEYED PLACES

Dudley Street	3	City of Melbourne Bowls Club clubhouse and rink, part Flagstaff Gardens
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**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)?

Existing grading: - Proposed Grading: **A**

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 1879- (rink), 2009 (club house)

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?

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

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**History**

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

'City Of Melbourne Bowls Club Inc.:
 Single storey brick building built 2009.'

Victorian Heritage Register

Victorian Heritage Register number: H2041
 see <http://vhd.heritagecouncil.vic.gov.au/places/1841>

Property number: 102945

SURVEYED PLACES

Dudley Street

4



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: -

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
 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

'Three storey brick building built around 1910.'

Sands & McDougall Directory of Victoria

1939 Panifex, H.C. & Co. Fruit spray manuf.

Property number: 102977

Dudley Street

13

-25

Star 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)? 1957, 1998?

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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

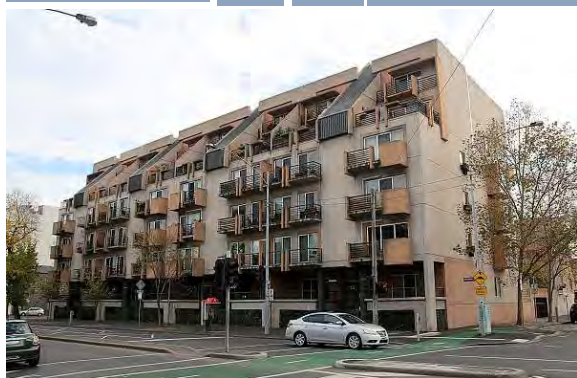
City of Melbourne online maps

'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.'

Property number: 102946

SURVEYED PLACES**Dudley Street** 14 -34 **Flagstaff Place****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
 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 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

'6 storey concrete apartment building. Built & sub-divided 1995.'

Property number: 110110**Dudley Street** 27 -31 **Moreland Smelting Works factory****Survey Notes:**

Façade bricks have been cleaned since 1983 as an enhancement but otherwise 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)? 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?

HO463 31 Dudley 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):**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-
 Refers to M Fels, S Lavelle & D Mider Melb CAD
 Archaeological Management Plan (8 vols.), 1993, Report
 Number: 102

SURVEYED PLACES**i-heritage search**

No listing.

Heritage Places Inventory June 2015

Graded C3

MMBW

RP24 1895, 1899

shows as residential

Lewis, M. Australian Architecture Index:

`12 02 1900 City of Melbourne registration no 7812 [Burchett Index]. Fee 2.10.0 store or factory Dudley - 25 - Owner Sinanian, J Builder Sinanian, J - 23 Dudley St.'

THE CYCLOPEDIA OF VICTORIA.

p204-205, 1903

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 leisured 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 fortitude 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 throve 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 specialty 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.

SURVEYED PLACES

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 Now 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 method of treating the different metals which emerge thence in the form of pig-lead, ingot zinc ingot gun metal, Ac. 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 tor 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 ibis 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.'

1955, 1925 27-35 Carlyle, A.E. P/L spouting manuf.
1920 27-31 Moreland Metal Company Ltd
ROW
1915
--
S SIDE
Off 420 William st
Flagstaff gardens
King et
13aCourier, F., & Co,
cabinetmakers
13 Pill, John
15 Burt, William
Fleming Miss Cath., boarding house
27-31 Moreland Smelting Works Pty Ltd
Leishman. Geo.
Right-of-way

1904 27 Sinanian, J A P/L smelting works
ROW
1893 23 Workman, F MRCS
ROW

City of Melbourne Valuers Books

1902, 2343-4
(25) J S Sininian BH stable 14, 18x140 £60
(27-31) B factory 48x120 £100

Property number: 102947

SURVEYED PLACES

Dudley Street	33	-35	Kellogg Aust Pty. Ltd., former
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**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: -

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 1935-1938

- 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)

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
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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: B

Existing Streetscape Level: 3 Proposed Streetscape Level: 3

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. 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.

SURVEYED PLACES**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 - 1957) (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 - 1946)

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 - 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 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, 1836. These
three old colonists unveiled the Batman monument.'

`The Australasian' (Melbourne, Vic. : 1864 - 1946)

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.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 8 June
1886

`THOMPSON.—On the 7th inst., at Bedeque-house,
Dudley-street, West Melbourne, Gordon Augustus
Thompson, in his 87th year. '

`DEATH OF ONE OF THE OLDEST MELBOURNE RESIDENTS.

About fourteen years ago there was published in `The
Argus' an article headed

"Early Australian Reminiscences," by Gordon Augustus
Thomson, of Belfast,

Ireland. That gentleman has now passed away. He died
early yesterday morning, having almost reached his 86th

birthday. When he dictated the article referred to he
described himself as "a relic of the past century, having

been born in the year 1799, and one who in his "course of
wandering over the world had seen much or the early

days of what is now Melbourne and Victoria." He first
visited this land in the early part of 1836, coming over

from Launceston in a small schooner which carried sheep.
A few days after his arrival he witnessed the first funeral,

that of a child, on a spot now traversed by Queen-street,
but then close by the river's brink. There were at that

time only a few huts forming the settlement of Yarra
Yarra, in a wilderness covered with large trees and thick

scrub. Batman's hut was perched on the hill which
afterwards bore his name and was the only place of

pretentious appearance, having an imitation brick
chimney. A little up the bank of the River Yarra there were

a few huts of "wattle and daub," in one of which a Dr.

Thompson and his wife resided ; with them Mr Thomson
got his food, and he assisted them, as he playfully said, by

acting as a "never of wood and drawer of water" to early
Melbourne generally. The chief evidences of civilisation at

that time were the fowls and tame kangaroos which
wandered about the huts ; and the food was principally, if

not entirely, damper and Irish salt pork, with tea and sugar
of course. The larder could always be replenished with

kangaroo and wild fowl, so that there was abundant fare
for all. Mr. Thomson remained long enough to inspect

the district as far inland as where Geelong now stands,
and he made sundry incursions into the dense bush. He

enlarged upon the rough sketch map then in use by the
Batman Company, and taking it with him to Sydney which

he visited soon after, it was there published, and as a
great interest was then springing up in that city about the

new settlement on the Yarra Yarra, his map was eagerly
consulted. As might be expected Mr. Thomson had much

folk-lore—such as it was—of those primitive days in the
Australias over which he rambled at large—of the natives,

of the wild white men, convicts, ticket-of-leave men, and
settlers.

Much that he knew must have passed away with him, for
he was not given to commit his mental scraps of

information to paper. Of the sale of land in those early
days it will be interesting to recall one of his stories :—

"On these occasions," he says, "many of which I have
witnessed between the natives and Batman and the other

whites, the latter enrolled themselves as a company.

Documents of these transfers or sales were drawn up by a
Mr. Gellibrand, who had to devise a practical solution to

enable the original owner or occupier to attest the deeds.
Some lamp-black and grease were mixed together, and,

after such explanation of the business as could be
introduced into the brain of the black fellow, we blacked

his hand with the mixture and so showed him—very
literally—how to affix his sign manual!

I often wondered how it would be possible afterwards,
had necessity arisen, to have proved this act and deed, but

SURVEYED PLACES

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 life-long 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 Lowood 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 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 editress if 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

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

'Thompson 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

Date Received 11/04/1991

Address of Land 38-40 Dudley Street WEST MELBOURNE VIC 3003 (Zone HO3)

Applicant's Name and Address

Proposed Use or Development New front verandah

Officer's Name Eloise Gucciardo

Objections Received 0

Application Status Permit Issued

Decision Permit - 20/05/1991.'

North and West Melbourne Conservation Study (1983)

Survey image shows verandah side wall remnant on upper level and east end with (shuttered?) window in lower level- not in recreated verandah?

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

38 TO 40 DUDLEY STREET WEST MELBOURNE 3003

Heritage Gratings

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

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

Building and History Information

Architectural Style Mid-Victorian; 1865

Period Mid-Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

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 Thomson, who lived there intermittently until the mid-1880s. In the early twentieth century, the house was occupied by

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

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 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.

Statement of 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

SURVEYED PLACES

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 complied, 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 'pathetic 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 1897 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

SURVEYED PLACES

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 bimetalism 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
R. B. Cutting, The Little Doctor. A Biography of Dr William Maloney (B.A. Hons thesis, Monash University, 1974), and for bibliography S. Merrifield collection (State Library of Victoria).'

Sands & McDougall Directory of Victoria

DUDLEY 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, Albt. G., electroplater

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.

City of Melbourne Heritage Review (1999-2000)

(no references)

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.

Property number: 102975

Dudley Street**43****Kellogg Aust Pty.
Ltd., part****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:** -

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

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

Creation date (if available)? 1934-39, 1990s?

- 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**

'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

Property number: 102949

SURVEYED PLACES

Dudley Street	45	-55	Proud Bros Pty. Ltd. foundry, later Flagstaff City Inn
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CM-16907 To repaint the facade of the existing building. 24/01/1991'

City of Melbourne online maps

'Originally built as foundry for Proud Brothers Proprietary Limited in the late 1920's. A three storey brick building that was converted to a motel in 1978 with further additions in 1981.'

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

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)?

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

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

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

Creation date (if available)? 1930-1999

- 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

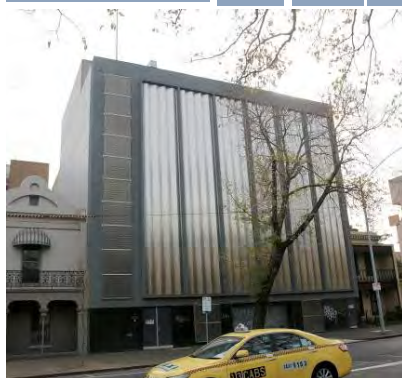
8.2 Housing the population

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

SURVEYED PLACES**Dudley Street** 48 **Citipower substation****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
 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?

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**Dudley Street** 50 **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

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

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

Creation date (if available)? 1860s, 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):**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

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

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

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 a 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 and 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

Sands & McDougall Directory of Victoria

1891 North Side

Milton st

40 Walsh, Patrick

42 Cameron. Mrs Marian

46 Straker, C D., caterer

60 Nicholls, Mrs Jane M.

62 Saw, Henry

66 Watt, William

Richhill ter-

1880

Dudley st-N side

Milton st

Grace, John F M.D.

Thompson, Gordon

Browne Robert S.

Summers Joseph

Olney, William

12 Nicholls, Frederick surveyor

14 Lees, Mrs Margaret

16 Mathieson, James

Richhill ter-1 to 4

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, attics, £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 a 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 and 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.

SURVEYED PLACES

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

Dudley Street**52****Survey Notes:**

Intrusive 2012- upper level additions to simple early Victorian-era Georgian style cottage, reducing integrity- refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below. Streetscape upgraded with recognition of the heritage values in adjoining places.

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)?** 1862

- 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):

Heritage Places Inventory July 2015
52 D3

City of Melbourne online maps
shown as 52

i-Heritage search results: Abstract of Building Identification Form (BIF)
52 TO 54 DUDLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level

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**Dudley Street****56****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?** **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)**

56 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

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 fence, verandah decoration, verandah roof and structure.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Verandah frieze gone, door replaced, parapet altered (inappropriate - reinstate original design/sympathetic alternative)

Property number: 102971

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)?

Existing grading: C

Proposed Grading: C

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

- Contributory to precinct Not significant or contributory
 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'

Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 31

SURVEYED PLACES

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 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. 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.

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 Salsbury Plain, England.

SURVEYED PLACES

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 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 vascular disease on 8 October 1931; an estimated 250,000 mourners paid tribute with some 50,000 alone at the cemetery.

(above) Sir John Monash in uniform

(National Archives of Australia: A1200,L3310)

(above) Sir John Monash later in life

(National Archives of Australia: A1200,L52834)

(above) Monumental Headstone (enlarge image)

Source:

ADB Volume 10 1891-1939 (Lat-Ner).

Serle, G., "John Monash. A Biography" (1982).

Grant, I., "A Dictionary of Australian Military History" (1992).

Pedersen, P., "Monash as Military Commander" (1992).
The Argus 9, 10 & 12 October 1931.

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 12 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, Kward N.

60 Watkins, Mrs .lessie

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

SURVEYED PLACES

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.

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.

Property number: 102970

Dudley Street**60****Richhill Terrace, part
58-64 Dudley Street****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**Existing
Streetscape Level:** 3**Proposed
Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1862

- 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):

Lewis, M. Australian Architecture Index:
`77196 Harbison, John Harbison, 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 Gradings
Building Grading Streetscape Level Laneway Level

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 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.

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.

1904

Rich Hill Terrace—

58 Smith, Edward N.

60 Watkins, Mrs. Jessie

62 Crawley, Mrs M. K.

64 Pope, Thomas...

Archbank cots—

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 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.

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.

Property number: 102969

SURVEYED PLACES

Dudley Street	62	Richhill Terrace, part 58-64 Dudley Street
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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.

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)? 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

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

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 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 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.

and King Streets.

Property number: 111522

Sands & McDougall Directory of Victoria

1904

Richhill ter—

58 Smith, Kward N.

60 Watkins, Mrs .lessie

62 Crawley. Mrs M. K.

64 Pope, Thomas...

Archbank cots—

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 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.

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

SURVEYED PLACES

Dudley Street	64	Richhill Terrace, part 58-64 Dudley Street
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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.

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)? 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

Contributory to precinct Not significant or contributory
 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'

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)

64 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 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.

Reference

Sands & McDougall Directory of Victoria

1904

Richhill ter—

58 Smith, Kward N.

60 Watkins, Mrs .lessie

62 Crawley. Mrs M. K.

64 Pope, Thomas...

Archbank cots—

has been replaced. Streetscape - Contributing part of a varied but generally early streetscape between Milton and King Streets.

Property number: 102968

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 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.

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

SURVEYED PLACES**Dudley Street** 66**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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

HO3 North & West Melbourne 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 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**Dudley Street** 70 **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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

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):

Lewis, M. Australian Architecture Index:

'77215 Webster, Walter - Hotham Stevenson, Thos. West Melbourne VIC City of Melbourne registration no 3468 [Burchett Index]. Fee 3.0.0 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

SURVEYED PLACES

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 Ceccbim (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, New-market. Tel. 980. '

`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 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

`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 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 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.	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)
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	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
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	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.
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	Property number: 102966
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 ... Archbank cottages 1 McEwan, James 2 Tierney, Michael vacant land Kingsland, G King St	

City of Melbourne Valuers Books

1870, 1762-
(Flagstaff Hotel)

SURVEYED PLACES

Dudley Street	72	Perth House or part Thomas Stevenson's row houses, 70-72 Dudley 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**

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 Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- 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 3.0.0 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:

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'THE EXHIBITION.

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Special Jury.- Eugenio P Ceccbim (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."

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ALFRED ALLISON, Undertaker and Embalmer, 221 Victoria-street west, Melbourne; Mt. Alexander road, Moonee Ponds; and Racecourse-road, New-market. Tel. 980. '

SURVEYED PLACES

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'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'

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/PO, 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 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 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 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 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-
(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 72
Thomas Stevenson 70

Property number: 102965

Dudley Street

74

Archbank cottages,
or Finn's terrace,
also Police Station,
part 74-76 (once
also 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**

Existing

Streetscape Level: **3**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1869-70

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 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.'

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 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 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 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 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**

Existing

Streetscape Level: **3**

Proposed

Streetscape Level: **2**

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

Creation date (if available)? 1869-70

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 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) 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 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 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)**

76 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 cots—

66 Stewart. David

68 Moore. Thomas

70 Stevenson, Ths., pnter

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 pnter

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 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

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

Police

72-70 owned by Thomas Stevenson, 2x BH 6

rooms 16x80 £50 each

Thos Jones 72

Thomas Stevenson 70

Property number: 102963**Dudley Street****78 -86****Flagstaff Inn or
Flagstaff Hotel,
former****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?** **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?**

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)

SURVEYED PLACES

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 date (if available)? 1930-40?

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)

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.

SURVEYED PLACES

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 workload 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

Property number: 102951**Dudley Street****97 -99****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: -

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 1930-1940?

- 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)

None.

References (if any):**City of Melbourne online maps**

'A single brick 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.

SURVEYED PLACES

Property number: 102952

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 made accounted for much of the firm's workload 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

Sth Side

Spencer St

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

Sth Side

Spencer St

109 Austin Motor Company (Aust) motor body builders

Adderley St

etc

SURVEYED PLACES

Dudley Street	118	Market Square
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Property number: 102960

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)? 2003-2005

- 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 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. '

SURVEYED PLACES

Dudley Street	130	-144	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 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?

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

Dudley Street	146		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 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?

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

SURVEYED PLACES

Dudley Street	300	West Melbourne Stadium, later Festival Hall
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**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)? 1955-6

- 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: West Melbourne Stadium, later Festival Hall, 300 Dudley 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?

13.1 Public recreation

Recommendations (if any)

Proposed Heritage Overlay as: West Melbourne Stadium, later Festival Hall, 300 Dudley Street, West Melbourne.
 Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search**

No listing.

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 Flinders 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

Architecture & Arts, Mar 1957, p 13 and

www.festivalhall.com.au.'

Newspapers:

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 24 January 1955

`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. Within 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

'Librarace 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 of 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...

SURVEYED PLACES

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
Billy Joel
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
Evanescence 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

Pixies
 Placebo
 Poison
 Portishead
 Powderfinger
 Procol Harum
 Public Enemy
 Pulp
 Queen
 Radiohead
 Rage Against The Machine - 2nd non-festival outside USA since 2000
 Rainbow
 Red Hot Chili Peppers
 Redhouse
 Red Norvo Quintet with vocalist Frank Sinatra
 Rise Against
 Roy Orbison
 Sammy Davis Jr.
 Santana
 Sepultura
 Sherbet
 Shihad
 Short Stack - supported by For Our Hero and Die For You
 Sigur Rós
 Silverchair
 Simple Plan
 Skyhooks
 Slash
 Slayer
 Sneaky Sound System
 Snow Patrol
 Sum 41
 Split Enz
 Stars
 Steel Panther
 Stevie Nicks
 Stevie Ray Vaughan
 Sting
 Story Of The Year
 Suzi Quatro
 Sweet
 System Of A Down
 Ted Mulry Gang
 Tenacious D
 The Bee Gees
 The Black Crowes
 The Carpenters
 The Devil Wears Prada
 The Eagles
 The Flaming Lips
 The Game
 The Ghost Inside
 The Hard-Ons
 The Killers
 The Kinks
 The Living End - DVD of performance available
 The Mars Volta
 The New Christs
 The Offspring
 The Police
 The Presets
 The Ramones
 The Script
 The Sex Pistols
 The Smashing Pumpkins
 The Strokes
 The Tea Party - supported by Deadstar

The Used - supported by The Getaway Plan & Take 21
 The Vamps (British band)
 The Vandals
 The Veronicas
 The White Stripes
 The Who
 Them Crooked Vultures
 Thompson
 Thrive
 Tiesto
 Tina Turner
 Tool
 Transvision Vamp
 Trivium
 Ty Dolla \$ign *
 Twisted Sister
 Ugly Kid Joe supported by Chocolate Starfish
 Unwritten Law
 Vampire Weekend supported by Cloud Control
 Warrant
 Whitesnake
 Wings
 Wolfmother
 XTC
 YG *
 Yellowcard
 ZZ Top
 The Yardbirds
 Status Quo
 The Small Faces
 Uriah Heep
 Manfred Mann's Earth Band
 Rod Stewart & The Faces
 Dave Dee, Dozy, Beaky, Mick & Tich
 The Hollies
 The Dave Clark Five
 Eric Burdon & The Animals
 Mungo Jerry
 The Seekers
 Herb Alpert & the Tijuana Brass'

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 Michaels. 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

SURVEYED PLACES**Eades Place****2****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)?**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?** **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)**

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

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 Poor

Condition Poor

Original Building Type

History Not Assessed

Description/Notable Features

Not Assessed

Statement of Significance

Not Assessed

Recommended Alterations

Roof reclad, fence (inappropriate - reinstate original

design/sympathetic alternative) verandah enclosed

(inappropriate - reinstate original design) bricks painted

(inappropriate - remove by approved method)

Hermes

North and West Melbourne Conservation Study (1983).

1991 BIF shows verandah fully enclosed.

Property number: 103030

SURVEYED PLACES**Eades Place****4****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?** **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)**

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

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

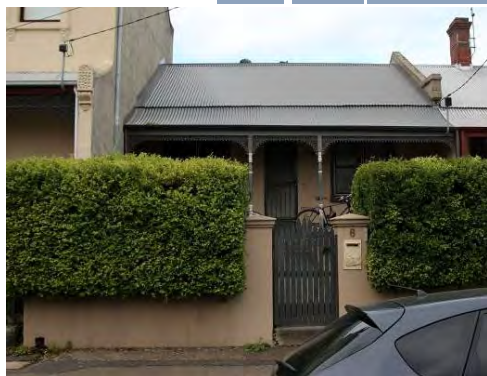
Recommended Alterations

Verandah frieze removed, fence (inappropriate - reinstate

original design/sympathetic alternative) bricks painted

(inappropriate - remove by approved method)

Property number: 103029

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?** **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)**

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

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

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

Hedge (sympathetic) chimney removed (inappropriate - reinstate original design) windows altered, verandah frieze gone, fence (inappropriate - reinstate original design/sympathetic alternative) bricks painted (inappropriate - remove by approved method)

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
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**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**

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 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)**

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 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 - 1957) (Wednesday 4 April 1945

'MISS A. M. CULLEN

Miss A. M. Cullen, whose death occurred recently at East Malvern,

SURVEYED PLACES

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 Brotherhood 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 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.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 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'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,-

SURVEYED PLACES

30 Mountain, John S',
 32 Cullen, Henry
 Right-of-way
 34 Chambers, Willam
 36 Vacallt
 3B 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,bootmncfctry
 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

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
 (3 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)

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- 1

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

SURVEYED PLACES**Eades Place****12****Cullen's row, part 12-18 Eades Place****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

`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)

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. 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

SURVEYED PLACES

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.

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'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, Willlam

36 Vacallt

3B 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,bootmncfctry

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

SURVEYED PLACES

altered (inappropriate - reinstate original design)

Property number: 103026**Eades Place****14****Cullen's row, part 12-18 Eades Place****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)?**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?**
- 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):**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**

SURVEYED PLACES**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)

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 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'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, Willam
 36 Vacallt
 3B Vacant
 40 Munn, Henry, bootmkr
 Right of-way
 Victoria st

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

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 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

SURVEYED PLACES**Eades Place****16****Cullen's row, part 12-18 Eades Place****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

`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'

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

SURVEYED PLACES

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.

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'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, Willam

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,bootmncftry

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

SURVEYED PLACES

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

Eades Place**18****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?** **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

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
 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

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 arched 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.
 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'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, Jmnes
 16 Hayward, John

SURVEYED PLACES

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, Willam
 36 Vacallt
 3B Vacant
 40 Munn, Henry, bootmkr
 Right of-way
 Victoria st

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: 103023

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 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

SURVEYED PLACES

Eades Place	20		
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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: **1** Proposed Streetscape Level: **1**

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

Creation date (if available)? 1837-1875

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)

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)

20 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
 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.
 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, 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, Willlam
 36 Vacallt
 3B 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 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

Property number: 103022

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?** 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:**

`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 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.

SURVEYED PLACES

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'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, Willlam
 36 Vacallt
 3B 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 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

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** **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):**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.
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'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, Willam
36 Vacallt
3B Vacant
40 Munn, Henry, bootmkr
Right of-way
Victoria st

SURVEYED PLACES

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 Bustt, W. A.
 Bustt, Miss, tchr piano
 Stanley st

Property number: 103020**Eades Place****26****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
 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):**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	1885 14 Sam Cullen (reversed order numbers)
Stanley at	
2 O'Grady, Edwd.	1880
4 Livingston. W.,	Eades pl
6 Berry, Thos.	Victoria st
10 Bosworth, Hy. W.	2 Munn Hy,bootmfnctry
12 Phillips, David J.	3 Chambers William ,
14 McInerney, Jno.	4 Tinbray FrancisH ,
14 McInerney, Miss inns tchr	5 Cullen, Henry builder
16 Baker, Thos.	6 Cullen, Samuel, builder
18 Miers, Mrs Eliza	7 Snellgrove, Edward
20 Bastow, Mrs E.	8 Mountain, John L.
music tchr	9 Williams, Edward
22 O'Grady. Patrick	10 Lodding, William
24 Clemow, Arthur	11 Dalrymple, Robert
26 Ale/drum, Jas.	12 Booth, James
28 Pratt. John W.	13 Mitten, -
SO Fleet, Albt, L..	14 Robertson , William
32 Cullen, Miss Ann	15 Brown, -
84 Hughes. Edw.	16 Kitchingman, James
86 Rowlands, H. J.	17 Mountain, John S.
85 Goodman, Miss S.	18 Bustt, W. A.
40 Bird, Mrs. Mary	Bustt, Miss, tchr piano
Victoria st	Stanley st
1915	
EADES PL—E SIDE	Property number: 103019
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, Willlam	
36 Vacallt	
3B Vacant	
40 Munn, Henry, bootmkr	
Right of-way	
Victoria st	

SURVEYED PLACES**Eades Place****28****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):**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

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 Fee 1.10.0 **add. storey to two houses** 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)

28 EADES PLACE WEST MELBOURNE 3003

Heritage Gratings

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.

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

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 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'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, Willam

36 Vacallt

3B 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 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

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

SURVEYED PLACES

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

Eades Place**30****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?**
- 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):**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

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.

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.

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.

(BIF Image shows previous Edwardian-era verandah and picket fence on row)

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'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

SURVEYED PLACES

Stanley st
 2 Ryan,-
 4 McKenna, Mrs, dressmr
 6 Lawson, Charles
 10 Cullen, Samuel
 12 Johnson, William L.
 14 Armstrong, Jmes
 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, Willlam
 36 Vacallt
 3B 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 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**

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: 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 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.

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.

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'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, Willam

36 Vacallt

3B 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,bootmncftry

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

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.

Property number: 103016

Eades Place**34****William Chambers' row house, part 34-40 Eades Place****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:** 1**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** **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:
 `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)**

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 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 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

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, Willam

36 Vacallt

3B Vacant

40 Munn, Henry, bootmkr

Right of-way

Victoria st

1885 14 Sam Cullen (reversed order numbers)

SURVEYED PLACES

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 Bustt, W. A.
 Bustt, Miss, tchr piano
 Stanley st

City of Melbourne Valuers Books

1891, 2314
 William Chambers owner-occupier

North and West Melbourne Conservation Study (1983)

34-40 Eades Place

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

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

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 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)? 1884

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:

`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

1887

`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'

`The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 27 September 1905

`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

SURVEYED PLACES

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 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'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, Willlam

36 Vacallt

3B 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,bootmncftry

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

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

SURVEYED PLACES

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: 511008

Eades Place**38 -40****Henry Munn's row houses, 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 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)?** 1884, 1893-4**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:**

`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

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Sands & McDougall Directory of Victoria

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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

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, Willam

36 Vacallt

3B Vacant

40 Munn, Henry, bootmkr

Right of-way

Victoria st

1885 14 Sam Cullen (reversed order numbers)

1880

SURVEYED PLACES

Eades pl
 Victoria st
 2 Munn Hy, bootmfcry
 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

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**

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Description

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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

SURVEYED PLACES

Franklin Place	22	-28	
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**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)?

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?**
- 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**

'3 storey brick & concrete apartment building. Incorporates an early 1900's building. Refurbished & subdivided 2001.

This property contains 5 residential properties.'

MMBW DP724 c1895- shows small cottage.

1945 aerial- existing shown.

Sands & McDougall Directory of Victoria

1893

Franklin pl-

Paterson, Laing and

Bruce, stores

McKay, Robert

Hayes, Mrs
Hayes, Patrick
Hayes, Jeremiah
Spiller Edward,
Wood, John
Reeve, John H.
Snedden, Peter, jun
Shaw, Frank

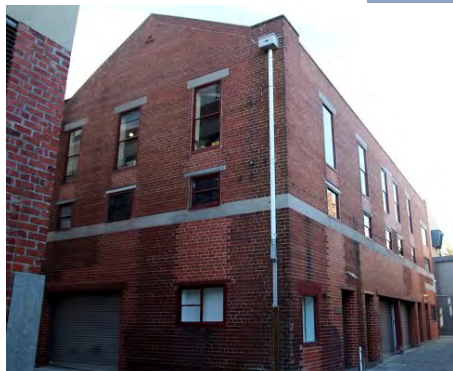
1925

FRANKLIN PL
Off 411 Batman at
O'Donnell, W. (str)
13 Hayes, dna
15 Scott, Mrs Ivy
17 Wall, Jas.
21 Hart, Richd.
23 Robinson, Herbt.
25 O'Donnell, W., blksm
27 Sands & McDougall Pty Ltd

Property number: 104077

SURVEYED PLACES

Franklin Place	23	W. O'Donnell engineers workshop, former, part proposed Sands & McDougall precinct
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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?
- 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: 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)

No

MMBW

DP 724 1895
Franklin Place not shown

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.' (see 83-113 BATMAN STREET)

Melbourne University Archives

'Fire Detail Survey Melbourne' plans 1924- shown as 'W O'Donnell engineers' surrounded by 'Sands & McDougall'.

Sands & McDougall Directory of Victoria 1893

Franklin pl-

Paterson, Laing and
Bruce, stores
McKay, Robert
Hayes, Mrs
Hayes, Patrick
Hayes, Jeremiah
Spiller Edward,
Wood, John
Reeve, John H.
Snedden, Peter, jun
Shaw, Frank

1925

FRANKLIN PL
Off 411 Batman at
O'Donnell, W. (str)
13 Hayes, dna
15 Scott, Mrs Ivy
17 Wall, Jas.
21 Hart, Richd.
23 Robinson, Herbt.
25 O'Donnell, W., blksm
27 Sands & McDougall Pty Ltd

Property number: 613008

SURVEYED PLACES

Hawke Street	2	A	Hawke Street and Curzon Street Reserve
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**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? 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?

- 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

SURVEYED PLACES

Hawke Street	2	A	Elm ('Ulmus' sp.), Hawke and Curzon Street Reserve
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**Survey Notes:**

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**

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
 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. 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

MMBW DP 730 c1895: existing location shown as central to fenced triangle reserve smaller than existing, south of Baptist Church reserve; line of street trees shown north side of Hawke Street

North Melbourne Parish Plan - reserve 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.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 2 July 1906

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

SURVEYED PLACES

Hawke Street	2	West Melbourne Baptist Church manse
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**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
 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?

- 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, 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 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

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

SURVEYED PLACES

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, Waiter 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 cradled 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. Tringham, E. Bungey, 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 Self, for 52 years deacon and local preacher; R. Hannaford, 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 Advertiser newspaper 1875)

1880 Population of Melbourne 280,000 people. (source: http://en.wikipedia.org/wiki/Demographics_of_Melbourne)

1882 Congregation consisted of 300 adults and 600 children. (source: Baptist church history)

1917 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. (source:

http://en.wikipedia.org/wiki/Demographics_of_Melbourne)

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. (source:

http://en.wikipedia.org/wiki/Demographics_of_Melbourne)

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

SURVEYED PLACES

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.

2001 Population of Melbourne 3,366,542 people.

(source:

http://en.wikipedia.org/wiki/Demographics_of_Melbourne)

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)

2010 Population of Melbourne 4,077,036 people.

(source:

http://en.wikipedia.org/wiki/Demographics_of_Melbourne)

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 as an Australian Company Limited by Guarantee (Source www.asic.gov.au).

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).'

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.

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.

1925

N SIDE

Off 365 Victoria at

King at

Bungey, Rev Edwin

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

Property number: unknown

SURVEYED PLACES

Hawke Street	4	Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)
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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: **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.'

'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

'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 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

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 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 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
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 Weilant, 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
Claremont 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
Claremont Terr-
1 McCarthy William

2 Hamilton, Walter
3 McInnes, Miles
4 Brown, William
5 Westhorpe, Thos
Spencer st
(Dicks Place, 54-)

1880

Victoria st
Claremont ter-
3 McInness, Miles
4 McEwan James ,
5 Cunning, William
Spencer st

City of Melbourne Valuers Books**1891, 685-**

owner: Willaim 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
(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: 104776

SURVEYED PLACES**Hawke Street****6****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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`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 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

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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.
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Spencer st
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Curzon st
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1893

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-
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owner: Willaim McCarthy, BH 5 rooms, 17x100, £35
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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
(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)
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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: **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?
- 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:**

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North Melbourne Parish Plan 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

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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
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Hawke - near Spencer'

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Mary ter-
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1880

Victoria st
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William McCarthy
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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)
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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: **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?
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- 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

'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

'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 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)

10 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 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
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 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 McInness, Miles

4 McEwan James ,

5 Cunning, William

Spencer st

City of Melbourne Valuers Books**1891, 685-**

owner: Willaim 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
(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

SURVEYED PLACES

Hawke Street	12	Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)
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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: **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.'

'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

'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 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)

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:

'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

[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 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 McInness, Miles
4 McEwan James ,
5 Cunning, William
Spencer st

City of Melbourne Valuers Books**1891, 685-**

owner: Willaim 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
(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	13	Miami Hotel
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**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
 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?

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

Hawke Street	27	John Marley's row houses, part 27-33 Hawke 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: 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
 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:**

'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,

SURVEYED PLACES

Major H. A. Clarke.

Trustees : The Rev. Canon Potter, Messrs Tadgell, Barwise, Fleming, Littlejohn, Wragge, Wilson. Vestry men : Messrs. M'Bride, 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
77299 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/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

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)

Property number: 104712

Hawke Street**29****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** **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)**

29 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

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 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

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: 104713

SURVEYED PLACES**Hawke Street****31****John Marley's row houses, part 27-33
Hawke Street****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?** **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)**

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

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

Hawke Street**33****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** **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)**

33 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

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 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.
 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

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)

Property number: 104715

SURVEYED PLACES

Hawke Street	35	Samuel Woodham's house
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**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.

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)? 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):**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/Notable Features

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)?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)? 1882-3

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)

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

1955 Charles Aquilina of 131 Curzon St, North Melbourne waterside worker- owner;

1970 Gerard J McMahon

1971 Robert Bell computer programmer

1979 Peter A Britton of Mia Mia, lecturer

1992 Nicholas Buxton of North Melbourne

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 Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable
 Features 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.
 Recommended Alterations Rebuild picket fence in spade-head profile or as evidence suggests; repaint in original or typical colours. Fence (inappropriate - reinstate as original/sympathetic alternative to the original)
 Other Comments Integrity - Presumed timber picket fence has been removed. Streetscape - Contributive to one of West Melbourne's rare streetscapes.

Lewis, M. Australian Architecture Index:

No entry for the owner's name, Barrow or James Guthrie.

Sands & McDougall Directory of Victoria

1893
 33 Mercer , Henry
 35 Woodham Samuel J , .
 37 Green David ,
 39 Morton Edward ,
 41 Arblaster Mrs Margaret ,
 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

SURVEYED PLACES

Hawke Street	38 -42	Housing Commission of Victoria row houses
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**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: -

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
- 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**

'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 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 Highbett development... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988).¹

Property number: 104773

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** **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)**

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 ,

SURVEYED PLACES

41 Arblaster Mrs Margaret ,
43 Hannah Mrs Sarah,
45 Morgan, -

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.

Property number: 104718

Hawke Street

41

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?

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

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory 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 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 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 ,
41 Arblaster Mrs Margaret ,
43 Hannah Mrs Sarah,
45 Morgan, -

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.

Property number: 104719

SURVEYED PLACES**Hawke Street****43****Survey Notes:**

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.

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?** **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)**

43 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; render finish.

Statement of Significance

Not Assessed

Recommended Alterations

Fence-as 45; upper frieze-as lower (inappropriate - reinstate as original)

Property number: 104720

SURVEYED PLACES

Hawke Street	44	Jones' row house, part 44-46 Hawke 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**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1874

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**

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

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 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 House 1870 09 14

77278 Jones, John Jones, John - 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

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 WWWilliam McKnight

Property number: 104772

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**

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 Scientific value Not assessed for heritage values Historical 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': 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 ls. 4d. ; assets. £178 ; deficiency, £431 ls. 4d. Mr. Jacomb, assignee.'

SURVEYED PLACES

'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 Maribrnong Rd, Moonee Ponds also Premier Chambers, Collins St, 25 Jan 1891 72/494 VPRS 28/PO, 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)

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

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

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

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

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

Creation date (if available)? 1874

- 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**

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

SURVEYED PLACES

Heritage Gradings	44 Conboy, Mrs Alice
Building Grading Streetscape Level Laneway Level	46 Tallent, Miss Annie
C 2	
Conservation Study Details	1893
Precinct Conservation Management Plan	42 Barker William ,
North and West Melbourne Heritage Precinct	44 Arthur John W , .
Conservation Study: Study and Date, Status	46 Thomas, Mrs Margaret
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted	48 Tallent Richard G , .
Building and History Information	1880
Architectural Style Victorian	no
Period 1876-99 - Victorian	
Construction Date	
Source for Construction Date	
Architect	City of Melbourne Valuers Books
Builder	1891, 679-90 owner John Jones BH 6 rooms, 18x90 £40
First Owner	46 William McKnight, 44 John Jones (x-out to John Aitken?)
Integrity Fair	
Condition Fair	
Original Building Type	1886, 693-4
History	(McAdam)
Not Assessed	60 (46) William McKnight, 58 (44) Geo Roberts (x-out to Geo Russell?)
Description/Notable Features	(Jones owns adjoining 56, 56a?)
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	1880, 1620-1 owner John Jones BH 6 rooms, 18x90 £40
Recommended Alterations	(McAdam)
46-Colour (sympathetic) balustrade incomplete (inappropriate - reinstate original design)	60 Joseph Burrows, 58 WWilliam McKnight
Other Comments	Property number: unknown

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 House 1870 09 14
 77278 Jones, John Jones, John - Hotham West Melbourne
 VIC Houses 1867 01 31'

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?

 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`: 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 ls. 4d. ; assets. £178 ; deficiency, £431 ls. 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 called 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

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

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 & 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

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****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)?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?

 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)**

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

SURVEYED PLACES

Building and History Information
 Architectural Style Victorian
 Period 1876-99 - Victorian
 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 the fence; verandah decoration;
 verandah roof and structure.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Fence (sympathetic) bricks painted (inappropriate -
 remove by approved method)
 Other Comments See also 50 Hawke Street

Property number: 104771

**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)? 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)

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	(Benbow)
Period 1876-99 - Victorian	
Construction Date	1880 , 1561- BH 8 rooms, 18x132 £65
Source for Construction Date	(McKersie, Kipling)
Architect	25 Henry Davey owner-occupier
Builder	27 Fred Hitchings/ owner William Comely
First Owner	29 William Sadler owner-occupier
Integrity Fair	(Benbow)
Condition Fair	
Original Building Type	1875 1488
History Not Assessed	(Guthrie BH 2 rooms/Cunningham BH 4 rooms)
Description/Notable Features Notable features include the verandah and fence.	William Sadler owner-occupier BH 7 rooms £65
Statement of Significance	(Benbow)
Not Assessed	1870 , 1420- (Cunningham BH being erected)

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 - cnr. Ireland & Dryburgh Sts Saddler, - West Melbourne VIC Houses 1871 04 25')

Property number: 104723

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

SURVEYED PLACES

Hawke Street	50		
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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)? 1875-1900

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?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 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

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)

Property number: 104770

SURVEYED PLACES

Hawke Street	51		
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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: **1**

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):**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

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; fringe added to 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'

(also City of Melbourne Valuers Books 1875, 1489-)

Property number: 104724

SURVEYED PLACES

Hawke Street	52		
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**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)?

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 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)**

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

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 roof and structure; heads cut off.

Statement of Significance Not Assessed

Recommended Alterations

Fence (sympathetic) verandah detail gone; parapet orbs gone (inappropriate - reinstate original design/sympathetic alternative)

MMBW

DP706 1895 pair shown - no stable: stable built at rear Edwardian-era?

Property number: 104769

SURVEYED PLACES

Hawke Street	53		
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**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 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)

None.

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

53 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
 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

SURVEYED PLACES

Hawke Street	54		
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**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)?

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 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

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 roof and structure; heads cut off.

Statement of Significance Not Assessed

Recommended Alterations

Fence (sympathetic) verandah detail gone; parapet orbs gone (inappropriate - reinstate original design/sympathetic alternative)

MMBW

DP706 1895 pair shown

Property number: 104768

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

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 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 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

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

Hawke Street**58****Row house****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)?**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
- Scientific value
- Not assessed for heritage values
- Historical value
- Social 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)**

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 - 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
 Fence (sympathetic) bricks painted (inappropriate -
 remove by approved method) roof reclad; verandah detail
 gone (inappropriate - reinstate original
 design/sympathetic alternative)

Property number: 104767

Hawke Street

60

**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
 Scientific value
 Not assessed for heritage values
 Historical value
 Social 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)
 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
 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 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)

Property number: 104766

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? 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):

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

SURVEYED PLACES

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 Highett development... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988).'

Property number: 104765

Hawke Street**68****Survey Notes:**

Verandah detail replaced but not as original (see 70), 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?** **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)**

68 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 - 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 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? 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)**

70 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 - 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 frieze gone-see 70 (inappropriate -
 reinstate original design)

MMBW

DP706 1895 not shown

Property number: 104763

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? 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)

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
 72 Russell, Jas. S.. grcr
 74 Hughes, David J.
 76 Oliver, West Melbourne.

1930

Ireland st
 68 Hughes, Chas.
 70 Arkle, Mrs Flora
 72 Watson, Mrs Hettie, sml goods
 72 Watson, Geo. C.
 74 Hughes, David J.

1942

72 Watson, Mrs H., confr
 72 Watson, Geo. C.
 74 Hughes, David J.
 76 Ogden, Miss M., gst hse

Property number: 104762

Hawke Street**74****Nyora, part Jones
row houses 74-78
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**Existing
Streetscape Level:** 2**Proposed
Streetscape Level:** 2**What date or era does the place represent (if any)?****Creation date (if available)?** 1879-81

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
 Not significant or contributory
- 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)

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.¹

MMBW

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)

74 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 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.

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 nail-head motif re-occurs through all facades, whilst orbs were used at the parapet piers. A serpentine motif

SURVEYED PLACES

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

Hawke Street

76

Jones row houses,
part 74-78 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**Existing Streetscape Level:** 2**Proposed Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1879-81

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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)

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.¹

MMBW

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

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.

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 nail-head motif re-occurs through all facades, whilst

SURVEYED PLACES

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: 104760

Hawke Street**78****Jones row house,
part 74-78 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**Existing
Streetscape Level:** 2**Proposed
Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1880-1

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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)

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.¹

MMBW

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)

78 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 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.

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 nail-head motif re-occurs through all facades, whilst orbs were used at the parapet piers. A serpentine motif

SURVEYED PLACES

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

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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

**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)? 1880-1

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

Contributory to precinct Not significant or contributory
 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 13 January 1883

'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 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.'

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 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 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 cite

80 Hawke Street

1896-97, 641 ; 1882, 1626 has Thos Easton owner-

SURVEYED PLACES

occupier BH 6 rooms 17x75 £40

City of Melbourne Valuers Books

1891, 665

(Jones 84/Darcy 82)

Robt Paton/ Thos Easton BH 6 rooms, 17x75 £40 80

Hawke St

(Tait 78, Pitcatly 76, Jones 74, Wood 72)

1881, 1623

(Clark)

J Jones owner-occupier x-out to J Easton owner-occupier

BH 6 rooms 18x75 £40

(Tait/ Jones x-out to Pitkatly/Wood)

1880, 1609

'New' in margin Hugh Tait x-out to Lever? Land 18x75

(as adjoining) £4

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

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.

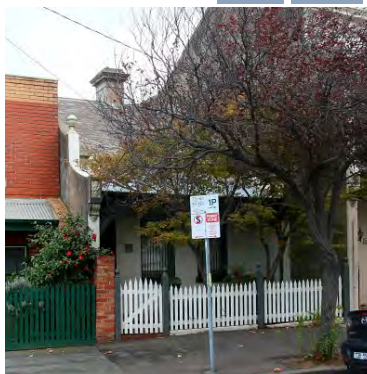
Streetscape - Contributive part of the picturesque row house group of 74-80 (Refer 74-8 Hawke Street).

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)

Property number: 104758**Hawke Street****82****Row house****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** **Edwardian-era** **Early Victorian-era** **Interwar** **Post WW2****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?**

HO3 North & West Melbourne Precinct

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

'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

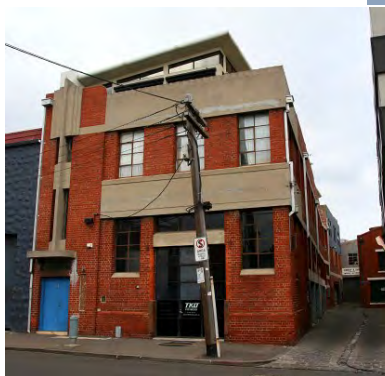
SURVEYED PLACES

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 Highett development... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988)'

Property number: 104756

Hawke Street	95 -99	Lever Brothers Pty. Ltd. factory
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**Survey Notes:**

Moderne 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)?

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)? 1942 approx.

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?

5.5 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 & subdivision 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.

<http://www.unilever.com.au/>

'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

S Side

Spencer st

'factory being built'

Factory being built

103 Moran, Thos.

107 Tussup, Hrlid.

109 Hygienic Baby Crgs Py

Ld, pram mnfrs

1935

S SIDE

Spencer st

97 Armstrong, Albt. C.

103 Moran, Thos.

107 Clark, Hy. T.

109 Hygiene Baby Crgs Ply

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

SURVEYED PLACES

Hawke Street	100	Hawke Street and Adderley Street Park
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**Survey Notes:**

Not assessed. Planting and landscaping on reserve unrelated to significant period of heritage overlay. Not part of original Crown Survey as reserve.

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
 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?

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

Hawke Street	104	Glover and Goode Pty. Ltd. works
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**Survey Notes:**

Bricks painted over, reducing integrity - see brickwork on 187 Hawke Street, new shutter - otherwise well-preserved.

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)? 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?

HO3 North & West Melbourne 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):**Newspapers:**

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 8 March 1948 p 9 Advertising
 Equipment for sale Glover & Goode Pty. Ltd. Hawke Street.

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 Pty Ltd (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 date (if available)?** 2011?

- 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):**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

SURVEYED PLACES

Hawke Street	109	-111	Widdis Diamond Dry Cells Company Pty. Ltd., later Hygiene Baby Carriages Pty Ltd pram manufacturers
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**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**

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

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)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search**

No listing.

Heritage Places Inventory June 2015

109-117 D3, 119-125 D2.

Hermes

Ungraded building included within a Heritage Precinct

North and West Melbourne Conservation Study (1983)

No listing

Graeme Butler & Associates 2015: Appendix 2:

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 floors, 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

SURVEYED PLACES

`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 belted 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 Tyng

Mchns Co Pty Ltd

1942

107 Tussup, Hrd.

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 pram manuf.

Western Securities Ltd investors

Luck's Mil products, sheep mil works

Hygienic Wheel Company

Hy-steel products

Gairn, AB confr manuf

111 Scarlett, VA

1962

109 Hygiene Baby Crgs Pty

Ltd pram manuf.

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

SURVEYED PLACES

Hawke Street	110		
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**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)?

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 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)**

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

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

Fence (sympathetic) bricks painted (inappropriate -

remove by approved method) chimney gone; door

replaced (inappropriate - reinstate original

design/sympathetic alternative)

Property number: 104752

SURVEYED PLACES

Hawke Street	112		
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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)? 1875-1900

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?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 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

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) parapet orbs (inappropriate - reinstate original design/sympathetic alternative)

Property number: 104751

SURVEYED PLACES

Hawke Street	114		
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**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.

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.
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence (sympathetic - reinstate original design) stone plinth painted (inappropriate - remove by approved method)

Property number: 104750

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 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)**

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

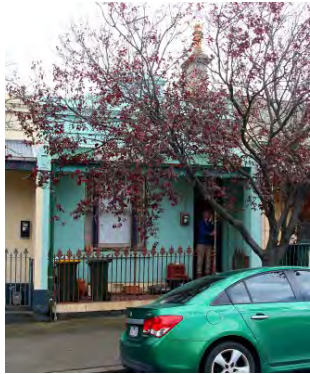
North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

SURVEYED PLACES

Hawke Street	116		
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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)? 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)**

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

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; heads gone (refers to 118).

Statement of Significance

Not Assessed

Property number: 104749

SURVEYED PLACES

Hawke Street	117 -125	Widdis Diamond Dry Cells Company Pty. Ltd.
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**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
 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)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory June 2015
 109-117 D3, 119-125 D2.

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 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 Tyng

Mchns Co Pty Ltd

127 Corcoran, Thos.

129 Broadhead, Miss H.

1942

107 Tussup, Hrd.

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 pram manuf.

Western Securities Ltd investors

Luck's Mil products, sheep mil works

Hygienic Wheel Company

Hy-steel products

Gairn, AB confr 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

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

SURVEYED PLACES

Hawke Street	118		
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**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

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)**

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

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; heads gone; unusual window surround.

Statement of Significance

Not Assessed

Recommended Alterations

Fence (sympathetic - reinstate original design) stone plinth

painted (inappropriate - remove by approved method)

verandah detail gone (inappropriate - reinstate original

design/sympathetic alternative) fence incomplete;

parapet urn gone (inappropriate - reinstate original design)

North and West Melbourne Conservation Study (1983)

1985 BIF shows original fence also colonettes to window, now gone.

Property number: 104748

SURVEYED PLACES

Hawke Street	120		
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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)? 1875-1900

- 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?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 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

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; heads gone; verandah decoration-reproduction on 120; verandah roof and structure.

Statement of Significance

Not Assessed

Recommended Alterations

Verandah frieze (sympathetic) Bricks painted

(inappropriate - remove by approved method) fences

(sympathetic - reinstate original design)

Property number: 104747

SURVEYED PLACES

Hawke Street	122		
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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)? 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)**

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

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 roof and structure.

Statement of Significance Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved

method) verandah frieze gone (inappropriate - reinstate original design/sympathetic alternative)

Property number: 104746

SURVEYED PLACES

Hawke Street	124		
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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 Early Victorian-era
- Edwardian-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)**

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

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; heads gone; verandah decoration; verandah roof and structure.

Statement of Significance Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) fences (sympathetic - reinstate original design)

MMBW

DP706 1895 vacant land 124- Hawke Street.

Property number: 104745

SURVEYED PLACES

Hawke Street	126		
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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)? 1946-2015

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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		
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**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
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

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?

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)**

127 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 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

**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? 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)
 128 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 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)

MMBW

DP706 1895 vacant land 124- Hawke Street.

Property number: 104743

Hawke Street**129****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 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)**

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

SURVEYED PLACES

Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder
 First Owner
 Integrity Good
 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

Property number: 104731

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

Edwardian-era

Early Victorian-era

Interwar

Post WW2

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?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory

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

SURVEYED PLACES

Building and History Information
 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)
 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

Hawke Street**131****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)? 1889

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):**MMBW**

DP706 1895

shown

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

131 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 (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

Hawke Street**133****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?** 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):**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)

Property number: 104733

Hawke Street

173 -175

**Survey Notes:**

Paint removed in part from bricks; verandah rebuilt; corner site, adding prominence,; no 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: 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 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)**

173 TO 175 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

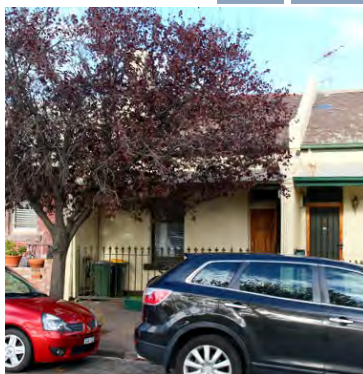
SURVEYED PLACES

Building and History Information
 Architectural Style 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.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Shutters (sympathetic - reinstate as original) fence
 (inappropriate - reinstate as original/sympathetic
 alternative to the original) bricks painted (inappropriate -
 remove by approved method)

MMBW

DP706 1895
 shown with rear garden

Property number: 104734

Hawke Street**177****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
 Scientific value
 Not assessed for heritage values
 Historical 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):**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)

MMBW

DP706 1895
 shown

Property number: 104735

Hawke Street**179****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 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)**

179 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
 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 the verandah.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Fence; door (sympathetic) chimney-see 177
 (inappropriate - reinstate as original) verandah detail
 (inappropriate - reinstate as original/sympathetic alternative to the original)

MMBW
 DP706 1895
 shown

Property number: 104736

Hawke Street

181

**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
 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**

`Single storey brick building built 1930's' (sic).

Sands & McDougall Directory of Victoria

1942

181 Walter Jones

Property number: 104737

SURVEYED PLACES**Hawke Street****187****Survey Notes:**

Moderne style factory, well-preserved; notable coloured brickwork, see similar 104 Hawke Street.

191 McKee, Anthony J

1935

183 Kelly, John

187 Heron, Mrs Hanorah

191 Darwin, Mrs Lil y M.

193 Robinson, Hy.

Property number: 104738**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?**

HO3 North & West Melbourne 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):**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

Hawke Street	191		
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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)? 1875-1900

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?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 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

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

Fence (inappropriate - reinstate as original) bricks painted

(inappropriate - remove by approved method) verandah

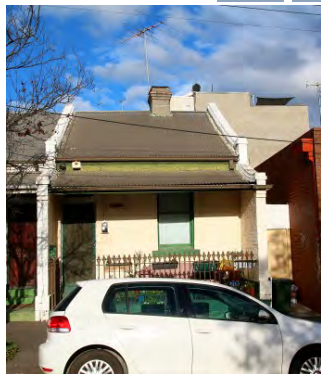
detail (inappropriate - reinstate as original/sympathetic

alternative to the original)

Property number: 104739

SURVEYED PLACES

Hawke Street	193		
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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)? 1875-1900

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?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 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

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)

Property number: 104740

SURVEYED PLACES

Hawke Street	195	-197	
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**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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

HO3 North & West Melbourne 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 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

Hawke Street	199	Hutchinson, Hunt Pty. Ltd. engineers, later Moorside Wool Company Pty. Ltd. wool waste
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**Survey Notes:**

Upper level new development; otherwise well-preserved but openings altered, reducing integrity; corner site, adding prominence,. Interwar expansion theme.

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)? 1919-1945

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

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?

HO3 North & West Melbourne 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)

None.

References (if any):**Heritage Places Inventory June 2015**

Graded D2

i-Heritage, Hermes

No listing.

Newspapers:

'Daily Commercial News and Shipping List' (Sydney, NSW : 1891 - 1954) Wednesday 15 July 1936 p 4 Article 'Moorside Wool Co. Pty. Ltd. Capital, £10,000 in-£1

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, engnrs

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?

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?

5.5 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.

SURVEYED PLACES**City of Melbourne Building Permit Applications index**

3 Howard Street.

1921 3828 £230 Alterations to factory

Beaver & Purnell Architects. Proposed alterations to premises Howard Street, North Melbourne - new timber jarrah stair to north end- shows existing ground, 1st, 2nd floors, with rear light court.

1928, 10532 £2000 alts and additions to Symmington

factory - new cutting room, refers to Building Permit

Application 3828

1930 12216 £10,000 extension of building (Chetwynd St)

1932 13606 (Chetwynd St)

Victorian Heritage Register

H0414

Professional Chambers 110-118 Collins Street Melbourne -

See more at:

[http://vhd.heritagecouncil.vic.gov.au/search?](http://vhd.heritagecouncil.vic.gov.au/search?kw=+Professional+Chambers+110-118+Collins+Street+Melbourne&aut_off=1#sthash.SowRyZZU.dpuf)

[kw=+Professional+Chambers+110-118](http://vhd.heritagecouncil.vic.gov.au/search?kw=+Professional+Chambers+110-118+Collins+Street+Melbourne&aut_off=1#sthash.SowRyZZU.dpuf)

[+Collins+Street+Melbourne&aut_off=1](http://vhd.heritagecouncil.vic.gov.au/search?kw=+Professional+Chambers+110-118+Collins+Street+Melbourne&aut_off=1#sthash.SowRyZZU.dpuf)

[#sthash.SowRyZZU.dpuf](http://vhd.heritagecouncil.vic.gov.au/search?kw=+Professional+Chambers+110-118+Collins+Street+Melbourne&aut_off=1#sthash.SowRyZZU.dpuf)

Newspapers:

'The Argus': 8/8/1906

'Millinery,

Smart GIRLS, with Experience.

Constant Employment to Suitable Hands CONNIBERE,

GRIEVE and CONNIBERE,

Howard-street. West Melbourne.'

'The Telegraph' (Brisbane, Qld. : 1872 - 1947) Tuesday 31 August 1920

'Messrs. Sargood Brothers have purchased outright the whole of the stock to arrive, and overseas commitments of Messrs. Connibere, Grieve, and Connibere. The negotiations for the purchase, which includes the straw hat factory and showroom at North Melbourne, together with- the stock, had been proceeding for some time, but , these were not completed till last Tuesday. Within an hour the goods were being transferred from the one Flinders lane warehouse to the other. Messrs. Sargood Brothers have made arrangements to take over the larger part of the warehouse And travelling- staff, practically the whole .of the showroom and millinery work-room staff, and also the factory staff.....'.

John Monash Engineering enterprise prior to WW1, web site 2015.

<http://www.aholgate.com/bldgtext/bldgs19.html>

See John Monash and Connibere.

Australian Dictionary of Biography (ADB)

'Connibere, Sir Charles Wellington (1864–1941)

by Paul H. De Serville

This article was published in Australian Dictionary of Biography, Volume 8, (MUP), 1981

Sir Charles Wellington Connibere (1864-1941),

businessman and philanthropist, was born on 6 February 1864 at St Kilda, Melbourne, son of George Connibere, Devon-born draper and later mayor of St Kilda, and his wife Emma Joan, née Richards, from Somerset. Charles and his two brothers Ernest William Richards (1862-1957), and Frederick George (1868-1945) started in a small way as softgoods merchants in 1889, under the name of Connibere, Grieve & Connibere. Their partner, John Grieve (father of Robert Cuthbert), died in 1899.

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 synod.

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

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

Construction Date

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)

3 Reliance Hat fctry- Thomas. L., mgr

13 Taylor, James

1904

Roslyn at

1 Compton htl—Dwyer, Mrs Mary

3 Wild, Mrs —, dsmkr

6 Dunn, Stephen

Compton pi—

Connibere, Grleve & Connibere, straw hat mfrs

7 Filtzmaurice, Mra M.

Property number: 105010

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 Roslyn 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, Grleve.

& Connibere,

hat mfrs Reliance Hat Factory

13 Eriksen...

1910

HOWARD ST—W SIDE

Off 22 Roslyn st

1 Compton hotel- Keleher, Miss

Cennibere, Grieve, Connibere ht mfrs

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: 2****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)

None.

References (if any):**Newspapers:**

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 9 April 1945

'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.'

Australia, Electoral Rolls, 1903-1980 for Anton Ericson

Victoria 1913-1919 Melbourne / Melbourne West

Victoria 1943 Melbourne / Melbourne

Anton Ericson 13 Howard Street, boarding house keeper, and Margrettie home duties.

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.

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 3.3.0 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. 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. 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'.

Stedeford

`71913 Stedeford, J W - 11 Howard St West Melb

Morton, - West Melbourne VIC Shop 1880 11 1

71914 Stedeford, J - 11 Howard St West Melbourne

Stedeford, J West Melbourne VIC Shops 1882 02 28

71918 Stedeford, J - Fitzroy St, St Kilda Stedeford, J West Melbourne VIC House; Shop 1883 08 6

77346 Stedeford, John - Loch St, St Kilda Stedeford, John West Melbourne VIC Factories 1886 09 6'

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 Pl) on the rear south

SURVEYED PLACES

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 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/ 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 Fatry
13 Erickson, Anton
15 Mannix, Mrs Ellen
Victoria p1—

1915
1 Martin, Walter J.
3 Connibere, Greive &
Conninere,, ht. tufrs
Reliance Hat Facy—
Thomas, L., mgr
13 Erickson, Anton
15 Fallshaw, Daniel
Victoria pl—

1910
Keleher, Miss B.
Connibere, Grieve,
Connibere ht mfrs
3 Reliance Hat fctry-
Thomas. L., mgr
13 Taylor, James
15 Fallshaw, Daniel
Victoria pl-

1904
Compton pi—
Connibere, Grieve & Connibere,
straw bat mfrs
7 Fltzmaurice, Mrs M.
11 Qiiinlan, John J.
13 Fenwlck. Mrs Mary

SURVEYED PLACES

<p>15 Fallshaw, Daniel Victoria Pl -</p> <p>1893 W Side... Rosslyn st ...7 O'Shea, Mrs Margaret 11 Quinlan, John 13 Halliwell, T. F. 15 Williamson, George Victoria pl...</p> <p>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 Steddeford, Jno cntrctr Hodgetts George Shearer David woodyd Gaggin Patrick Jones Mrs Margaret Rosslyn St</p> <p>1874 ... Andrew Duncan bootmaker G Lindsay slaters David Shearer Miles Riley Davidson, J shirt factory Stedford, J Rosslyn St...</p> <p>1873 ... Andrew Duncan bootmaker G Lindsay & Co slaters David Shearer Miles Riley Rosslyn St...</p> <p>1872 ... Andrew Duncan bootmaker G Lindsay & Co slaters David Shearer William Lockhead Rosslyn St...</p> <p>City of Melbourne Rate Books North and West Melbourne Conservation Study 1983 cites 13 Howard Street 1863, 1183; 1881-82, 2314; 1885-86, 2411 1890-91, 2295; 1896-97, 2282</p> <p>City of Melbourne Rate Books cited for 19 Howard St in error (actually 13)- state 1873-4 house not listed</p> <p>City of Melbourne Valuers Books 1870, 1936-</p>	<p>(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</p> <p>1874, 2124 (Davis/Shearer/ Isaac Davidson, James Lee BH 10 rooms wood shop £75/ Lindsay)</p> <p>1875, 2126 (Davis/Shearer) John Stedeford owner-occupier BH 11 rooms balcony £80 (Lee BH 10 rooms Wood Wshop £75 , Lindsay)</p> <p>1880, 2293 (Coults [b1875]) John Stedeford owner-occupier BH 11 rooms 30x88 £80 (Lee [3 houses b1875-6])</p> <p>1885, 2413 (Stedeford BH 4 rooms 15x100/Davis/Mrs Hodgetts, Ed Miles, BH 4 rooms 30x100, £26 /Coults 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)</p> <p>1891, 2268 (Steadeford/ 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)</p> <p>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, 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.</p>
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SURVEYED PLACES

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

**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): 1875-6

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
 C2

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

SURVEYED PLACES

houses, one storey brick factory and out houses, value €2700.

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 3.3.0 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.

Newspapers:

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

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence

History

The first owner-occupier of 15 Howard Street was Thomas Coultas, partner in a Swanston Street tailoring firm. (See also Southwell Coultas, 76,78,84 Molesworth Street). He owned the house from 1876 until 1885, but it was rented from 1879. After Coultas, other owner-occupiers were James Smith (1890) and John Quinlan (1896) an hotel broker of Collins Street.

Description/Notable Features

Notable features include the fence, verandah decoration (unusual), verandah roof and structure and unpainted decorative brickwork.

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).

Statement of 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.

Recommended Alterations Fence (sympathetic - no recommendations) Part bricks painted (inappropriate - remove by approved method). Recommendations - Repaint trim with typical or original colours, consider rezoning to Special Residential 2 or similar to preserve residential use and form.

Other Comments Note : photograph, refer No.13 Howard Street

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

SURVEYED PLACES

' Reliance Hat Fatry
13 Erickson, Anton
15 Mannix, Mrs Ellen
Victoria p1—

1915

1 Martin, Walter J.
3 Connibere, Greive &
Conninere,, ht. tufrs
Reliance Hat Fcty—
Thomas, L., mgr
13 Erickson, Anton
15 Fallshaw, Daniel
Victoria pl—

1910

Keleher, Miss B.
Connibere, Grieve,
Connibere ht mfrs
3 Reliance Hat fctry-
Thomas. L., mgr
13 Taylor, James
15 Fallshaw, Daniel
Victoria pl-

1904

Compton pi—
Connibere, Grieve & Connibere,
straw bat mftrs
7 Fltzmaurice, Mrs M.
11 Qiiinlan, John J.
13 Fenwlck. Mrs Mary
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
Steddeford, Jno cntrctr
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
Stedford, 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
cite:
1876, 2151 ; 1885-86, 2412; 1881 -82, 2315; 1890-91,
2296; 1896-97, 2283. (error)

City of Melbourne Valuers Books

1891, 2269
(Moore 13)
Lee's Trust 15 howard BH 7 rooms 20x88 £70
(also 2 workshops off Howard St (17) occupied by Simon
Levy/ Simon Levy, Lee's Trust, 19 Howard BH 7 rooms,
21x100 £60/ Geo Lindsay owner-occupier BH 6 rooms,
stble 33x166 £90)

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

(Stedford)
Richd Nixon, James Lee BH 7 rooms 16x100 £60
(William Wills boarding house, James Lee, BH 10 rooms
workshop 30x100 £75 /Lindsay BH 6 rooms stable
30x166 £54)

1875, 2127

Not there
(Davis/Shearer/John Stedford owner-occupier BH 11
rooms balcony £80/ Davidson, James Lee, BH 10 Rooms
workshop £75/Lindsay)

North and West Melbourne Conservation Study (1983)

History
The first owner-occupier of 15 Howard Street was
Thomas Coultas, partner in a Swanston Street tailoring
firm. (See also Southwell Coultas, 76,78,84 Molesworth
Street). He owned the house from 1876 until 1885, but
it was rented from 1879. After Coultas, other owner-
occupiers were James Smith (1890) and John Quinlan
(1896) an hotel broker of Collins Street.

Description

SURVEYED PLACES

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

Howard Street**17****Survey Notes:**

Gabled brick factory, workshop at end of Victoria place, bricks painted over, reducing integrity, alterations and additions, metal framed hopper windows. Historical background required.

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)? 1946-2015

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?

5.5 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

SURVEYED PLACES

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

Property number: unknown

Howard Street

19

James Lee's 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: **B**

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)? 1872-3

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):**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 3.3.0 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.

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

Sayers, Thomas

Steddeford Jno cntrctr

Hodgetts George

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)

SURVEYED PLACES

Church reserve (R.C.)
Victoria st

1910
vinegar 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
(Lee's Trust 15 Howard BH 7 rooms and 2 workshops off
Howard St occupied by Simon Levy)
Simon Levy, Lee's 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 Corteen timber yard, engine house
(Geo Lindsay)

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)

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.
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**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 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?

HO3 North & West Melbourne 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

... Cr 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 had 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.

'Huon 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

Property number: 105102

**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
 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**

`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

Ireland Street	19	-27	Rainwear Pty. Ltd.
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**Survey Notes:**

Corner site, adding prominence, custom 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? 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?

5.5 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

27 Gerrard Wire Tying Mchny Co Py Ld
(strge)

1935

17 Kennedy, Daniel L.

19 Burden, Jno. L

21 Houston, Mrs A.

23 Wallis, Kenneth V.

25 Donney, Jas.

27 Philpot, Mrs Annie

29-33 Stockdale, L. B , egr

1930

houses

Property number: 105079

SURVEYED PLACES

Ireland Street 28

**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? 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**

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

Ireland Street 29

**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? 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**

`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

SURVEYED PLACES

Ireland Street	31	-37
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**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

Decision Permit 3/03/2003.'

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.

Property number: 111498

SURVEYED PLACES

Ireland Street	34	Row house
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**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? 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):**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	
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**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? 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):**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

Ireland Street 38



Survey Notes:

New stucco, new 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? 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):

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

Ireland Street 39



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)? 2002-3

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

SURVEYED PLACES

Decision Permit 3/03/2003.'

Property number: 573785**Ireland Street****40****Survey Notes:**

New stucco, new 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?** 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):**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

SURVEYED PLACES

Ireland Street	41		
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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)? 2002

- 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. '

Property number: 573786

Ireland Street	42		
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**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
 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):**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.'

SURVEYED PLACES**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? 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**

'Primary landuse: Dwelling (House).'

Property number: 573787

SURVEYED PLACES

Ireland Street	46	-56	Burns, C. M., wool merchants, later Maritime Union of Australia, Victorian Branch
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**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)?

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)? 1935-1940

- 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?

- 5.5 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

Graeme Butler & Associates 2015: Appendix 2:

1930
 44 Cass, Thos., plmbr
 46 Blight, Jos. E.
 48 Armstrong, Mrs A.
 54 Wilson, Mrs Bridget

1935
 40 Button, Mrs Jennie
 42-44 Cass, Jno.
 46 White, Mrs Annie
 48 Armstrong, Mrs A.
 54 Wilson, Mrs Bridget

1942
 38 Anderson, Mrs Hazel
 40 Matthews, Norman
 42-44 Cass, Mrs Mary
 46-54 Burns, C. M., wl mer
 Abbotsford st

1952, 1962
 Shankley R B P/L (store)

Property number: 105095

SURVEYED PLACES

Ireland Street	49		
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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: **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
 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**

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

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. Tiled verandah.
 Statement of Significance Not Assessed
 Recommended Alterations

Property number: 105080

SURVEYED PLACES

Ireland Street	51		
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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: 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
- 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)**

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

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 and verandah decoration. Tiled verandah.
 Statement of Significance Not Assessed

MMBW

DP707 c1895- shown

Property number: 105081

SURVEYED PLACES

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
 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 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
 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**

'4 storey brick apartment complex with gnd. level parking. Built & sub-divided 2006.'

Property number: 517179

SURVEYED PLACES**Ireland Street****74 -80****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? 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**

'2 storey brick apartment building with gnd. level parking. Built & sub-divided 2004.'

Property number: 105094**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? 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?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

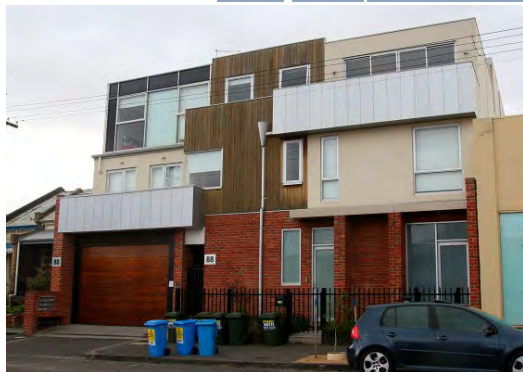
References (if any):**City of Melbourne online maps**

'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

SURVEYED PLACES

Ireland Street	86	-90
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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
 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 apartment building. Built & sub-divided 2009.'

Property number: 105092

Ireland Street	92
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Survey Notes:

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.

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? 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.
 Revise i-Heritage grading.

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 Gradings
 Building Grading Streetscape Level Laneway Level
 B 3

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 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.

Property number: 105091**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

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?**
- 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):

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

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.
Statement 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**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? 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):**MMBW**

DP704- 1895 shown

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

96 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

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, 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.

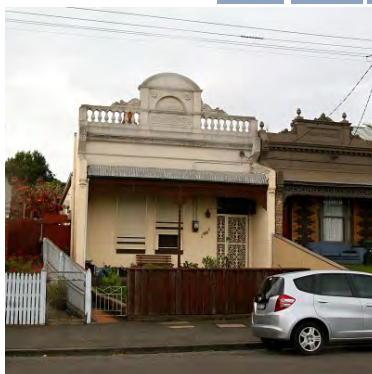
104 Fettes, Royston E.

Property number: 105089

Ireland Street

98

Yangtze

**Survey Notes:**

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.

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)?** 1912?**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 Not assessed for heritage values Historical 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):**MMBW**

DP704- 1895

98 vacant land

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

SURVEYED PLACES

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
 Period 1900-15 - Edwardian
 Construction Date
 Source for Construction Date
 Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type Residence

History

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/Notable Features

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.

Statement of 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

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

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.

Grading Review

Upgraded from E to D. The building is representative or its type. Although erected in 1911, its Victorian form and detailing are important element s in the largely Victorian streetscape.

Property number: 105088

SURVEYED PLACES

Ireland Street	100		
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**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**

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
 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):

MMBW
 DP704- 1895
 vacant land

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

100 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
 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

Property number: 105087

SURVEYED PLACES

Ireland Street	102	Fortuna
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**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)?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 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):**MMBW**

DP704- 1895

vacant land

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

102 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
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: 105086

SURVEYED PLACES

Ireland Street	104		
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**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?**
- 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):

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 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 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

SURVEYED PLACES

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? 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?

5.3 Developing a large, citybased 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** **North Melbourne College**



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
 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 populatio

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**Jeffcott Street****at
King
St****City Living sculpture****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)?

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 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?**

10.1 Arts and creative life in the city

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.'

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 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.

History:

In June 1995, Central Equity Homes commissioned Rogers to design a sculpture to locate outside their West Melbourne residential development. The 6.5-metre-high City Living is the result of that commission. City Living was donated to the City of Melbourne in 1996.

Date Created: 1995'

Property number: unknown

SURVEYED PLACES

Jeffcott Street	16	-32	Flagstaff Square
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**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?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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)

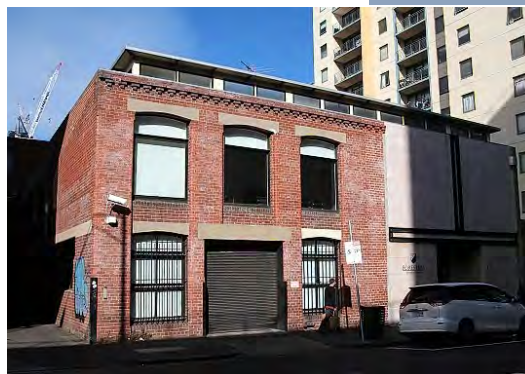
None.

References (if any):**City of Melbourne online maps**

`5 storey 44 unit concrete apartment block, each with 1 car space. Built 1994. '

Property number: 105112

Jeffcott Street	17	Clayton-Joel and Company factory
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**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: 3 Proposed Streetscape Level: 3

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

Creation date (if available)? 1912, c1996

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

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?

HO862 13-17 Jeffcott 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?

5.5 Building a manufacturing industry

Recommendations (if any)

Consider revision of mapping of HO862 to better represent contributory fabric (north, east brick façades only to nominally four metre depth as determined by interior): refer to proposed Melbourne Planning Scheme map place report, Appendix 3.

References (if any):**Heritage Places Inventory June 2015**

13-17 Graded D3

City of Melbourne online maps

`2 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 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 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 Jeffcott St.

1905 -one- and two-storey buildings on site.'

Record 10006

19 Jeffcott St- Heritage Victoria -Delisted Heritage

Inventory site

City of Melbourne Planning register online search

9-17 Jeffcott 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:

`Clayton-Joel & Co., electrical engineers : golden jubilee, 1889-1939.

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 Now 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 "Ulimaroo" 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 engnrs
39-47 Service, Jas., & Co's bulk stores
63 Keep Bros & Wood

1915
S SIDE
Off 379 King st
11 Scott, Mrs Ellebtb
17 Coon, Mrs Lavinia
13-17 Clayton-Joel, Sons- & Co. elect engnrs
19

1904
11 Scott, Mrs Elizbtb
17 Nylen, Henry E.
McCoop, Mrs Lavinia
19 Oastler A Montgomerle, aerated
water mfrs
Montgomerle'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 £50

Property number: 105103

Jeffcott Street 19 -41 Royal Flagstaff

**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 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):

(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

Jeffcott Street	33	Royal Flagstaff
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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 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):

(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: 555184

Jeffcott Street	34 -36	Burnside, W. K., Pty Ltd
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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)?

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
 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?

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?

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'.

References (if any):

Heritage Places Inventory July 2015

Jeffcott Street 34-36 D 3

Melbourne planning scheme

City of Melbourne GIS property data has listed in HO770 33-53 Batman Street, West Melbourne - see `Melbourne

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, grcrs' 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

38

Burnside, W. K., Pty
Ltd**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)?**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

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?

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?

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 & heritage overlay

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

Reference

References 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, grcrs' 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: 603439

Jeffcott Street

43 -53

The Salisbury



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

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.

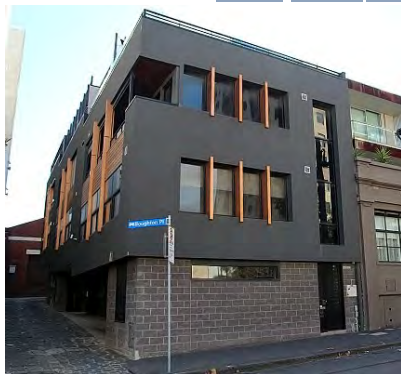
References (if any):

City of Melbourne online maps

'3 storey brick apartment building with 1 level of basement parking. Built 1995.

This property contains 32 residential properties.'

Property number: 105105

SURVEYED PLACES**Jeffcott Street****48**Site Area:
87 m2.1**Property number:** 623961**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
- 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?

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: 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

SURVEYED PLACES

Jeffcott Street	55	The Orchid
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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)? 2014

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

'A seven storey concrete apartment building with 68 residential units and a ground level shop. Built by LU Simon in 2014.'

Property number: 105106

Jeffcott Street	56	-60	Cityside
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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
 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):

Icon Company web site, 2016

'Architect: Peter Doig

Value: \$36.5 Million

Client: Central Equity

Completion Date: June 2009

Construction Time: 17 Months'

'This building's bold white façade has become a striking feature of the West Melbourne skyline. Its common areas, in particular the ground floor lobby and concierge desk, were designed with a mix of finishes, shapes and colours, providing considerable challenges in construction. The project offers 173 apartments over 14 levels and a basement car park.'

MICM Property web site, 2016

www.micm.com.au

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.'

Property number: 105111

Jeffcott Street

66 -68

**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)? 1962

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?

5.3 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: 105109

SURVEYED PLACES

Jeffcott Street	67	-73	Art Production Pty. Ltd., former
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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?
- 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)

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 frsshngs mfrs

1930

67-73 Art Production Pty Ltd, furn mnfrs

Property number: 105107

Jeffcott Street	76		
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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?
- 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

'An early Victorian two storey rendered brick shop and residence. Refurbished and subdivided into one shop and three residential units in 2001.'

Property number: unknown

SURVEYED PLACES

Jeffcott Street	81	-141 near	Elms (x6), street trees
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Property number: unknown

**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)?

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)? 1875-1900

- 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?

No Proposed: Elms (x6), street trees, near 81-141 Jeffcott 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: 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

SURVEYED PLACES

Jeffcott Street	102	Sands and McDougall Pty. Ltd. complex, part
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**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 "Glenhuntley" 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

110 New Record Mchnry Py Ld, cncrte mxing machnry mnfrs

110-14 McPherson's Pty Ltd store

Adderley at

1935

Spencer st

Sands & McDougall Pty Ltd

108 Joyce Bros Ltd,sack mis

110-14 Storage only

Adderley st

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 Ltri. Cardboard box manufactory

SURVEYED PLACES

Adderley at

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 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, 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. [22]

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;
- cemented parapet cornice 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 cornice 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.

How 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.

Why is it significant?

Sands and McDougall Ltd factory and warehouse complex is significant.

- Aesthetically, like many other warehouse or factory buildings of the period and earlier, this complex dominates its residential contemporaries in scale and adopts the Italian Renaissance Revival ornament of commercial designs current since the 1870s but in this case executed in red brick with stucco trim. The main building of 1888-9 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 complex includes the earliest known surviving and most substantial buildings linked with this most well known of stationery firms that had a national presence and is one of the most significant industrial complexes in Victoria, representing a specialised area of manufacture that differs from the more typical heavy industry.

Property number: unknown

SURVEYED PLACES

Jones Place	57		
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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
 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.

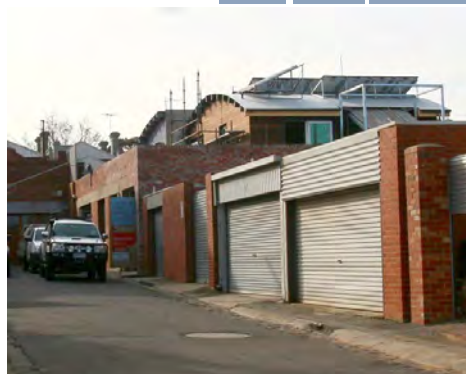
References (if any):

City of Melbourne online maps

`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		
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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
 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

`59 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	61		
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**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
 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**

'61 Jones Place WEST MELBOURNE VIC 3003 (Zone GRZ1) application 3 lot subdivision in TP-1997-516 Application Status Permit Issued Decision Permit 12/09/1997.'

Image from City of Melbourne.

Property number: 110917

King Street		at Victoria Street	King Street and Victoria Street Reserve
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**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.

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)? 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?

HO3 North & West Melbourne 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.

SURVEYED PLACES

Property number: 110911

King Street

at
Hawke
StreetNorth 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? 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?

- 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

SURVEYED PLACES

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

Vietnam War 1962-72.'

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

King Street	339		
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**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? 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?

5.3 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: 598268

King Street	341		
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**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? 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?

5.3 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: 598268

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

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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

`Building Details:

3 storey concrete office/retail building. Built 2005.'

Property number: 598270

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

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?

HO3 North & West Melbourne 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

`Building Details:

2 storey brick office building built 1981.'

Property number: 105368

SURVEYED PLACES

King Street	347 -349	Phoenix Clothing Company complex
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**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? 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?

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).

[Victoria Government Gazette No. G25 27 June 1990 p.1972]

- 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 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 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, MELBOURNE, MELBOURNE CITY
 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

SURVEYED PLACES

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 via twin archways, and are still linked by a pitched loading lane from King Street.

In King Street, the early date of the facades (1857 and 1856-9) distinguishes them among commercial streetscapes elsewhere in Melbourne and compares directly with the notable basalt stores of King Street South.

Classified: 28/05/1990' - See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/65190#sthash.IDR5i2Ah.dpuf>

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.

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

SURVEYED PLACES

rush period. - See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/765>
[#statement-significance](#)

Property number: 105322

King Street

351 -355

Kidd's row houses
later Langdon
Buildings**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: B,C

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)? 1863-1869

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?**

HO477 Langdon Building, 351-355 King 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?**

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.

SURVEYED PLACES

[Victoria Government Gazette No. 43 5 May 1982 p.1283]

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/766>

[#sthash.A22xGmjO.dpuf](#)

Year Construction Started: 1856 (?)

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 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

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.

Statement of Significance

A group of three two-storey bluestone houses (one originally incorporating a shop) built between c1863 - 69. Their simple architectural form is indicative of their age.

They are significant remnants of the early residential settlement on the north-western fringe of the city.

Recommended Alterations

No. 353 - 355, Doors converted to windows (sympathetic - reinstate original design).

No. 351, shopfront added (sympathetic). Nos. 353-355, doors converted into windows (recommend reinstate original design)

Victorian Heritage Register VHR H0527

Last updated on - February 22, 2000

What is significant?

The Langdon Building at 351-355 King Street was built as three terrace houses by the owner-builder Robert Kidd. He built them in stages as follows: No.351 in 1863, No.353 in 1865 and No.355 in 1869. Kidd lived at No.353. The middle house of the three was a shop from 1870 but has now had its shopfront removed. 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.

- See more at:

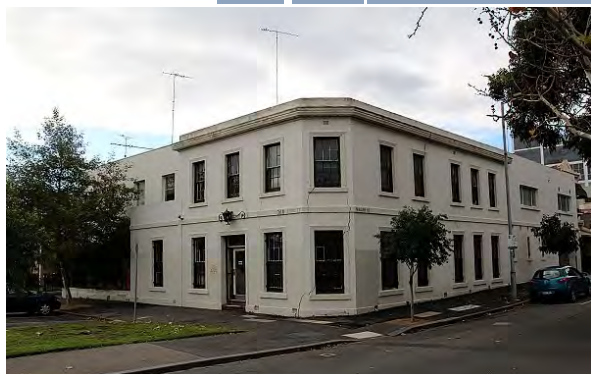
<http://vhd.heritagecouncil.vic.gov.au/places/766>

[#sthash.A22xGmjO.dpuf](#)

Property number: 105323

SURVEYED PLACES

King Street	360	Bay View Hotel
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**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**

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 Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne 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):

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 1867 05 28
 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.'

`The West Australian' (Perth, WA : 1879 - 1954) Thursday 22 August 1912

`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

SURVEYED PLACES

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.'

Property number: 105367

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

Right -of-way

**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 Caulfield; 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 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?**

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**

357-367 King street C3

City of Melbourne online maps, GIS plan

Known as 363 King Street

Building Permit Application

Graeme Butler & Associates 2015: Appendix 2:

550

357-369

1928 11030 erection of store

April 1934, 15177 erection of building etc for Ralph A Stuart & Company King St, Melbourne.

Elevation shows firm's name on parapet in wrought iron.

`Wool & Hide Merchants" Timber floors and frames, sawtooth lit upper level for selling, metal framed windows, steel trusses, timber framing, wool chutes.

Entry into stair lobby - storage levels over.

Offices along front on King Street upper level.

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 Gratings

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

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).'

Victorian Heritage Database

`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 be 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

364

**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.

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?

 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)

364 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

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 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
 Bricks painted - side, (inappropriate - remove by approved method) Verandah post gone, part frieze also (inappropriate - reinstate original design) New upper window (inappropriate - reinstate original design or sympathetic alternative)

Property number: 105366

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? 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)**

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

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 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**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? 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)**

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

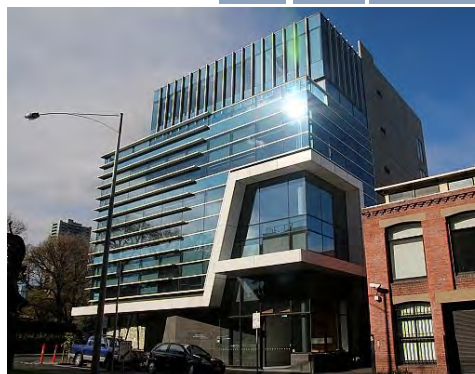
SURVEYED PLACES

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)

Property number: 578027

King Street

369 -379

**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
 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

(see also 7 Jeffcott Street)

City of Melbourne online maps

Building 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

**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'

SURVEYED PLACES**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

King Street

383

**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)? 1991

- 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?

5.3 Developing a large, citybased 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

SURVEYED PLACES

King Street	407	-415	Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices
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**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**

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

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**

'A two storey concrete office building with lower ground parking. Designed by Yuncken Freeman Pty Ltd in the Brutalist style (sic) and built in 1970.'

Heritage Places Inventory July 2015

411-415 B3

Building Permit Application

July 1968 39876 \$310,000 New Building

1989 flagpole to side of building

1990 \$700,000 Refurb and construct internal partitions

Survey of Post-War Built Heritage in Victoria: 278

(Heritage Alliance, 2008)

'040-029 Yuncken Freeman Pty Ltd architectural offices (former)

Date/s 1970

Designer/s Yuncken Freeman Pty Ltd

Theme 5.0 Building Victoria's Industries & Workforce Sub-theme 5.7 Working...'

'Significance Architectural; aesthetic

References

Architecture in Australia, Aug 1970, pp 653 ff

Not only one of Victoria's finest examples of the Brutalist style of Ludwig Mies van der Rohe, but also of especial note as the designers' own edge-of-town office for many years. It appears to have been one of the last self-designed architectural offices to be built in Melbourne until a resurgence in the late 1980s.'

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

407 TO 415 KING STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level B

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 Modern

Period 1939- - Post War

Construction Date

Source for Construction Date

Architect F Yuncken Freeman

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type Office

History Not Assessed

Description/Notable Features

Notable features include elegant Mies Van Der Rohe adaptation by Yuncken Freeman architects for own use.

Statement of Significance

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

SURVEYED PLACES

firms, fellow students and friends from the Architectural Students' Society including Leslie M Perrott senior; Marcus Barlow; Bates, Smart & McCutcheon and others.

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.'
`.....Flagstaff House 411 - 415 King Street, Melbourne, Australia 1968

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

Flagstaff House, Yuncken Freeman Bros. Griffiths & Simpson architects
Dixon, FC constr nger
Nicol, JG accountant

1961

Flagstaff House, Yuncken Freeman Bros. Griffiths & Simpson architects

1974

411-415 Yuncken Freeman Architects Pty Ltd

Property number: 105327

SURVEYED PLACES

King Street	420	-430
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**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-1999

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

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?

HO3 North & West Melbourne 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**

`Dulux Trade Centre:

A single storey brick shop and showroom Built in the early 1970's. Refurbished in 1999.'

Property number: 105362

King Street	432	
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**Survey Notes:**

Renovation of earlier building with garage added, well-preserved Moderne styling but post WW2 and outside significant period.

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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: 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

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

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)?

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
 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**

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.

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? 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)

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

SURVEYED PLACES**North Melbourne Parish Plan**

Grantee: N Polak, CA3/L

MMBW

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 also that six of his weights were too light He WBB 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, 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.

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

1904

428 Fysh, Harry, wood A coal depot

432 Fraser. Walter F

436 Purves, Robt., engrn

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 , Robe rt , engineer 1872, 2279
 280 Donald , George, inspector of weights and measures No Donald
 282 Ormiston , William, engineer **Jas Bryce?** Wood house, 2 rooms
 Three Crowns hotel , Straker , Charles D.
 Victoria st 1870, 2147
 (Oldfield/Moran 3 room BH £28)
 1878 **Jas Bryce owner-occupier WH 2 rooms,£16 (1863)**
 Roden St (Ormiston BH 2 rooms 30x120 20)

...
 276 Oldfield , Hudson **Property number: 105359**
 278 Purves , Robe rt , engineer
 280 Donald , George, inspector of weights and measures
 282 Ormiston , William, engineer
 Three Crowns hotel , Stracker , Charles D.
 Victoria st

1876, 1874
 Roden St
 ...Bryce
 276 Oldfield , Hudson
 278 Purves , Robe rt , engineer
 280 Donald , George, inspector of weights and measures
 Ormiston , William, engineer
 Three Crowns hotel , Stracker , Charles D.
 Victoria st

1872
 Rosslyn St
 ...
 Oldfield , Hudson
 Purves , Robe rt , engineer
 Bryce, James
 Ormiston , William, engineer
 Three Crowns hotel , Stracker , Charles D.
 Victoria st

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, 40x110,
 £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,
40x110, £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?

 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?

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 - 1957) 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 - 1957) 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 - 1957) 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 - 1957) 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-broking 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, were placed in two iron safes, which were located at the back of the shop...'

`The Argus' (Melbourne, Vic. : 1848 - 1957) 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 - 1957) 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-

SURVEYED PLACES

'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/PO, 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: 152B 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 DDO33)
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 DDO33)
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)

1955

439 Standard Steel (1954) p/L engineers, structural 1961
439 Fulton, D H Architect 1930
411-415 Travellers' Aid Society, hostel

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 8room BH owned by Land Mortgage Bank
adjoining Trust as in 1885
Church of England Trust land 156x250 £45
no further listings

Property number: 105328

King Street

443

**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)? 2011-

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
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

King Street

444

Newstead or
Ormiston house

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)? 1878, 1913

- 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):

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

426-8 McKay, J. H., confectioner & tobacconist

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

1904

428 Fysh, Harry, wood A coal depot

432 Fraser. Walter F

436 Purves, Robt., engrn

438 Berwick. James

444 Ormiston Mrs Isab.

Victoria st

1893

436 Purves, Robert, engine

438 McDonald, -

444 Ormiston, Mrs Isabella

Victoria st

1880

276 Oldfield , Hudson

278 Purves , Robe rt , engineer

280 Donald , George, inspector of weights and measures

282 Ormiston , William, engineer

Three Crowns hotel , Straker , Charles D.

Victoria st

1878

Roden St

...

276 Oldfield , Hudson

278 Purves , Robe rt , engineer

280 Donald , George, inspector of weights and measures

282 Ormiston , William, engineer

Three Crowns hotel , Stracker , Charles D.

Victoria st

1876, 1874

Roden St

...Bryce

276 Oldfield , Hudson

278 Purves , Robe rt , engineer

280 Donald , George, inspector of weights and measures

Ormiston , William, engineer

Three Crowns hotel , Stracker , Charles D.

Victoria st

1872

Rosslyn St

...

Oldfield , Hudson

Purves , Robe rt , engineer

Bryce, James

Ormiston , William, engineer

Three Crowns hotel , Stracker , Charles D.

Victoria st

City of Melbourne Valuers Books

1915, 1701

Ormiston, Jas B black smith owner-occupier 444 BH 5

SURVEYED PLACES

rooms & stable 30x120 £38

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**

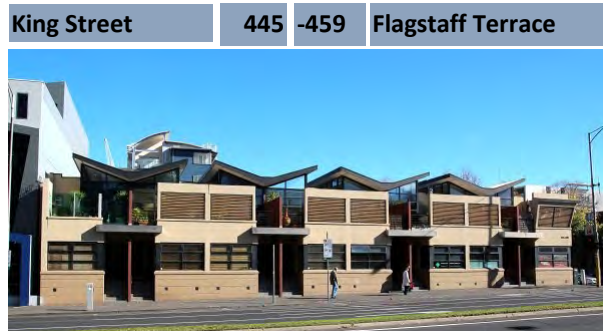
1878, 2543

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**Property number:** 105358**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? 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**`Flagstaff Terrace:
Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998.'**Property number:** 105330

SURVEYED PLACES

King Street	445		
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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? 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**

`Flagstaff Terrace:

Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998. '

Property number: 111180

King Street	446	near	City of Melbourne Electric Supply Department pillar-box, Hawke Street and King Street Reserve
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**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).

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)? 1900s

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?

6.3 Providing essential services

4.2 Administering the City of Melbourne

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**City of Melbourne online map:**

MMBW DP 730 c1895: Reserve shown as fenced triangle reserve similar to existing

North Melbourne Parish Plan - reserve not shown

Early Electricity Supply in Melbourne, online, 2015

SURVEYED PLACES

https://www.ipenz.org.nz/heritage/conference/papers/Pierce_M.pdf

Miles Pierce B E (Elec), F I E Aust.

'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.

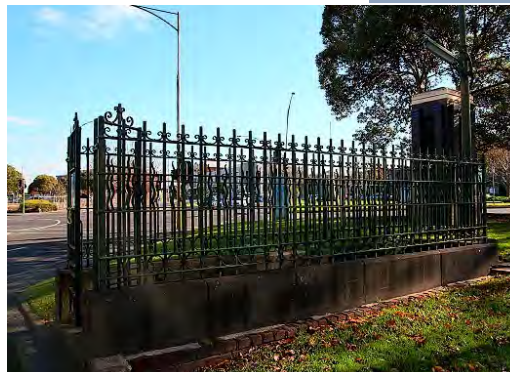
Underground cable mains were run to cast-iron curbside pillar-boxes from whence fused outgoing circuits supplied consumer premises.'

Property number: unknown

King Street

446

Underground Public
Toilets Hawke Street
and King Street
Reserve

**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

Proposed Grading: A

**Existing
Streetscape Level:** 3

**Proposed
Streetscape Level:** 2

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

Creation date (if available)? 1938

- 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?

HO935 Underground Public Toilets, King & Hawke Streets, 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?

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

SURVEYED PLACES

Graded C3

i-Heritage

No listing.

Hermes

23553

Victorian Heritage Register **H2133****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.

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

SURVEYED PLACES

King Street	446	near	Elm, Hawke Street and King Street Reserve
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**Survey Notes:**

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**

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
 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 and West Melbourne Precinct. Proposed as: Elm, Hawke Street and King Street Reserve, near 446 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?

- 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.

City of Melbourne online maps

1945 aerial imagery: tree shown
 MMBW DP 730 c1895: location shown as north end fenced triangle reserve similar to existing
 North Melbourne Parish Plan - reserve not shown
 `Crown land Tenure type is "Temporary Reserve" and its purpose is "Public."
 The responsible party is City of Melbourne.'

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.'

`The Age' (Melbourne, Vic. : 1854 - 1954) Monday 2 July 1906

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

SURVEYED PLACES

King Street 447 447 King Street

**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? 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**

`Flagstaff Terrace:

Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998. '

Property number: 111181

King Street 449 449 King Street

**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? 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**

`Flagstaff Terrace:

Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998. '

Property number: 111182

SURVEYED PLACES

King Street 451

**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? 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**

`Flagstaff Terrace:

Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998. '

Property number: 111183

King Street 453

**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? 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**

`Flagstaff Terrace:

Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998. '

Property number: 111184

SURVEYED PLACES

King Street 455

**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? 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**

`Flagstaff Terrace:

Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998. '

Property number: 111185

King Street 457

**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? 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**

`Flagstaff Terrace:

Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998. '

Property number: 111186

SURVEYED PLACES

King Street	459		
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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?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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.

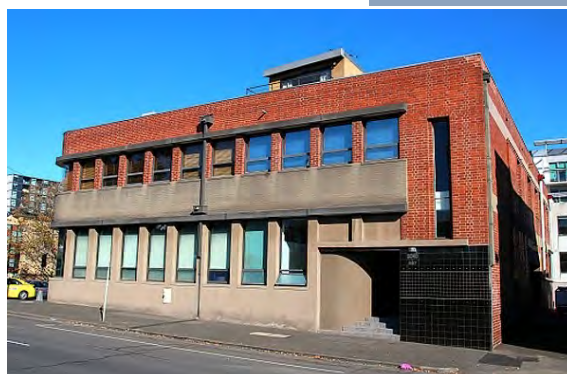
References (if any):**City of Melbourne online maps**

`Flagstaff Terrace:

Eight 3 storey townhouses gnd. being office with basement garage/storage. Built 1998. '

Property number: 111187

King Street	461	-467	Gair Manufacturing Company Pty. Ltd. Bulk Store
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**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?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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 Proposed: Gair Manufacturing Company Pty. Ltd. Bulk Store, later SOHO, 461-467 King 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?

5.5 Building a manufacturing industry

Recommendations (if any)

Proposed Heritage Overlay: Gair Manufacturing Company Pty. Ltd. Bulk Store, 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

`2 storey brick 1930's industrial building with basement parking. Redeveloped & sub-divided into apartments 1998.

This property contains 16 residential properties.'

Building Permit Application

SURVEYED PLACES

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 briefly at the University of Melbourne in the 1950s, and continued practicing as Seabrook Hunt and Dale until his retirement in 1976. He died 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:

<http://vhd.heritagecouncil.vic.gov.au/places/2961#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

SURVEYED PLACES

of their original fabric substantially intact.

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.

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/2961#sthash.99dZG2sb.dpuf>

Sands & McDougall Directory of Victoria

1942

455 Ferguson, Thos.

Dudley st

467 Disco Mnfg Corp Pty Ltd, electrcal spare parts mnfrs

469 West Melbourne Police Station

1935

Dudley st

469 West Melbourne Police Station

Property number: 102961

King Street	469	-471	West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices
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**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: 2 Proposed Streetscape Level: 2

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

Creation date (if available)? 1884, 1952-3, 1993

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: West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, later Brickley House, 469-471 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?

4.7 Policing the city
 8.2 Housing the population

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 Assocn 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 Mnfg Corp Pty Ltd, electrc l spare parts mnfrs
469 West Melbourne Police Station

1935

Dudley 8t

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 Madden, 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

421 Douglas, Walter

423 Forsyth,E nos

426 Jones, A. M.

Tyrer, Peter

427 Young's hotel, Bluck, George

429 Eastaway , George

431 Simpson, W. Berlin, house and land agent

433 Brown, Robert, grocer, wine and spirit merchant

437 Howat, George

WEST MELBOURNE POLICE STATION, Curran, Thomas,

senior constable

Rosslyn st

City of Melbourne Valuers Books

1891, 1849, Mrs Fitzgerald/ Mrs Brown 469- BH 9 rooms, £80

(Brown also owns 471 adjoining)

1915, 1658- Police Dept /Brown's exec (469, 471) BH 9 rooms each 21x120 £50 each.

Property number: 105331

SURVEYED PLACES

King Street	473	Mitchell Water Australia
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**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
 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**MMBW**

DP 725 c1895- row house shown similar plan

Property number: 105332

King Street	477	Shop
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**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
 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?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):**MMBW**

DP 725 c1895- shop with street verandah shown similar plan

Property number: 105332

SURVEYED PLACES

King Street

479

-481

Young's hotel,
former

483 Sink. Frederick E.

Property number: 105334**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?

 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?**

5.3 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.

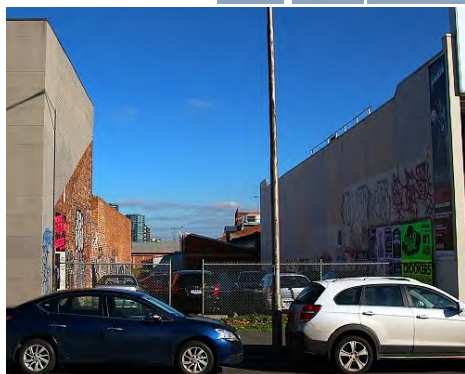
477 Green, Mrs li.. grer

473 Young's hotel —

O'Hagan, Mrs A.

SURVEYED PLACES

King Street	483	-485	Carpark
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**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?

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.

Property number: 105335

King Street	487	-489	BSC House
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**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? 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?

5.3 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.'

Property number: 105336

SURVEYED PLACES

King Street	491	-495	
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**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? 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`Three storey concrete office building with basement parking. Built 1990. '`

Property number: 105337

King Street	501	-509	Downtown Signs
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**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
 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**

`A single storey brick garage and workshop. Built around 1970. '`

Property number: 105338

SURVEYED PLACES

King Street	511	Tame and Company factory
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**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)? 1926

- 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: Tame and Company factory, 511 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?

5.5 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., confr & hrdtrs
 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 Rodgeron, W. (stables)
 527 Newnham, Arthur J.

Property number: 105339

SURVEYED PLACES

King Street	525	Plumbing Industry House
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**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-1980?

- 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Single storey brick office building built 1970's.'

Property number: 105340

King Street	529	-535
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**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?
- 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?

5.3 Developing a large, citybased 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

SURVEYED PLACES

King Street 541

**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? 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?

5.3 Developing a large, citybased 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

King Street 545 Cadell 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)? 1990

- 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?

5.3 Developing a large, citybased 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

SURVEYED PLACES

King Street	551		
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**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? 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`Three storey brick office building with basement parking built 1990. '`

Property number: 105344

King Street	555		Mair's row houses, part 555-557 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.

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)? 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?

HO774 555-557 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)

None.

References (if any):**i-Heritage search results**

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:

`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

`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

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
Roden st
 279 Stones, Frederick

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
 (Smith)

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 -287
 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

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

Existing

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 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?**

HO774 555-557 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)

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

'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 Cody, 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

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
Roden st

279 Stones, Frederick

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
 (Smith)

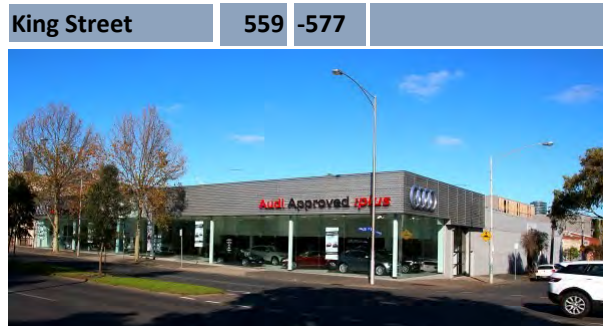
1886, 1950-1
 John Bolt (x-out to Miss Duigan?) /Mair/ 287 BH 7 rooms 24x70 £50
 Mrs McCought? / Mair/ see above

1885, 1950-1
 (McKillop)
 Bolt /Mair/ 287 BH 7 rooms 24x70 £50 -287
 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: 105346

**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
 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 showroom/workshop built early 1970's.'

Property number: 105347

SURVEYED PLACES

King Street	581	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.

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?	<input type="checkbox"/> Early Victorian-era
<input checked="" type="checkbox"/> Victorian-era	<input type="checkbox"/> Interwar
<input type="checkbox"/> Edwardian-era	<input type="checkbox"/> Post WW2

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

<input checked="" type="checkbox"/> Aesthetic value	<input checked="" type="checkbox"/> Historical value
<input type="checkbox"/> Scientific value	<input type="checkbox"/> Social value
<input type="checkbox"/> Not assessed for heritage values	

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<input checked="" type="checkbox"/> Contributory to precinct	<input type="checkbox"/> Not significant or contributory
<input checked="" type="checkbox"/> Significant individually	<input type="checkbox"/> 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:**

`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 Hesty West Melbourne VIC City of Melbourne registration no 1403 [Burchett Index]. Fee 2.10.0 two-storey house near cnr. King & Roden Shalless,

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 Murchey, 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, 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, Hesty, 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: Hesty Roseborough

Birth Place: Melbourne, Victoria

Registration Year: 1859

Registration Place: Victoria

Registration Number: 11639'

Probate

`Hesty Houston Married Flemington 2 Oct 1899 73/005

VPRS 28/P0, unit 930; VPRS 28/P2, unit 526

Hesty Houston Married Flemington 2 Oct 1899 83/755

SURVEYED PLACES

VPRS 28/P0, unit 1073; VPRS 28/P2, unit 619
Estate £3200, daughter Hessa and son Hugh jnr., hotel
keeper 112 Railway Place, East Flemington, cited

Victorian Heritage Database

Design by Shalless:

`What is significant?

Ross House, formerly called Charleville, 292 COTHAM ROAD KEW, Boroondara 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.'

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

581 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 Henry Shalless

Builder Butler & Gunn

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence

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 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.

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

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 & 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

SURVEYED PLACES

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:

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.

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?	<input type="checkbox"/> Early Victorian-era
<input checked="" type="checkbox"/> Victorian-era	<input type="checkbox"/> Interwar
<input type="checkbox"/> Edwardian-era	<input type="checkbox"/> Post WW2

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

<input checked="" type="checkbox"/> Aesthetic value	<input checked="" type="checkbox"/> Historical value
<input type="checkbox"/> Scientific value	<input type="checkbox"/> Social value
<input type="checkbox"/> Not assessed for heritage values	

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<input checked="" type="checkbox"/> Contributory to precinct	<input type="checkbox"/> Not significant or contributory
<input checked="" type="checkbox"/> Significant individually	<input type="checkbox"/> 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:**

`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 Hesty West Melbourne VIC City of Melbourne registration no 1403 [Burchett Index]. Fee 2.10.0 two-storey house near cnr. King & Roden Shalless,

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 Murchey, 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, 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, Hesty, 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: Hesty Roseborough

Birth Place: Melbourne, Victoria

Registration Year: 1859

Registration Place: Victoria

Registration Number: 11639'

Probate

`Hesty Houston Married Flemington 2 Oct 1899 73/005

VPRS 28/P0, unit 930; VPRS 28/P2, unit 526

Hesty Houston Married Flemington 2 Oct 1899 83/755

SURVEYED PLACES

VPRS 28/P0, unit 1073; VPRS 28/P2, unit 619
Estate £3200, daughter Hessa and son Hugh jnr., hotel
keeper 112 Railway Place, East Flemington, cited

Victorian Heritage Database

Design by Shalless:

`What is significant?

Ross House, formerly called Charleville, 292 COTHAM ROAD KEW, Boroondara 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.'

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

583 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 Henry Shalless

Builder Butler & Gunn

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence

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 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.

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

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 & 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

SURVEYED PLACES

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:
 581-3 King Street
 1883, 2658; 1885-86, 1969-7;1888-89, 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 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: 105349

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?

 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:**

`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 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

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 & 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

585-7 King Street

1883, 2656,7; 1896-97, 1903-

City of Melbourne Valuers Books

1891, 1886-7

(Houston)

Willm 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,

SURVEYED PLACES

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: 105350

King Street

587

Victoria House or Dewar'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?

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:**

`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:

SURVEYED PLACES

'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
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

SURVEYED PLACES

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

585-7 King Street

1883, 2656,7; 1896-97, 1903-

City of Melbourne Valuers Books

1891, 1886-7

(Houston)

Willm 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) 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

SURVEYED PLACES

King Street

589

**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?

 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:**

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 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.

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)

589 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

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 spoked 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

SURVEYED PLACES

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

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

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 spoked 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**King Street****591****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?** **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:**

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 NWMCS

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 spoked 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

SURVEYED PLACES

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

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

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 spoked 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

SURVEYED PLACES

King Street	595	Frederick Stones' row houses, part 595-597 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.

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)? 1903

- 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):**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, 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.BPA 9025/1903; BW 8331

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 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.

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

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***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))****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

Existing

Streetscape Level: 2

Proposed

Streetscape Level: 1

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

Creation date (if available)? 1894

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):**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

`, 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, 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 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

SURVEYED PLACES

3. D. 1905

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: 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 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.

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., stbbs

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

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***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)**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: 105355

SURVEYED PLACES

King Street	599	James Oliver's row houses, part 599-601 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.

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)? 1874-5

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):**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 realty, £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 the witness got a will form, 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 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 Bank. He had got debentures from his brother-in-law, Mr. Hutton, to repay debenture he had borrowed from an estate he was trustee for several years ago. When he went out of the firm of Dean, Clark, and Co. in 1895, he got the money he paid into the firm back in cash and bills. He had never heard that his father promised his brothers on their deathbeds to look after their families.

Under the will of 1892, the estate was divided into 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

SURVEYED PLACES

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

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 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

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 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.

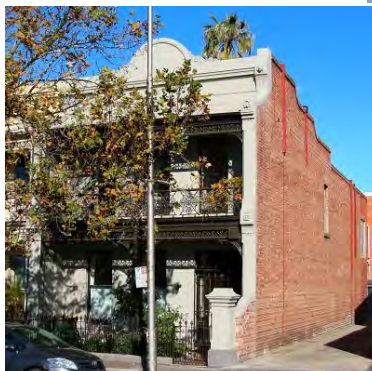
Recommendations - Repaint in original or typical colours.

SURVEYED PLACES

Property number: 105356

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: 2Proposed
Streetscape Level: 1

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

Creation date (if available)? 1879

- 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' (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)
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 JAMES OLIVER'S ESTATE.

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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 the witness got a will form, 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 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 Bank. He had got debentures from his brother-in-law, Mr. Hutton, to repay debenture he had borrowed from an estate he was trustee for several years ago. When he went out of the firm of Dean, Clark, and Co. in 1895, he got the money he paid into the firm back in cash and bills. He had never heard that his father promised his brothers on their deathbeds to look after their families.

Under the will of 1892, the estate was divided into 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., stbils

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

SURVEYED PLACES*Hawks st***Property number:** unknown

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 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.

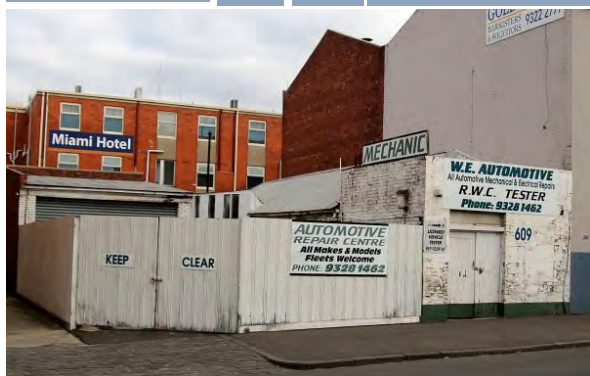
Significance

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
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**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)?

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?

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?

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

607-609 Dunn, H. E., oil drum merchant
 Hawke at
 Baptist Church
 Victoria at

1930, 1935
 609 Hume, W. J., blksm

1925
 599 Ellis, Henry
 601 McKenzie, Mrs FL
 607 Higgins, Jas., wdyd
 609 Hume, W. J., blksm
 Hawke st
 Baptist church

1904
 599 Oliver, Thomas
 601 Marsh, James
 603 Allison, Thos., stbls
 609 Morton. R. G., farrier
 Hawke st
 Baptist character -Harris.
 Rev E.
 Victoria st

1893
 593 Stones, Frederick, contr
 699 Oliver, Thomas
 601 Shields, Dr Andrew
 603 Ekman, R. A., stables
 609 Morton, R. G., farrier
 Hawke st

Property number: 105357

SURVEYED PLACES

King Street	613	Cellular Clothing Company Ltd. works
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**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)?

Creation date (if available)? 1920

- 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?

5.5 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.

MMBW

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

7-11 The Cellular Clothing Co Ltd, clothing mnfrs

13 Parker, Mrs Ruth

15 Ring, Alfrd.

17 Dalton, Mrs Mary

1930

King st

3-5 Noxo Products Pty Ltd, weed exterminator

7-11 The Cellular Clothing Co Ltd, clothing mnfrs

13 Parker, Mrs Ruth

15 Jacobson, Mrs Eliza

17 Flats

1925

Off 365 Victoria st

King st

3-5 Marshall's Chmcl Co Pty Ltd, chmcl manuf

7-11 The Cellular Clthg Co Ltd, clthg 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? **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?

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

SURVEYED PLACES

La Trobe Street	450		
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**Survey Notes:**

Not assessed. Development after demolition of D graded building c2004.

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? 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

Revise i-Heritage entry.

References (if any):**Heritage Places Inventory July 2015**

No listing.

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

448 TO 454 LA TROBE STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 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 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
 Notable features include unpainted decorative brickwork.
 Statement of Significance
 Recommended Alterations Bricks painted (inappropriate - remove by approved method)
 Other Comments

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

SURVEYED PLACES

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?

 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?

5.2 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 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

SURVEYED PLACES

452 Blanchfield, John
 454 Little, Mrs V.. cnfr
 456 Cooper, William J.
 460 Llightbody, 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? 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 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 Gradings
 Building Grading Streetscape Level Laneway Level
 E 0
 Conservation Study Details

SURVEYED PLACES

Precinct Conservation Management Plan	123 Heffernan , J. J, chemist
Conservation Study: Study and Date, Status	McKenzie, David, confectioner
Central Activities District Conservation Study - Graeme Butler, 1984 Adopted	125 Morton, Thomas, fruiterer and confectioner
Building and History Information	127 Hogan, Mrs Johanna, store
Architectural Style	129 Rutledge, Joseph, saddler
Period 1916-25 - Inter War	133 Barrett, John
Construction Date	135 Hill, George B.
Source for Construction Date	135A Turner, Mrs Elizabeth
Architect	135B Christie, Mrs Catherine
Builder Not Assessed	137 Scully, Mrs Mary
First Owner	137 Reid, George
Integrity Fair	Right-of-way
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).	

Property number: 105469**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 Llightbody, Thomas

464 Ruff, Richard

right -of-way

1893

456 Hickey Bros corn merch

1880

SURVEYED PLACES

La Trobe Street	488	-494	Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants
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**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
- Interwar
- Post WW2

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 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
- 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
- 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 Willoby 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 Gradings

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 type/scale in Central Activities District.

SURVEYED PLACES

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

Lawrie Wilson & Associates, 1977. Historic Buildings Preservation Council Report on CBD Block No 6 Dec 1977

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, Peel & 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 International Exhibition

VICTORIA.....

HIGHLY COMMENDED.

United Shire of Metcalfe, Metcalfe-Polished column of granite from the Harcourt

quarries. Penal Establishment, Pentridge-Boots and E. J.

and S. Spink, 25 Market-street, Melbourne-Jams and

jellies.

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.

Second Order of Merit-U. Block, Woodcawn, Dural,

K.S.W.-Preserved fruits. R. Hickman, New

town, Tasmania-Jams. Mary Ryley, Lepparton, N.Z.--Jams.

E. and J. S. Spink, Latrobe-street, Melbourne-Jams, jellies,

candied perl, and preserved fruits. Maonochie Brothers,

London and Lowestoft-Preserved fruits. Biddell Brothers,

George street, Sydney...

'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 insolvency-

Insufficient capital, having to sell goods at an insufficient

profit owing to competition, liabilities, £33 283 10s 11id ,

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 merchts

500-504 Lee, J. Coppel, 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. Coppel & Co, iron & brass founders

506-8 Vacant

510-516 Firdaw Engnrg Supply Co Pty Ltd, engnrs'

furnishers

510-16 Craftsman Press Pty Ltd, printers

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. Coppell, & 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 Angelopiuns 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. Coppell, & 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 Angelopiuns Nicholas Marriekville Margarine store room Vacant Spencer st 1893 486 Evans T. hide merch 494 Vic TnsmtH & Preservers' Co - Snare, Jas mngr 500 Hooper & Sons, brassfndr 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, 1432 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 Synnot & 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 store 66x65 £300 1627 E&J Spink /EJS B & Iron store 21x165 £100 (Evans) (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
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SURVEYED PLACES

La Trobe Street	500	Development site
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**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?

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
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**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? 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):**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

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
 Slating 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'

`Daily Commercial News and Shipping List' (Sydney, NSW :
 1891 - 1954) Wednesday 28 November 1923 p 11
 Advertising

`Bookbinding ,and printed matter. Words 'The Craftsman
 Press, 20 Little Collins Street, Melbourne, Professional and
 Commercial Printing' — The Craftsman Press, Melbourne.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 24
 December 1923 p 3 Advertising
 `...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'

`The Age' (Melbourne, Vic. : 1854 - 1954) Tuesday 13
 January 1925 p 5 Advertising
 partnership changed.

`Daily Commercial News and Shipping List' (Sydney, NSW :
 1891 - 1954) Thursday 13 May 1926 p 5 Article
 `The Craftsman Press Pty., Ltd. —
 Registered office, 243 Collins Street, Melbourne. Capital:
 £10,000 In £1 shares. Directors: Frederick Rudolph
 Dawborn, Esca Barton Ingham, William Leslie Voysey
 Porter'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 24
 July 1954 p 37 Advertising
 `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.

The Craftsman Press Pty. Ltd., 510-516 Latrobe street,
 Melbourne'

`The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 7
 April 1954 p 2 Article

`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)

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 Engrng Supply Co Pty Ltd, engnrs'
 furnishers

510-16 Craftsman Press Pty Ltd, printers

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. Coppell, & 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

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

SURVEYED PLACES

La Trobe Street	520		
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**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 Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

What are the heritage values of 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 Engrng Supply Co Pty Ltd, engnrs'

furnishers

510-16 Craftsman Press Pty Ltd, printers

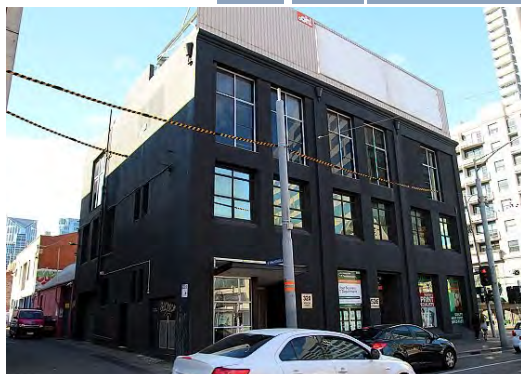
Independent Church (brands)

Spencer st

Property number: 105465

SURVEYED PLACES

La Trobe Street	526	Walker, A. E. ?
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**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?
- 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):

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

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 1926-39 - 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
Canopy added (sympathetic), bricks painted (inappropriate - remove by approved method)
Other Comments

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

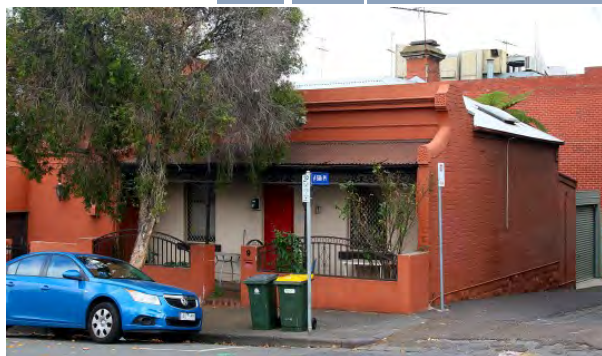
1930

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 Engrng Supply Co Pty Ltd, engrns'
furnishers
510-16 Craftsman Press Pty Ltd, printers
Independent Church (brands)
Spencer st

Property number: 105464

SURVEYED PLACES

Lothian Street	9	O'Brien's cottage
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**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

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

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):

See 112 Miller Street O'Brien's grocer's shop & residence

Heritage Places Inventory July 2015

D3

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

9 LOTHIAN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

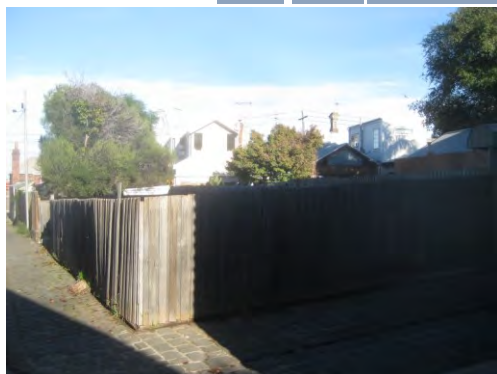
Precinct Conservation Management Plan

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 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)

Property number: 105764

SURVEYED PLACES

Madden Lane	12	-14	Vacant land
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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
- Scientific value
- Not assessed for heritage values
- Historical 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?

unknown

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.'

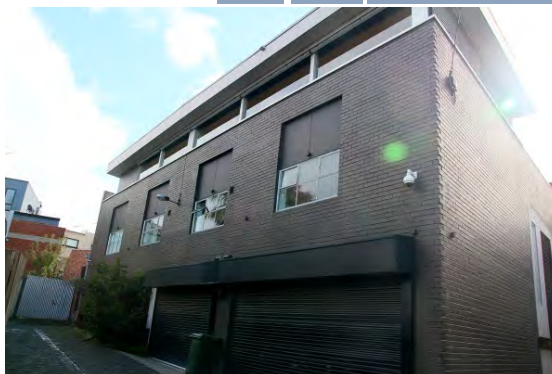
MMBW 1895 map- vacant land to east of house facing south to Madden Lane.

1945 aerial: shown as rear yard to houses facing Railway Place.

Report Image from City of Melbourne.

Property number: 104753

Madden Lane	34		
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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)? 2003-2011?

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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

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

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'

Property number: unknown

Mansion House Lane

16 -26

Workshop, later Mansion Townhouses

**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? 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)

None.

References (if any):

i-Heritage, Hermes, Heritage Places Inventory July 2015
 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

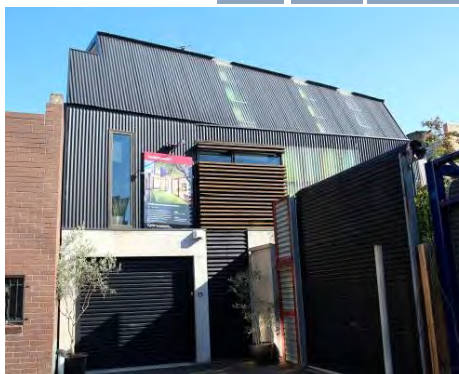
100-102 Harris, V.F. plumbers
1939
No lane listing- rear of 96-110 Rosslyn St? ie 96-98
Penhall A.H., pattern maker
100 Seacombe & Harris, sheet metal works etc

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:**

`Houses' magazine 2001 `Best Residential Project' winner.
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?**
- 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?

HO470 95-101 Stanley St, West Melbourne. Proposed removal from 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

SURVEYED PLACES

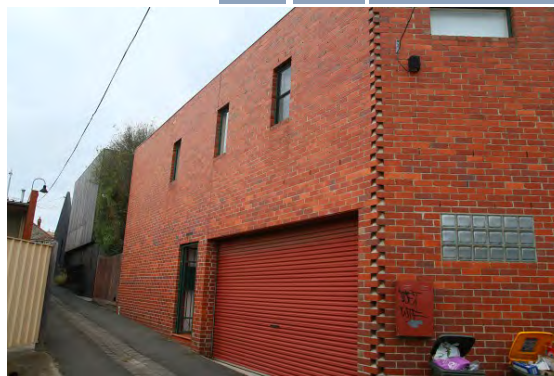
away in a bluestone lane, close to the Victoria Market, transport and cafe, and within walking distance to Etihad Stadium. Including a garage, this unique, light-filled property offers an expansive mid-level living and dining room open to a galley kitchen, two spacious bedrooms with stylish ensuites, 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

Miller Place

2

**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
- 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
Rear 25 Miller Street.

Property number: 106575

SURVEYED PLACES**Miller Place** 4 **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 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)

None.

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**Miller Place** 11 **Vacant 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? 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?

unknown

Recommendations (if any)

None.

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	1	Sturgess row houses, part 1-9 Miller 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: **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
 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.

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 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.

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 Ellzabth.
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

Miller Street

2 -4

Baptist Church
chapel, Community
Centre**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:** -

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

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

Creation date (if available)? 1990

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?

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

office extension was added around 1990.¹

Heritage Places Inventory June 2015

No listing.

Survey of post-war built heritage in Victoria: 2008

No listing.

Property number: 104777

Miller Street

3

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

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)

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

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 Ellzabth.

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

Property number: 106563

SURVEYED PLACES

Miller Street	5	Sturgess row house, part 1-9 Miller 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: **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
 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.

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 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)

5 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)

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 Ellzabth.

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

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?** 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):**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)**

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

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 Ellzabth.

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 Collier, 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

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** **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/PO, 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 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)

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 Ellzabth.
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 Collier, 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

Property number: 106566

**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**

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
 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

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
 Not Assessed
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence; verandah detail; chimney (inappropriate - reinstate original design/sympathetic alternative)

North and West Melbourne Conservation Study (1983)

BIF prepared 1991

Property number: 106567

Miller Street

13

**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**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
 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)**

13 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 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 reclad (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106568

Miller Street

14

**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? 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)
 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

Miller Street

15

**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.

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?

 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 database search**

15 MILLER 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 Building and History Information

Architectural Style Early Victorian

SURVEYED PLACES

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 c.1910.
 Statement of Significance
 Not Assessed
 Recommended Alterations Fence; rendering
 (inappropriate - reinstate original design/sympathetic
 alternative)

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 Early Victorian-era
 Edwardian-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)
 16 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
 Hedge (sympathetic - reinstate original design)

Property number: 106619

Miller 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)?

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? 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)
 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:** -

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

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

Creation date (if available)? 1935-1940

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**

'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 Rpbins, Mrs Eliz.
16 Burnham, Arth.
22 Paterson, Chas. F.

SURVEYED PLACES

24 Bell, Jas.

Property number: 106618**Miller Street** **19****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? 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):**MMBW**

DP705, etc 1895 shown as garden

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

19 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

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
 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
 Bricks painted (inappropriate - remove by approved method) Verandah detail; fence (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106571

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)?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 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, etc. 1895 shown

i-Heritage search results: Abstract of Building Identification Form (BIF)
 21 MILLER STREET WEST MELBOURNE 3003
 Heritage Gradings
 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.

Property number: 106572

Miller Street

22

**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? 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)**

22 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

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
 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

Miller Street

23

**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 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)**

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)

Property number: 106573

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

Creation date (if available)? 1900-1918

- 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):**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 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 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

Miller Street**25****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****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** **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)

25 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

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 Poor
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Not Assessed
 Statement of Significance Not Assessed
 Recommended Alterations
 Verandah detail and posts; fence (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106574

Miller Street

26

Relwof or Fowler house, and palm

**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)? 1913

- 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
 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

SURVEYED PLACES

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 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

History Not Assessed

Description/Notable Features

Notable features include the verandah decoration.

Statement of Significance Not Assessed

Recommended Alterations

Fence (inappropriate - reinstate original design/sympathetic alternative)

Lewis, M. Australian Architecture Index:

`77506 Little, Charles H - 121 Burwood Rd Hawthorn Fowler, Angelina West Melbourne VIC City of Melbourne registration no 3937 [Burchett Index]. Fee 2.10.0 brick house 1913 03 14'

Newspapers:

`The Argus': 23/1/1948

`FOWLER. - On January 22, at 26 Miller street. West Melbourne. Eric Arnold, loved husband of Jean, loved son Ange and the late Henry Fowler, loved brother of Harold. Merton, and Winifred I Mrs. Scanlan). Aged 41 years. (Private interment.)'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 26 June 1950

`Deaths

FOWLER.-On June 24, at Melbourne Angelina the dearly beloved wife of the late Henry Fowler and loving mother of Harold, Melton, Winifred (Mrs Scanlan) and Eric (deceased).'

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

1925

MILLER ST—N SIDE

Off 7 Curzon st

14 Brearley, Mrs Lena

16 Lewis, Mrs Emily

22 Paterson, Chas. F.

24 Bell, Jas.

26 Fowler. Hy.

32 McGrath. Eugene

1920

MILLER ST—N SIDE

Off 7 Curzon st

14 Baring, Fredk. A.

16 Hoy, Jos.

22 Nolan, John

24 Burt,, Mrs Charlotte

26 Fowler, Hy.

32 McGrath, Eugene

34 McAllister, Leon

42 Carwardine, Fredk.

44 Bjornsen. Robert

SURVEYED PLACES**City of Melbourne Valuers Books**

1915, 636 Fowler, Henry/ Fowler, Angelina BH 6 rooms,
40x119 £ 50

Property number: 106615

Miller Street

29

**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: **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 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 shown

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

29 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

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 Not Assessed
 Statement of Significance Not Assessed
 Recommended Alterations
 Verandah detail; fence; window (inappropriate - reinstate original design/sympathetic alternative) side bricks painted (inappropriate - remove by approved method)
 Other Comments

Property number: 106576

Miller Street 31 Hope

**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**

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 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 shown

i-Heritage search results: Abstract of Building Identification Form (BIF)
 31 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

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 verandah.
 Statement of Significance Not Assessed
 Recommended Alterations
 Balustrade and frieze (sympathetic) fence (inappropriate - reinstate original design/sympathetic alternative)

Property number: unknown

Miller Street

32

**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? 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

SURVEYED PLACES

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'

Abbotsford st
Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. R,
Edwards, Richard J.
3 houses being built

Property number: 106614

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)

Sands & McDougall Directory of Victoria

1915
Off 7 Curzon st

SURVEYED PLACES

Miller Street	33 -35	Waterstrom's house
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**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**

Existing 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.

Lewis, M. Australian Architecture Index:

`77484 Waterstrom, Mathew Waterstrom, Mathew - Melbourne West Melbourne VIC City of Melbourne registration no 502 [Burchett Index]. Fee 1.10.0 cottage Miller - near Benevolent Asylum 1864 10 13'

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

33 TO 35 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 Victorian; c.1866

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

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.

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.

SURVEYED PLACES

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

Miller Street**34****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
- Early Victorian-era
- Interwar
- Post WW2

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?

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):**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

SURVEYED PLACES

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'

House being built
Fowler, Henry
Short, Wm. R,
Edwards, Richard J.
3 houses being built

Property number: 106613

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

SURVEYED PLACES

Miller Street

37

Allandale or Allen's
houses, part 37-39
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: 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 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):

Newspapers:

`North Melbourne Advertiser' Friday 9 January 1885

`THANKS.

- DESIRE to return my most sincere I thanks to the Friends who so materially assisted me in making the Concert in aid of Mr. Medlyn an unqualified success. I

also wish to thank Mr. S. Cracknell for his handsome donation' of Five Sovereigns, and Mr. J. R. Allen (local manager Messrs G. D. D. Ingidge and Sons) for One Guinea

"to defray hire of hall."

GEORGE AMOTT.'

`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 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'

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 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 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,

SURVEYED PLACES

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

Miller Street

39

Fortune or Allan's
houses, part 37-39
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: **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

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)

39 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

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. 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.

Newspapers:

'North Melbourne Advertiser' Friday 9 January 1885
 'THANKS.
 - DESIRE to return my most sincere I thanks to the Friends who so materially assisted me in making the Concert in aid of Mr. Medlyn an unqualified success. I also wish to thank Mr. S. Cracknell for his handsome donation' of Five Sovereigns, and Mr. J. R. Allen (local manager Messrs G D. D. Ingidge and Sons) for One Guinea "to defray hire of hall."
 GEORGE AMOTT.'

'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'

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**Miller Street****40****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 Early Victorian-era Interwar Post WW2**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?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory 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 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 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
 House being built
 Fowler, Henry
 Short, Wm. R,
 Edwards, Richard J.
 3 houses being built

Property number: 106612

Miller Street

41

**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? 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)**

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? 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

SURVEYED PLACES

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

Abbotsford st
Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. R,
Edwards, Richard J.
3 houses being built

Property number: 106611

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?** **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):**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

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 Poor
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include the verandah - Edwardian verandah posts and detail.
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence; parapet altered; door replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106581

SURVEYED PLACES

Miller Street	44	Valkyrie or Bjornsen's 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)?

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 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

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...

BJORNSEN. -The Friends of the late BJORN ROBERT

BJORNSEN 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.

16 Hoy, Jos.
22 Nolan, John
24 Burt,,, Mrs Charlotte
26 Fowler, Hy.
32 McGrath, Eugene
34 McAllister, Leon
42 Carwardine, Fredk.
44 Bjornsen. Robert

1915

MILLER ST—N SIDE
Off 7 Curzon st
Abbotsford it
Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. It,
Edwards, Richard J.
3 houses being built

City of Melbourne Valuers Books

1915, 632

/Bjornsen, Bjorn Robert lot 9, BH 5 rooms 40x116.5',
£50

Property number: 106610

SURVEYED PLACES**Miller Street****45****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 date or era does the place express (if any)?****Creation date (if available)?** 1837-1875**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)

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

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)

Property number: 523499

SURVEYED PLACES

Miller Street	46	D. Ragozzino
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**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
- 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):**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

Property number: 106609

Miller Street

47

**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)?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? 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)
 47 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 Not Assessed
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Verandah detail; fence (inappropriate - reinstate original design/sympathetic alternative)
 Other Comments

Property number: 523500

Miller Street

48

Incoda

**Survey Notes:**

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.

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 Scientific value Not assessed for heritage values Historical 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):**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,

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'

Thomas, Fredrick
House being built
Fowler, Henry
Short, Wm. R,
Edwards, Richard J.
3 houses being built

Property number: 106608

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		
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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.

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 (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106583

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 **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)**

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

SURVEYED PLACES

Miller Street	53		
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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)? 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)**

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

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
 (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106584

SURVEYED PLACES

Miller Street	55		
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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)? 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)**

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

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 (inappropriate - reinstate original design/sympathetic alternative)

Property number: 106585

SURVEYED PLACES

Miller Street	56		
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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?
- 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)

56 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 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

History Not Assessed

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)

Property number: 106607

SURVEYED PLACES**Miller Street** 57**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)?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 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)

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

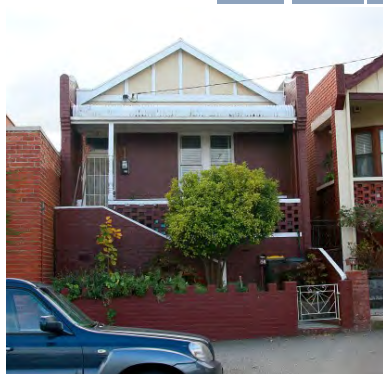
North and West Melbourne Conservation Study - Graeme

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 the verandah; fence c1920 unusual type.
 Statement of Significance Not Assessed
 Recommended Alterations
 Verandah detail; window altered (inappropriate - reinstate original design/sympathetic alternative) fence (sympathetic - reinstate original design/sympathetic alternative)

Property number: 106586

SURVEYED PLACES

Miller Street	58		
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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?**
- 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)

58 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 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

Miller Street

59

**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 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)**

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

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 Verandah detail; fence;
 window (inappropriate - reinstate original
 design/sympathetic alternative)

Property number: 106587

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

Existing
Streetscape Level: 3Proposed
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
 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)

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'

MMBW

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

Lewis, M. Australian Architecture Index:

Partnership of Cedric Ballantyne and Henry Hare which in 1921 succeeded Oakden 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

City of Melbourne Building Permit Application

1922 June 4211 £8000 erection of factory
Ballantyne & Hare Architects & 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

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

98 TO 108 ABBOTSFORD 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 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

Miller Street

61

**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)?**

Creation date (if available)? 1875-1900

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?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory 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

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

Miller Street

63

**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? 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)
 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)?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 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)
 65 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 (roof).
 Statement of Significance Not Assessed
 Recommended
 Alterations Fence (inappropriate)

Property number: 106590

Miller Street

67

**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)?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 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)
 67 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 render (side).
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence (inappropriate - reinstate original design/sympathetic alternative)

See BIF 1991

Note: above reference to 'Notable features include the verandah and slate render (side)' is meant to be 'Notable features include the verandah and roofing slate'; render to side is new.

Property number: 106591

Miller Street

69 -71

Henry Bindon's house

**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

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 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):**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:

SURVEYED PLACES

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 7 May 1897

'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 tile 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 tile 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. In disposition Mr. Bindon was straight forward and candid. He possessed generous impulses, and did many little acts of unknown and unchronicled kindness. Genuine distress had his ready sympathy, and he was a man of action rather than sentiment. One thing he was utterly unable to do, and that was to cherish resentment, and even regarding those with whom he had differences he retained no feeling of enmity.

The funeral took place yesterday at ... and was largely attended. The remains were interred in the Melbourne General Cemetery. A portion of the burial service-I was read by Canon-Carrlisle in St. Mary's, Queensberry-street, and the latter part by the same gentleman, at the grave. The town hall flag was flying half-mast out of respect to the deceased during Wednesday and yesterday. A number of beautiful wreaths and floral tributes were forwarded by friends as tokens of regard and sympathy. Among the donors were Messes. W.B. Simpson, W. B. Crocket, Pupils of the Parkville Ladies' College, Mrs. Oliphant, Mises Russell, Mrs. Ryan, Mrs. and Miss Clack, Mrs. Sutcliffe, Mr. Keys, and others. The funeral arrangements were conducted by Alfred Allison, of 221 Victoria-street, West Melbourne. '

Sands & McDougall Directory of Victoria

1893

71 Bindon, H. H, house agt
Abbotsford st
Primitive Methodist character

1930

65 Byrne, Edwd. D.
67 Schleebs, Wm.
71 Perry, Thos. E.
Abbotsford st

1904

71 Bindon, William E house & land agent
ROW

Property number: 106592

SURVEYED 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
 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, citybased 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.

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?** **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' (Melbourne, Vic. : 1848 - 1957) Saturday 10 September 1898 p 1

'HARPER—RAMAGE. —On the 17th August 1898, at the Presbyterian Manse, Perth, W.A., by the Rev. D. Ross, M.A., Frank Victor, third son of John Harper, Lamington St Kilda road, to Clementina eldest daughter of John Ramage, 88 Miller street. West Melbourne

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 11 May

1907 p 44

'RAMAGE— STORMONT.— (Golden Wedding.)— On the 20th April. 1857, at Edinburgh. Scotland, by the Rev. Wm. Glover. D.D.. John Ramage, of Galston. to Mary, daughter of Wm. Stormont, rope maker. 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.'

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 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 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

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 McIver, 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

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: 523527

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?

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' (Melbourne, Vic. : 1848 - 1957) Saturday 10 September 1898 p 1

`HARPER—RAMAGE. —On the 17th August 1898, at the Presbyterian Manse, Perth, W.A., by the Rev. D. Ross, M.A., Frank Victor, third son of John Harper, Lamington St Kilda road, to Clementina eldest daughter of John Ramage, 88 Miller street. West Melbourne

`Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 11 May

SURVEYED PLACES

1907 p 44

`RAMAGE— STORMONT.— (Golden Wedding.)— On the 20th April. 1857, at Edinburgh, Scotland, by the Rev. Wm, Glover. D.D.. John Ramage, of Galston. to Mary, daughter of Wm. Stormont, rope maker.

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, Robertsons, Flndlays, 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, Ingrams, Binyons, Dotts, Crockets, Youngs, Smiths, Overs, Modnetts, Sels, Whiles, Irvines. 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'

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... 1895 shown

Victorian Heritage Database

Evander Mclver 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 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 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

Mclver, [?] 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)

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.

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

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory 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
 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

Property number: 106602

Miller Street

96

**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)?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)? 1920-1925

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):**MMBW**

DP704,707- 1895 vacant land

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

96 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

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
 Original Building Type
 History Not Assessed
 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)

...
 88 Ramage, John
 Stormont ter-
 90 King, John
 92 Corcoran, Mrs Catherine
 94 Simpson, John
 104 Robertson Mrs Janet

Property number: 106601

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.

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

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

SURVEYED PLACES

Miller Street	104		
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**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)? 1960?

- 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):**City of Melbourne online maps**

'Single storey brick warehouse built about 1960.'

Property number: 106600

Miller Street	106	Robert Finlay's 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)?

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?
- 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:**

'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

SURVEYED PLACES

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 Miller
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: Elseth 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

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 x171 feet and, by c1940, it was 6 rooms but 33 feet x111, later owner-occupiers were Herbert Jarnes & Edward Allan Ng Tye Din, fruiterers.

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

Prominently sited on an elevated corner overlooking the bay and railway yards but in a mixed streetscape of industrial and residential uses.

Significance

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.

Further Work

Biographical search on Finlay

Recommendations

The house is considered of regional or metropolitan significance i.e.. heritage level B.

Property number: 106599

SURVEYED PLACES

Miller Street	112	O'Brien's grocer's shop and residence
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**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
 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
 5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Refer 9 Lothian Street

MMBW

DP704,707- 1895 shown with no number, opposite corner is 106-8.

RP24- shown as masonry adjoining timber buildings on west.

Probate, VPRO

`Bridget O'Brien Married W Melb 22 Feb 1905 94/161 VPRS 28/P0, unit 1220; VPRS 28/P2, unit 717; VPRS 7591/P2, unit 374'

Daughters Anne Catherine and Margaret O'Brien executrix- estate 66x84' land at corner with brick shop and

dwelling 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'

`77505 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. Natrass 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

SURVEYED PLACES

off
/Finlay)

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? 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'A two storey brick office building built in the mid 1980's.'

Property number: 106597

Miller Street **120** **Neville Jeffries 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)? 1970?

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?

5.3 Developing a large, citybased 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
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**Survey Notes:**

Altered Interwar warehouse.

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)? 1935-40?

- 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**

'Two storey brick building. Built 1920's & refurbished 2002'

Sands & McDougall Directory of Victoria

1942
 130-36 Latrobe Engrns
 130-36 Bethune, P. N., engr
 Dryburgh st

1935
 (no)
 122 Bennett, Alfd. E.
 126 Stevens, Jas.
 128 Perry, Ambrose

Dryburgh st

Property number: 106595

Miller Street	135	-143	Miller Street Park
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**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)?

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
 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?

3.4 Defining public space
 6.6 Streetmaking, drainage and river works

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
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**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 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**

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 McKenzle. Hugh

26 Lonsdale Mrs E

28 Stalman. Piilllip

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 Kermod, William collar maker

3 Wills, William

Kershaw, James wood yard

14 Sparey...

Property number: 106680

SURVEYED PLACES

Milton Street	30	Peacock's row houses, part 30-32 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**

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
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- 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

'Name: William Peacock

Father's name: John Peacock

Mother's name: Jessie Allan

Birth Place: Melbourne, Victoria

Registration Year: 1865

Registration Place: Victoria

Registration Number: 17123'

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 2019

[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)**

30 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

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: 106678**Sands & McDougall Directory of Victoria**

1904

MILTON ST— E SIDE

Dudley st

Walsh st

24 McKenzle. 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

32 Richd White x-out to Wallace?

SURVEYED PLACES

Milton Street	32	Peacock's row house, part 30-32 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**

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? 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 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...'

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'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

'Name: William Peacock

Father's name: John Peacock

Mother's name: Jessie Allan

Birth Place: Melbourne, Victoria

Registration Year: 1865

Registration Place: Victoria

Registration Number: 17123'

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 2019

[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

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**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 Kermod, 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

32 Richd White x-out to Wallace?

SURVEYED PLACES

Milton Street	34	Essie
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**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.

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? 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)**

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

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Not Assessed

Condition Not Assessed

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

Property number: 106676

SURVEYED PLACES

Milton Street	36	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**

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
 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 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

North Melbourne Parish Plan - CA3/E Grantee M Sparey. MMBW: shown with iron front fence.

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

36 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

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**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 represent (if any)?****Creation date (if available)?** 1869

- 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):**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,

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

North Melbourne Parish Plan - CA3/E Grantee M Sparey. MMBW: shown with iron front fence.

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

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: 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
 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),
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

Graeme Butler & Associates 2015: Appendix 2:

‘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 thrived 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 the company had shown its confidence in Australia by investing its capital here Moreover, it was a very large holder of Commonwealth bonds (Hear, hear.) He hoped that the Commonwealth Government would always insist that bottling be done in bond to ensure the purity of liquor Mr. J R Davidson, sales manager for Tooth and Co Ltd., Sydney. Congratulated the company. The Federal president of the United Licensed Victuallers of Australia (Mr J A. Safe); Mr. A. V. Board, director of the Distillers Co. Ltd.. Of Edinburgh; and the secretary of the Liquor Trades Defence Union of Australia (Mr. J. J Liston) also spoke.’

‘NZ Truth’ , Issue 1287, 7 August 1930, Page 15

‘One of the oldest established British firms, W & A Gilbey

SURVEYED PLACES

ltd erected a distillery because of Australian tariff- output aimed t 1500 doz. bottles per day but currently 500 doz. of gin, 100 doz. oOf liqueurs.

Sands & McDougall Directory of Victoria**S Side****1942***Rosslyn St**Off 365 William**Milton st*

29-35 Gilbey, W. & A.. Ltd, distillrs (spirits)

37 O'Malley. Miss Kate

1925

residential

Property number: 568043**Peel Street****5 -19****Survey Notes:**

Post-Modern style visually related public housing 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)?** 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
- 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)

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

SURVEYED PLACES

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 Highbury development... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988)¹⁸

Property number: 107471

Peel Street**21****Survey Notes:**

Not assessed. Visually unrelated to context.

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)? 2009-

- Creation era?**
- Early Victorian-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?

8.2 Housing the population

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

Peel Street

27 -31

Market Service
Station Pty Ltd**Survey Notes:**

Moderne style Service Station designed b H.W. & F.B. Tompkins, with flat over, 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

Existing
Streetscape Level: 3Proposed
Streetscape Level: 3**What date or era does the place express (if any)?**

Creation date (if available)? 1935-40?

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?**

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

SURVEYED PLACES**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 merch

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****33 -37****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
 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):

**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

Peel Street	39	-47	
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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)? 2008

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

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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

'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	
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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: 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)? 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
- Not assessed for heritage values
- Historical value
- Social 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?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):

North and West Melbourne Conservation Study (1983)
No listing.

Heritage Places Inventory June 2015

49-51 Peel Street D3

City of Melbourne online maps

'A single storey late Victorian brick building (sic).'

MMBW

DP1027 c1895- similar outline, row houses.

Property number: 107478

SURVEYED PLACES

Peel Street	53		
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**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.

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)? 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?

HO3 North & West Melbourne 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)
 No listing.

Heritage Places Inventory June 2015

53 Peel Street D3

City of Melbourne online maps

'A single storey late Victorian brick building (sic).'

MMBW

DP1027 c1895- similar outline, row houses.

Property number: 111443

Peel Street	55		
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**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: **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)? 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?

HO3 North & West Melbourne 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)
 No listing.

Heritage Places Inventory June 2015

55 Peel Street D3

City of Melbourne online maps

'A single storey late Victorian brick building (sic).'

MMBW

DP1027 c1895- similar outline, row houses.

Property number: 111444

SURVEYED PLACES

Peel Street	57	-59	Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace
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**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.

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)? 1866-1871

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**

57-61 Peel Street D3 (differs from i-Heritage)

MMBW

DP1026 1895

shown as part of long row of houses

Probate, VPRO

Graeme Butler & Associates 2015: Appendix 2:

729

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 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

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

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, 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, Bridset
 59 O'Halleron, 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 Sievwright, James
 43 Kerr, James
 Kerr, Miss Jane E, dress-
 maker
 45 Enouf, Philip
 Victoria st

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

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 Easson/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

SURVEYED PLACES

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.

Property number: 107479

Peel Street**61 -63**

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace

**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)?**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)?** 1866-1871

- 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)

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/PO, 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 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

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;

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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
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Owner: Steel, J C; Builder: Pearson, Thos - Melbourne

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, 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, Bridset

59 O'Halleron, 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 Sievwright, James

43 Kerr, James

Kerr, Miss Jane E, dress-
 maker

45 Enouf, Philip

Victoria st

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

SURVEYED PLACES**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 Easson/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.

Property number: 107480

SURVEYED PLACES

Peel Street	65	Dean's house
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**Survey Notes:**

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**

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? 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

65 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

SURVEYED PLACES

53 Taylor, Mrs Ellen	(J Brown)
55 Wanstall, J. G.	
57 Gaffney, Bridset	1872, 1320
59 O'Halleron, Miss C.	(P Wood)
61 Redden, Miss Margaret	Joseph Dean owner-occupier, BH 7 rooms 22x66 £50
63 Robertshaw, Frank	(J Brown)
65 Morrison, John	
67 McInerney, Barth.	1871, 1300
69 Hallpike, Edward	(P Wood)
71 Rex, George	Joseph Dean owner-occupier, BH 7 rooms 22x66 £50
73 Campbell. Peter A.	(J Brown)

1880	City of Melbourne Valuers Books
Holland John ,	1870, 1278
Peel ter-1 to 9	(Woods)
1 Mitchell, William	Jas Dean owner-occupier BH 2 rooms, £20
2 Blanchard, Joseph	(J Brown)
3 Smith, Alexander	
Smith, Wm, watchmakr	Property number: 107481
4 Reilly, James	
5 Gaaney, 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, dress-
 maker
 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

SURVEYED PLACES

Peel Street	69 -71	Melbourne Towing Service
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**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)?

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)? 1930-1935

- 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?

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.'

Sands & McDougall Directory of Victoria

1930

63 Smith, Wm. T.

65 Brereton, Alfd., fishmonger
69 Gall, Francis
71 Wilson, Daniel

1935

65 Flynn, R. J., fishmonger

69 Mears, Sydney A.

71 Wilson, Daniel

73 Dennison, Seddon P.

75 Woods, Regd.

(residential)

1939, 1945

69 Melbourne Towing Service

71 Federal Petroleum Company, motor oil importers

1950

69 Melbourne Towing Service

71 R.B. Auto Supply, service station

Property number: 107482

SURVEYED PLACES

Peel Street	73	-75	
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**Survey Notes:**

Façade bricks painted over, reducing integrity (side unpainted), reducing integrity, multi-pane metal framed glazing.

1942
69 Melb Towing Service
71 Federal Petroleum Co, mtr oil imprtrs
73 Myles. Mrs Olive
75 Dennison, Seddon P.

Property number: 107483

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?**
- 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?

5.5 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.

SURVEYED PLACES**Peel Street****79****Nest House, later
Ausnest House****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)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 1985-90?

- 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):

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:

'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

SURVEYED PLACES

Peel Street	81	
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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
 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):

North and West Melbourne Conservation Study (1983),
 Heritage Places Inventory June 2015
 Not graded

MMBW

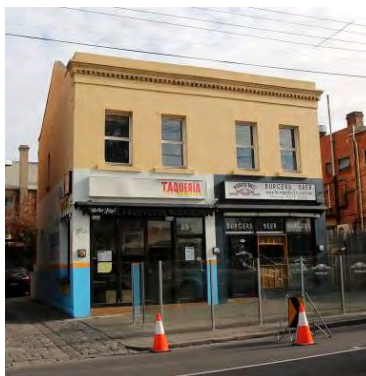
DP 1027 c1895 similar plan shown

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

Peel Street	85 -87	Shop and residence row
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Survey Notes:

Corner site to ROW, adding prominence, relates to adjoining corner site and part of adjacent Victoria Street streetscape. Early gabled form, dentilated and moulded cornice simple Italian Renaissance Revival. Stucco new? Double-hung sash windows upper level, stone sills. Ground level replaced, 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)? 1837-1875

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?

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),
 83-85 graded E c1870 noted as former State Savings Bank.

Heritage Places Inventory June 2015
 83-85 D3.

MMBW

DP 1027 c1895 similar plan shown.

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**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****Existing Streetscape Level:** -**Proposed Streetscape Level:** **1****What date or era does the place express (if any)?****Creation date (if available)?** 1860s?

- 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?

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

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#statement-significance>

Property number: 107576

SURVEYED PLACES**Phoenix Lane****8****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**

Existing Streetscape Level: - **Proposed Streetscape Level:** **1**

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?

H0475 Former Phoenix Clothing Company, 347-349 King Street & 4-8 Phoenix Lane, 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 to concur with Victorian Heritage Register H0801 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.

i-Heritage database search

See 347 TO 349 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, 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).

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

SURVEYED PLACES

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.

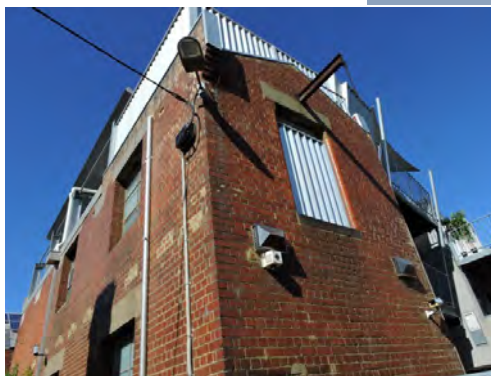
The Former Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company 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#statement-significance>

Property number: 107577

Prout Lane 12 Hennessy Bros Bakery complex, part

**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?

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?

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.

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 - 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

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.

Property number: 533748

Railway Place

70

**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? 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):**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 Burgin., 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

Property number: 108142

Railway Place **72 -74** **Row house**

**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

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

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

Creation date (if available)? 1895-1904

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):

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

shown)

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 Burgin., Harry

Property number: 108141

Railway Place

76

**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?** 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)**

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
 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: 108140

Railway Place

78

**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? 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)**

78 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 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?

 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)

80 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 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)

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: 108137

Railway Place	80	A	Row house
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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? 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)
 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
 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
 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

Railway Place

82

**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 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)**

82 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 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)

MMBW

DP 706- 1895 shows (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
 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
 82 Scott. Thomas
 84 Glithant. Reubin
 88 Legge, Henry
 88 Walsh. Mrs Rosina

Property number: 108136

Railway Place

84

**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
 Scientific value
 Not assessed for heritage values
 Historical 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):**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)

Property number: 108135

Railway Place

86

**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.

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 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**

DP 706- 1895 shows (82-86, 102-114 Railway Place shown)

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

86 RAILWAY PLACE WEST MELBOURNE 3003

Heritage Gradings

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, 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
 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)

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.

SURVEYED PLACES

96 Dennison, Colin
102 Jones, Mrs Ellen

1930
86 Legge, Henry
96 Gibson, Robt.
102 Jones, Mrs Ellen
104 Vacant
106 Saunders, Thos. W.

Property number: 108133

Railway Place **106 -116**

**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)? 1993-

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):**MMBW**

DP 706- 1895 shows 88-100 as vacant (82-86, 102-114
Railway Place shown)

City of Melbourne online maps

'3 storey concrete townhouse complex. Built & sub-
divided 1993.'

Property number: 108132

SURVEYED PLACES

Roden Street	1	-37	West Melbourne State School No. 1689 later West Melbourne Central School
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**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**

Existing Streetscape Level: **1** Proposed Streetscape Level: **1**

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?

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

SURVEYED PLACES

Stanley st
394 Ruffin, Richard
State school No 1689-Armstrong, Robert
Roden 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.

Property number: 105363

**Survey Notes:**

Not assessed. Nelson Alexander sign on site- Le Chloe-luxury apartments in construction.

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?

HO3 North & West Melbourne 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

Roden Street**48****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 represent (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
 Scientific value
 Not assessed for heritage values
- Historical value
 Social 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)**

48 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

SURVEYED PLACES

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; verandah; brick finish.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Fence (sympathetic)

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: 108403

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?** **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)**

50 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

SURVEYED PLACES

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; verandah; brick finish.
 Statement of Significance Not Assessed
 Recommended Alterations
 Bricks painted (inappropriate - remove by approved method) parapet orbs (inappropriate - reinstate original design/sympathetic alternative)

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

Roden Street

52

**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: -

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
 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**

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

SURVEYED PLACES

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...

1955

Hines, Geo N

Property number: 110916

Rodan Street

54

**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**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 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 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

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
 Notable features include the fence; and verandah.
 Statement of Significance
 Not Assessed

City of Melbourne online maps

MMBW 1895: no iron fence shown.

Property number: 108400

Roden Street**56****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)?**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
 Scientific value
 Not assessed for heritage values
 Historical value
 Social 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)**

56 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

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)

Property number: 108399

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? 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)**

58 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

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 fence and verandah.
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence (inappropriate - reinstate original design/sympathetic alternative)- *done*

Property number: 108398

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)?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 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)
 60 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

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
 Notable features include the fence and verandah.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Fence (inappropriate - reinstate original design/sympathetic alternative)

Property number: 108397

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)?

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 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)

62 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

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
 Notable features include the verandah.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Fences (inappropriate - reinstate original design/sympathetic alternative)

Property number: 108395

Roden Street

64

**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)?

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 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)

64 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

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
 Notable features include the verandah.
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence (sympathetic)
 Other Comments

Property number: 108394

Roden Street

66

**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)?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 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):**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
 Not Assessed
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Roof re clad; 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)?

Existing grading: C

Proposed Grading: C

Existing
Streetscape Level: 2Proposed
Streetscape Level: 1**What date or era does the place express (if any)?**

Creation date (if available)? 1870, 1890
additions

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):**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

SURVEYED PLACES**Identification Form (BIF)**

68 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 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 c.1900.

Statement of Significance Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) verandah frieze-top (inappropriate - reinstate original design/sympathetic alternative)

City of Melbourne City Maps

MMBW DP c1895 shows house and garden thro to Jones Place, no iron front fence

North and West Melbourne Conservation Study (1983)

BIF 1991 shows earlier timber Edwardian-era front fence, since replaced.

MMBW

DP730 1895- shows no iron fences for this row of houses 52-76.

Lewis, M. Australian Architecture Index:

`72705 Dalton, Robert - Margaret Street south Yarra

Madden, - West Melbourne VIC City of Melbourne

registration no 3842 [Burchett Index]. Fee 2.0.0 3 room

cottage 1870 04 4 in Rowden St' (sic)

Newspapers:

`North Melbourne Advertiser' (Vic. : 1873 - 1894) Friday 29 December 1882

`QUEENBERRY STREET STATE SCHOOL.

THE NEW TEACHER Mr. DANIEL GILCHRIST.

As so much has been said of late about the respective claims of Mr. Daniel Gilchrist and Mr Peter Madden to the new state school in Hotham it may not be out of place to let our readers see that in appointing Mr. Gilchrist the department have acted with a simple regard to honour and justice.

Mr. Gilchrist has been teaching in the Government schools of this colony for about 28 years, 14 of which he has been in charge of schools in the Hotham district, whereas Mr. Madden did not come into the service of the Government until some six years ago, when he left St. Mary's Roman Catholic school in West Melbourne and joined the State schools. Even if Mr Madden's time in St. Mary's school be added to his time in the State school he is left many years

the junior of Mr. Gilchrist in the service. Then, again, Mr. Gilchrist is one of the few teachers who hold their classification with honors. In this again he is distinguished from Mr. Madden. His teaching, too, has produced first-class results. During five consecutive years his school in Hotham averaged nearly 90 per cent, one year being almost 93 per cent. We believe also that he holds a certificate of qualification to give instruction in military drill-a very useful qualification for a man having charge of so large a school as the one now under his care. In addition to this, his academical standing is worth noticing.

He is a member of the universities of Aberdeen and Melbourne. While a student at Aberdeen he was a prizeman in Latin and Greek, and obtained a first place in order of merit in the class of natural history. These qualifications will satisfy the public that he is the right man in the right place. A school so large should have a man of some standing and experience at its head. But in addition to his qualifications 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 heal 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 denial that 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**

SURVEYED PLACES

64 Cole, Alfred
 66 Barker, William
 68 Madden, Phillip John
 70 Noone, Mrs Julla
 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 Cambell/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

Existing Streetscape Level: 2 **Proposed Streetscape Level:** 1

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

Creation date (if available)? 1877, 1900s

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)
 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

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 : 'J. 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 Julla

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 12? BH 6 rooms 20x120 £50
(Cambell/Peter Madden owner 10?-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

Roden Street

72

**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

Existing Streetscape Level: 2 **Proposed Streetscape Level:** 1

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

Creation date (if available)? 1837-1875

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):

i-Heritage search results: Abstract of Building Identification Form (BIF)
72 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

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 re-clad; 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?** **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)**

74 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

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 bracket detail; verandah; finishes.
 Statement of Significance Not Assessed
 Recommended Alterations Fence (sympathetic)

Property number: 108389

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)?

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? 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)
 76 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

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; bracket details.
 Statement of Significance
 Not Assessed

Property number: 108388

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.

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

Existing grading: B

Proposed Grading: B

Existing
Streetscape Level: 2Proposed
Streetscape Level: 1**What date or era does the place express (if any)?**

Creation date (if available)? 1878, c1894

- 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

13.6 Eating and drinking

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Newspapers:**

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 2 May 1881

`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

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 Woolfe 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 web 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. Hodgins

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)

Athunkardi

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

`Athlunkard Street, Limerick

From Wikipedia, the free encyclopedia

Athlunkard 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, Athlunkard Street continues on to Matthew Bridge under the name Bridge Street.

Via the O'Dwyer Bridge and Athlunkard Avenue in Corbally, Athlunkard Street in Limerick leads toward the Athlunkard Bridge in Corbally, across the River Shannon from the townland of Athlunkard, 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

`Athlunkard

Athlunkard (Irish: Áth Longfoirt) is a place northeast of

Limerick in County Clare, near the Shannon in Ireland,

near which an early Viking settlement was. Athlunkard

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? 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:**

`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 -

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'Guinness the words that the 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 non-suited, 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.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 11 May 1904 p 6 Article

'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 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

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

rooms 19x130 £45
(Malone)

1880, 2552

(Coope)

Thomas Bowden owner-occupier 20 Roden st, BH 7

rooms 19x130 £45

(Malone)

Property number: 108386

Roden Street

82

Alfred Coope'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.

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?

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):**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,

SURVEYED PLACES

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: Alfd. 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		
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**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? 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)

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

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 unpainted cement render; unpainted decorative brickwork; verandah roof and structure.

Statement of Significance

Not Assessed

Recommended Alterations Fence (sympathetic) verandah detail gone (inappropriate - reinstate original design/sympathetic alternative)

MMBW

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

SURVEYED PLACES

Roden Street	86	John White's 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)?

Existing grading: **D** 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)? 1885, c1897

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:**

`10 09 1885 City of Melbourne registration no 1733 [Burchett Index]. Fee 2.10.0 four room brick house Roden - between Spencer & King'
 Architect: Shalless, W (assumed Henry Shalless)
 Owner: White, John
 Builder: Grinkau, Henry - Eltham Street, Newmarket

VGG 31/3/1890

Victorian Railways Employees- list of Employees on 31st December, 1889: John White engine driver

Newspapers:

Graeme Butler & Associates 2015: Appendix 2:

781

`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'

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 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 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

Sands & McDougall Directory of Victoria**1904**

86 White, John

1893

86 White, John
 88 Vacant
 90 Gathercole, Robert M.

1880

20 Malone William,
 Bowden Thomas,
 22 Coope, Alfred
 Spencer st

SURVEYED PLACES**City of Melbourne Valuers Books**

1900, 2889

John White owner-occupier BH 10 rooms, 18x116 £ 40

xout to 44

1897, 2860

JW owner-occupier BH 10 (corrected) rooms £40

1891, 2857

John White owner-occupier BH 4 rooms, 18x116 £36

Property number: 108383**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**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?** 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)**

88 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

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

89

**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? 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**

`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

SURVEYED PLACES

at Council
 Proposed Use or Development MULTI STORIED
 RESIDENTIAL APARTMENTS WITH OWNERS
 CORPORATION
 Officer's Name Leon Wilson
 Change to Application YES
 Objections Received 0
 Application Status Permit Issued
 Decision Permit - 18/04/2012

Permit Number TP-2009-357/A
 Date Received 29/09/2010
 Address of Land 87-101 Roden Street WEST MELBOURNE
 VIC 3003 (Zone DDO29)
 Applicant's Name and Address Restricted - Can be viewed
 at Council
 Proposed Use or Development Construction of two or
 more dwellings on a lot & a partial waiver of the on site
 car parking requirements in accordance with the endorsed
 plans.
 Officer's Name Liam Riordan
 Change to Application YES
 Objections Received 0
 Application Status Plans Endorsed
 Decision Amend Permit - 29/09/2010'

Property number: 108344

Roden Street **90** **Monteith**

**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. Distinctive design.

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): 1883-

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:
 `8 OCT 1883 City of Melbourne registration no 525
 [Burchett Index]. Fee 1.15.0 two-storey 6 room house
 Roden - between King & Spencer'
 Architect: Shalless, W H[?][?][?]
 Owner: Gathercole, R M
 Builder Webb, W. & Son - cnr. Curzon & Haines Streets,
 Hotham

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

90 RODEN STREET WEST MELBOURNE 3003
 Heritage Gradings

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

Roden Street **92** **Rothwell**

**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
 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:****Roden Street 1884**

`72887 Bowness, Ernest - McKean 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 Hotham 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

Property number: 108380

Roden Street

94

Thor Alice?

**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 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):**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 - McKean Street Nth Fitzroy
Roberts,- West Melbourne VIC House Billing & Son 1883

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)

Spencer st

Property number: 108379**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

SURVEYED PLACES

Roden Street	96	McBride house
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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:** 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?

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

Precinct Conservation Management Plan
 North and West 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; render finish.
 Statement of Significance Not Assessed
 Recommended Alterations
 Balustrade and upper frieze (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

Property number: 108378

SURVEYED PLACES

Roden Street	132	Tait's house, formerly part Emerald Cottages, 132-142 Roden 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: **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? 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):**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

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
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**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**

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

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

Creation date (if available)? 1920-1940?

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?

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

Roden Street	135 -137	
---------------------	-----------------	--

**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)? 2014-

- 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**

'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

Objections Received 0
Application Status Plans Endorsed
Decision Amend Permit - 8/07/2013'

Property number: 108872

SURVEYED PLACES

Roden Street	136	-140
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**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
 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**

`Two storey brick building.

Primary landuse:

Warehouse/Store.'

Property number: 108375

Roden Street	142	-146
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**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: -

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
 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**

`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? 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**

'A five storey concrete apartment building. Built and subdivided into 65 units in 2013.'

Property number: 108345

SURVEYED PLACES

Roden Street	148	Roden Terrace, part, 148 and 152 Roden 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**

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

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

Creation date (if available)? 1878

- Creation era?
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- 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

148 RODEN 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

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 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. Bricks painted, side (inappropriate - remove by approved method)

Other Comments
 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
 Strothers/McFarlane 148 BH 5 rooms 17x100
 (Bates/McFarlane)

1891, 2840-
 (Haddon)
 Mrs x-out to William Hulme owner-occupier 152 BH 6 rooms 33x100
 Strothers/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.

Integrity - Iron fence gone from 152.
 Streetscape - Commencement of an isolated, but homogenous residential group 148-56 Roden Street.

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: 108373

SURVEYED PLACES

Roden Street	152	Roden Terrace, part, 148 and 152 Roden 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**

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? 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:**

`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 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

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. Bricks painted, side (inappropriate - remove by approved method)

Other Comments

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

Strothers/McFarlane 148 BH 5 rooms 17x100

(Bates/McFarlane)

1891, 2840-

(Haddon)

Mrs x-out to William Hulme owner-occupier 152 BH 6 rooms 33x100

Strothers/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.

Integrity - Iron fence gone from 152.

Streetscape - Commencement of an isolated, but homogenous residential group 148-56 Roden Street.

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)?**Existing grading: B****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)?** 1879-1880**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' (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: Shalles[?][?][?]

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

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.

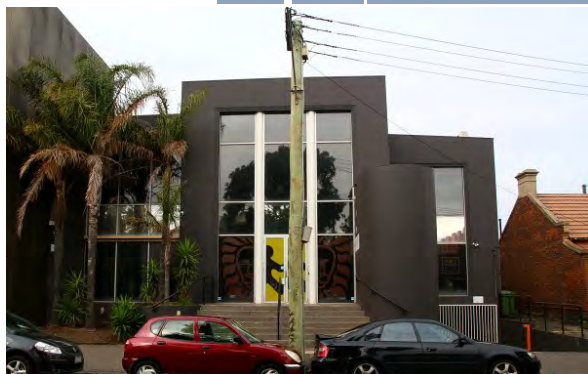
Recommendations

Repaint in original or typical colours; consider zoning provisions to preserve original use and form.

Property number: 108371

SURVEYED PLACES

Roden Street	155		
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**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 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`A two storey brick and concrete office with basement parking. Built in 1989. Refurbished in 2012.'

Property number: 108346

Roden Street	156	Haddon's houses, part 154-156 Roden 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

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

What date or era does the place express (if any)?**Creation date (if available)?** 1879-1880

- 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' (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'

SURVEYED PLACES

`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/PO, 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

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.

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 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

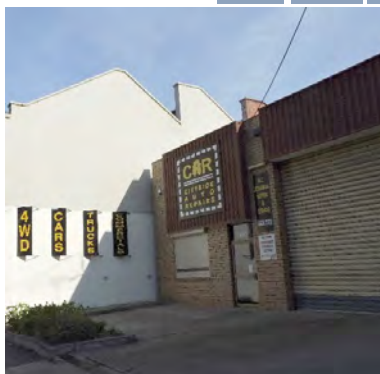
Architecturally, a richly decorated early, and near original, example of a common type which is typical of architect, Shalless', work and reinforced by an adjoining streetscape: of high regional significance.

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: 108370

Roden Street**158 -162****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)? 1970s?

- 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?

5.5 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 workshop built in the 1970's.'

Heritage Places Inventory July 2015

Roden Street 160 D 3

i-Heritage

No listing.

Property number: 108369

SURVEYED PLACES

Roden Street	159	Thomas Hulse's house, part 159 -163 Roden Street, West Melbourne
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**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
 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?

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

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 to plumber 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.

Thomas 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 their families. Thomas never had any family, that I am aware of, 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!

Timeline by Frank Mitchell Mittagong

Thomas Hulse

Birth 1834 in Poynton, Cheshire, England

Death 11 Sept 1915 in Melbourne, Victoria, Australia

Birth

1834

Poynton, Cheshire, England

Census

1841

Age: 7

Prestbury, Macclesfield, Cheshire, England

Age 7 years with parents and 7 siblings.

3 Sources

SURVEYED PLACES

Residence 1851 Age: 17 Poynton, Cheshire, England Age: 16; Son - 'Horse Driver' - Coal Mine.	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.
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'	Victorian Railways - Northern District 1884 Age: 50 Bendigo, Victoria, Australia 'Night Running Foreman'
Immigration 1858 16 Dec Age: 24 Port Phillip, Melbourne, Victoria "Mermaid" ex Liverpool, Lancashire.	Commission of Inquiry 1889 Jun Age: 55 Melbourne, Victoria, Australia Witness called before commission to give evidence.
Northern Railway to Bendigo / Sandhurst 1859 4 Jan Age: 25 Melbourne - Sunbury Victorian Govt. Railway appointment.	Farewell Function from Railways 1893 20 Nov Age: 59 Melbourne, Victoria, Australia Staff function and Presentation of an 'Illuminated Address' as reported.
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	Victorian Railways 1894 2 Jan Age: 60 Bendigo, Victoria, Australia Retires Govt. Pension - Senior Staff
Residence 1860 Age: 26 Lonsdale St, Melbourne, Victoria. Occupation 'Engineer' from marriage M 1224# / 1860	Retirement 1895 30 Jun Age: 61 Melbourne, Victoria, Australia from VR 19th C. Employment Lists - Thornton
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	Engineering consultant 1900 Age: 66 North Melbourne, Victoria, Australia Government Inquiry into suitability of locomotive 'Spark Arresters' - Comparison of types available.
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...	Residence 1903 Age: 69 South Yarra, Melbourne, Victoria, Australia
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.	Widowed 1907 Age: 73 South Yarra, Melbourne, Victoria, Australia
	Residence 1914 Age: 80 27 Park Grove, Middle Park, Victoria. Retired civil Servant. ...'
	Hermes, i-Heritage

SURVEYED PLACES

No listing for 159, 163

MMBW

DP 728- shows

Lewis, M. Australian Architecture Index:

No entry for Hulse or Dickie

City of Melbourne online map

part CA14/54 Melbourne, A Grant (assumed Alex, application numbers 3239, 7295, 7854, 14384

Ancestry.com web site, 2015

Hulse pictured in many railways scenes 1860s-90s

Probate, VPRO

`Thomas Hulse Ex Civil Servant Middle Park 11 Sep 1915 140/576 VPRS 28/P3, unit 561; VPRS 7591/P2, unit 532' Personal estate £1261, no real estate taxed

`John L Dickie Gent San Remo 2 May 1890 42/969 VPRS 28/P0, unit 534; VPRS 28/P2, unit 290; VPRS 7591/P2, unit 164'

Jane Dickie widow, real estate- Braybrook, also CA14/54 North Melbourne 159 Roden Street 29' frontage x106' five room brick cottage let to Mrs Walters 18/- per week £750 also weatherboard house Chapman Street, North Melbourne £750, Brougham Street etc - estate value £4079 cites crops, carriages etc. at San Remo

Australian Electoral Rolls

`Name: Thomas Hulse

Gender: Male

Electoral Year: 1910

Subdistrict: Middle Park

State: Victoria

District: Fawkner

Country: Australia

Residence Address: 27 Park grove, Middle Park

Occupation: Retired Civil Servant'

Newspapers:

`The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 25 June 1861

`DICKIE.—On the 10th inst., at 70 Stephen-street, Melbourne, the wife of John Dickie, plumber, of a daughter. Both doing well.'

`Bendigo Advertiser' (Vic. : 1855 - 1918) Thursday 30 May 1872

`RAILWAY GARDEN GULLY COMPANY (Registered).

THE undermentioned Shares in the above company will be Sold by Mr. J. H. Mann, at the Victoria Hotel, on Saturday, the 1st day of June, 1872...Thomas Hulse ... 500 shares..

`The Ballarat Courier' (Vic. : 1869 - 1878; 1914 - 1918) Saturday 9 May 1874

`Shocking fatal accident happened (says the Argus) on Thursday afternoon, on the Sandhurst railway line, near .the .Saltwater River. Thomas Hulse, driver of the midday train from Sandhurst, reported on arrival at Melbourne that the engine he was driving had struck a man at the place named, and, he believed, killed him. An engine was sent to the spot, in charge of Edward James, head porter, who found that the man had been killed. The body was brought to the station, whence it was conveyed to the morgue. ...'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 23 January 1879

`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...'

`Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 17 October 1885

`Rich— Widdows.— On the 22nd September, at Christ Church, Hawthorn, by the Rev. W. Wood, Charles Fenelon, eldest son of C. R. Rich, Esq., of Drummond-street north, Ballarat, to Susan, only daughter of the late Hugh Widdows, Esq., of Melbourne.'

`The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 24 June 1886

`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. ...'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 13 September 1915

`HULSE.—On the 11th September, at the residence of his niece, Mrs. W. J. Johnston, 27 Park grove, Middle Park, Thomas Hulse, late loco. Foreman Spencer street, aged 81 years. A colonist of 57 years.'

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 Widdows

63 Stephens, Samuel...

1864

55 Clancy, Mrs

61 T Hulse

SURVEYED PLACES

63 Stephens, Samuel...	(John McFarlane owner-occupier Stone house, 4 rooms cellar £28/Carnby)
1865 55 Clancy, Mrs 61 T Hulse 63 Stephens, Samuel...	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)
1866 James Young 61 T Hulse R Haddon 63 Stephens, Samuel...	1869, 2088- (Young) M Kerr owner-occupier x-out to McGure, Dickie owner 59 Roden brick house 5rooms £32 Smith, R Hadden 61 Roden stone house 4rooms £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)
1867 James Young T Hulse 61 R Haddon 63 Stephens, Samuel...	1868, 1955- (Jas Young 57 BH 5 rooms £32) M Kerr owner-occupier 59 Roden brick house 5rooms £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)
1868 James Young T Hulse 61 John Buss 63 William Conway Mrs Mason W.A. Grover.	1867, 1855- (Young 57) Thos Hulse owner-occupier x-out to M Kerr occupier 59 Roden brick house 4 rooms B??, R Hadden 61 Roden brick house 3 rooms (Sam Stephens owner 63 Roden, BH 4 rooms, Carnby x2 65, 67)
1869 James Young James McGuire 61 Joseph Linguard 63 John McFarlane Mrs Mason...	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)
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)	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)
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)	1863, 1664- (William Clancy) Thomas Halse (sic) owner-occupier 61 Roden B cottage 3 rooms £18 (Sam Stephens owner-occupier)
1875, 2308 (Jas Young) John Dickie owner-occupier BH 5 rooms £32 2309 Robert Hadden owner-occupier stone house 4 rooms £26 (McFarlane)	1861, 1632- No
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	Property number: 108347

SURVEYED PLACES

Roden Street	163	Thomas Hulse house, later Haddon's house, part 159 -163 Roden Street, West Melbourne
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**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 Historical value
 Scientific 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 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
 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.

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 Shallers 1879 08 22
 No listing for Dickie, Hadden

City of Melbourne online map

CT-7215/809

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!

Timeline by Frank Mitchell Mittagong

`Thomas Hulse

Birth 1834 in Poynton, Cheshire, England

Death 11 Sept 1915 in Melbourne, Victoria, Australia

Birth

1834

Poynton, Cheshire, England

Census

1841

Age: 7

Prestbury, Macclesfield, Cheshire, England

Age 7 years with parents and 7 siblings.

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'

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 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

James Young

James McGuire

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, 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 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

(John 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 5rooms £32

Smith, R Hadden 61 Roden stone house 4rooms £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 5rooms

£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

Roden brick house 4 rooms

B??, R Hadden 61 Roden brick house 3 rooms

(Sam Stephens owner 63 Roden, BH 4 rooms, Carnby x2
65, 67)

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

SURVEYED PLACES

Roden Street	164	-184	Briscoe and Co ironmongers warehouse complex
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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: **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 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?**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 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.

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.'

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

SURVEYED PLACES

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 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

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; 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

SURVEYED PLACES

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

Roden Street **164** -170, part **Briscoe and Co ironmongers warehouse complex, part, 135-141 Hawke Street wing**

**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)? 1925

- 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?

- 5.5 Building a manufacturing industry
- 5.2 Melbourne as a trading port

Recommendations (if any)

Revise Heritage Places Inventory July 2015 grading and to reconcile City of Melbourne property address- replace 135-141 Hawke Street with 164-170 Roden Street.

References (if any):

See also 135 to 141 Hawke Street, West Melbourne 3003

Heritage Places Inventory July 2015
135-141 Hawke Street D3

Building Permit Application

SURVEYED PLACES

1925 8068 £7777 addition to store -see also 135-141 Hawke St
 1937 Nov 18935 £30,000 addition to warehouse 172

MMBW

DP706 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

SURVEYED PLACES

Adderley st

1910

158 Graham, F., constbl

160 Williams, G. R.

166 Mars, Christopher

168 Discombe, • Mrs M.

170 Duncan. Mrs Mary

172 Briscoe & Co. iron merchants

*Adderley st***1893**

160 O'Meara Mrs Kate ,

166 Meere, Michael

168, Homewood, Edward

170 McGrath, Mrs C.

172 Briscoe & Co, iron mere

*Adderley st***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. 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: 108932

Roden Street	164	-170, part	Briscoe and Co ironmongers warehouse complex, part, Roden Street wing- see also 135-141 Hawke Street wing
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**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
Existing Streetscape Level:	3	Proposed Streetscape Level:	2

What date or era does the place express (if any)?**Creation date (if available)?** 1925

Creation era?	<input type="checkbox"/> Early Victorian-era
<input type="checkbox"/> Victorian-era	<input checked="" type="checkbox"/> Interwar
<input type="checkbox"/> Edwardian-era	<input type="checkbox"/> Post WW2

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

<input type="checkbox"/> Aesthetic value	<input checked="" type="checkbox"/> Historical value
<input type="checkbox"/> Scientific value	<input type="checkbox"/> Social value
<input type="checkbox"/> Not assessed for heritage values	

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<input checked="" type="checkbox"/> Contributory to precinct	<input type="checkbox"/> Not significant or contributory
<input type="checkbox"/> Significant individually	<input type="checkbox"/> 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.

SURVEYED PLACES

See i-heritage for Briscoe at:
 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

1904
 160 Hulme, Joseph
 166 Mars, Christopher
 168 Laffy, Matthew

170 Bastow, George F
 172 Briscoe & Co. Iron merchants
 Adderley st
 1925
 similar to above
 1930
 166-180 Briscoe & Company Ltd, iron merchants (qv)

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, 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

SURVEYED PLACES

Roden Street	167	-169
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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
 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 building.
 Primary landuse: Garage/Motor Vehicle Repairs.'

Sands & McDougall Directory of Victoria

- 159 Lloyd, Hrd. E.
 163 Walsh, Jas. P.
 167 Rush, Francis B.
 171 Gillies, Alexr. J.
 173 Hughes, Chas.

Property number: 108349

Roden Street	171	-179	Wigton cottages, 171-179 Roden 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: 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)? 1864-8, 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?

- 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 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

SURVEYED PLACES

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 Hesse, George - Melbourne Hesse, 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 Hesse, George - 102 Stanley Street West Melb

Hesse, 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

?/Hugh Roberts 65 (173) BH 7 rooms 33x100 £50

Andrew Duffy, owner-occupier 69 (177) BH 4 rooms

SURVEYED PLACES

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 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-
(Hadden 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)

1867, 1858-
(Hadden 61 brick house 3 rooms/Stephen owner-
occupier 63 Roden, BH 4 rooms)
??, Carnby (Carnaby) 65 BH 3 rooms
W Grover, Carnby (Carnaby) 67 BH **3 rooms**
(Short x2 BH 5 rooms)

1866, 1816-
(Hadden 61/Stephen 63)
Oakley, Carnaby, 65 Roden 18x100 BH 5 rooms &
Kitchen £30
Freemantle, Carnaby, 67 Roden 18x100 BH 3 rooms &
Kitchen £30
(Short x3)

1863, 1638 (2 Roden St entries- not this place)

Property number: unknwn

SURVEYED PLACES

Roden Street	171	Wigton cottages, part 171-179 Roden Street
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**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)?

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)? 1864-8, 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?

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)

1884 Hugh Erasmus Roberts gentleman, Hawke St

Subdivides to 3: 1885 171 Hugh Mitchell, 177 to Joseph Duffy,

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 & Son 1883 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 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' 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 MELUOUKNE.

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...

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-

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 Reece 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)

Property number: 108350

Roden Street **172 -184** **Briscoe and Co
 ironmongers
 warehouse complex,
 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:** 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 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):

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

SURVEYED PLACES

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.

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 & Kemp

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 Rigg's 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 bank's 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

SURVEYED PLACES**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.

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.

Property number: unknown

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; 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. There are six non-original windows over

SURVEYED PLACES

Roden Street	173 -175	Wigton cottages, part, 171-179 Roden Street, palms
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**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
 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?

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 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

MMBW

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	177	Wigton cottages, part 171-179 Roden Street
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**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)?

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**
 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?

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

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 Gratings

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)

Hermes

North and West Melbourne Conservation Study (1983)

shows 1991 BIF, graded D2

Property number: 108352

SURVEYED PLACES

Roden Street	179	Wigton cottages, part 171-179 Roden Street
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**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)?

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
 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?

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

Heritage Places Inventory June 2015

Graeme Butler & Associates 2015: Appendix 2:

173, 177, 179 D2

i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

179 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
Fence (sympathetic - reinstate original design)

Hermes

North and West Melbourne Conservation Study (1983)
shows 1991 BIF, graded D2: image shows old fence
No Statement of Significance

Property number: 108353

SURVEYED PLACES

Roden Street	197	Locke's house, part 197-199 Roden 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

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 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 Gratings

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

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

SURVEYED PLACES

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	flan king 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.
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Property number: 108354

(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 McLelland, 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 a Mrs . Morell, among others.
Builder, A. Oliver of Ireland Street, constructed the pair in 1886.2

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

SURVEYED PLACES

Roden Street	198	-206
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**Survey Notes:**

Corner site.

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
 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**

'Two storey brick building built 1950's.'

Property number: 108366

Roden Street	199	
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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)? 1886

- 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
197-199 C3

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

199 RODEN STREET WEST MELBOURNE 3003
Heritage Gradings
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 McLelland, 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

Roden Street**201****Hessey'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:** 3**Proposed****Streetscape Level:** 2**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****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

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

SURVEYED PLACES

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 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

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 ? 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

(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 McLelland, 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: 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

SURVEYED PLACES

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

Roden Street**203****Hessey's 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**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?** **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):**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 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

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 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

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.

Integrity Not Assessed
 Condition Not Assessed
 Original Building Type
 History Not Assessed
 Description/Notable Features

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.

Statement of Significance

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'

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

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.

Description

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.

Significance

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 neighbor at No. 201.

Grading Review

Upgraded from E to D. Since the last previous study, a high brick fence has been removed and replaced with a more appropriate modern reproduction cast iron fence. The house is representative of Victorian residential development in West and North Melbourne

Property number: 108357

SURVEYED PLACES

Roden Street	205	-211	
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**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
 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**

'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		
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**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
 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**

'Single storey brick building built 1950's.'

Property number: 108365

SURVEYED PLACES**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
 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**

'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
 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**

'Single storey brick factory. Built in the early 1970's.'

Property number: 108359

SURVEYED PLACES

Roden Street	220		
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**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
 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**

`4 storey brick/concrete apartment building with gnd. level parking. Built & sub-divided 2010. '

Property number: 108363

Roden Street	227	-235	
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**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? 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 apartment complex of 11 units with gnd. level parking. Built & sub-divided 2004. '

Property number: 579360

SURVEYED PLACES

Roden Street	234	Moorside Wool Company
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**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)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 1950-60?

- 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):**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. '

Sands & McDougall Directory of Victoria

1942
226 Fogarty, Mrs Grace
228 Hultgren, Arvid C.
230 Farrugia, Sam
232 Sherri, Chas.
234 Davis, Mrs Sophie
236 Gillespie, Mrs L.
Railway pl

1962 not available

1974
PMG Postal engineering laboratory

Property number: 528836

SURVEYED PLACES

Roden Street	241	Endorsed Carriers
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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:** -

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

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**

'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
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**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**

Existing 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
 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)

Revise Heritage Places Inventory July 2015.

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, no date Adopted
 Building and History Information
 Architectural Style Inter-War
 Period 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

Building Permit Application

24-40 Rosslyn Street

1936 17546 £20,000 erection of factory...

New factory for Symington R & W H & Company (Aust) Pty Ltd 27 May 1936 drawing date- WJ Grassick of Collins House

1956 £3500 additions and alterations

1959 radio mast on roof, 3 Howard St

1959 glass brick window replace with steel framed FU windows

1968 \$10,000 additions etc.

1989 \$950,000 additional floor to 3 storey building

State Library of Victoria

Picture Collection online, 2015

`Fowler, Lyle 1891-1969 photographer.

[R. & W.H. Symington & Co., manufacturers of Liberty Corsets, 24 Rosslyn St., West Melbourne, Vic.]

Date(s) of creation: [ca. 1940]

negative : flexible base ; 20.3 x 25.4 cm. approx.

Use of this image in publication will incur a royalty fee.

Accession No: H92.20/1028

Image No: a37092'

Spirit of Progress

Volume 10 Issue 3 (Winter 2009): 24-26

`WJ Grassick: An unqualified success

by Reeves, Simon

Abstract: Before the passing of the Architects Registration Act 1922, anybody in Victoria could refer to themselves as an architect. When registration became compulsory in 1923, countless people engaged in various aspects of the construction industry clamored for official recognition as architects. Amongst this hopeful throng was one W J Grassick, a 37-year old Irishman whose application stated boldly that, "for the past ten years, I have designed for architects, engineers and proprietors in Victoria, building construction of factories, warehouses, offices and power houses representing an average of about 250,000 pounds worth of work per annum". While his nomination was supported by Alec Eggleston and Harry Tompkins - two leading architects of the day - Grassick's application was rejected by the board, which noted ruefully that "you do not possess the necessary qualifications". This curt dismissal, however, belied the broad experience that Grassick had built up over the previous decade, and gave no hint of the even grander projects that would follow. ...

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.'

`News' (Adelaide, SA : 1923 - 1954) Wednesday 21 March 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 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 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 corselettes...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 Randolph 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 became 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

SURVEYED PLACES

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)?

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? 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**

'4 storey concrete apartment building with gnd. level parking. Built & sub-divided 2005.'

Property number: 568042

SURVEYED PLACES

Rosslyn Street	42	-50	
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Permit - 5/01/2010¹**Property number:** 108443**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
 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):**Planning 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 CouncilProposed 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

SURVEYED PLACES

Roslyn Street	49	-51	Roslin or Thomas May's house, later Walker 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)?

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)? 1885

- 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)**

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 Roslyn Street, West Melb 17 Jan 1905 93/506 VPRS 28/P0, unit 1210; VPRS 28/P2, unit 711; VPRS 7591/P2, unit 371'

Detailed furniture list, Ann May widow, re sale of Thomas May's interest in printing firm Walker May & Company - cash paid by John B Walker, - Ann May beneficiary as trust for her son, JB Walker and then John B Walker's children - John B Walker & Rosalie May Walker.

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 Roslyn 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 Roslyn 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.

Printers and Publishers. [SK].

1858.

19 Little Collins Street West, Melbourne, Victoria, Australia.

SURVEYED PLACES

Letterpress printers, stereotype founders. [Illustrated Melbourne News 2 January 1858, p.12].
1858, 1859, 1860.

81 Bourke Street West, Melbourne, Victoria, Australia.
Printers and Publishers. [SK].
1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872.

99 Bourke Street West, Melbourne, Victoria, Australia.
Printers and Publishers. [SM].
1875-1917.

9 McKillop street, Bourke street west, Melbourne, Victoria, Australia.
Printers. [BOPODV 1875].'

State Library of Victoria

192 items associated with Walker, May, and Co.
Shown in Image H2003.100/372: 1961 Gilbey city show room, Sievers, Wolfgang,(Bates, Smart & McCutcheon,)

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

Melbourne, Ann, relict of the late Thomas May, and dearly loved mother of John R. Walker (Walker, May, and Co.), aged 82 (Interred privately, Melbourne General Cemetery).'

Australia, Marriage Index, 1788-1950

`Name: Thomas May

Spouse Name: Anne Walker

Marriage Place: Victoria

Registration Place: Victoria

Registration Year: 1868

Registration Number: 1956'

Australia, Birth Index, 1788-1922

`Name: Ann Walker May

Father's name: Thomas May

Mother's name: Ann Buist

Birth Place: Melbourne, Victoria

Registration Year: 1869

Registration Place: Victoria

Registration Number: 3678'

Australia, Death Index, 1787-1985

`Name: Thomas Walker May

Birth Year: abt. 1873

Age: 6

Death Place: Victoria

Father's name: Thomas

Mother's name: Anne May Beist

Registration Year: 1879

Registration Place: Victoria

Registration Number: 5648'

Probate

'Henry Shalless Architect 22 Leveson St, N Melbourne 27 Apr 1889 39/488 VPRS 28/P0, unit 486; VPRS 28/P2, unit 261'

No real estate, personal £239 widow Jane Tytler Shalless, 8 children Eliza Bell, Henry William of Windsor, Walter J of North Melbourne, Jane T North Melbourne, Mary Shaw of Newmarket, Anne Chittock of Cheltenham Ada on North Melbourne.

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

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

SURVEYED PLACES

fence; verandah decoration; verandah roof and structure.
Statement of Significance Not Assessed
Recommended Alterations
Other Comments Door obscured.

Lewis, M. Australian Architecture Index:

(Henry Shalless active 1869-1889.)
72183 Leith, G B - Brighton St Flemington May, J West Melbourne VIC City of Melbourne registration no 1321 [Burchett Index]. Fee 2.10.0 two-storey house - Shalless, Henry 1885 02 3'

Australian Electoral Rolls**1909**

John Buist Walker, 51 Rosslyn Street printer also Rosalie, HD
John Buist Walker Jnr, 45 Rosslyn Street printer also Emma Beatrice HD

Sands & McDougall Directory of Victoria

S Side Milton-King
1904

Surrey cots—
41 Woodhead, Robert
43 Selfe, Lewis
45 May, Thomas
51 Walker, John B.
63 Lynas, Charles

1893

Surrey cots-
41 Fortington, Samuel
43 Mahoney, Thomas
45 May, Thomas
51 Walker, John
53 Lyness, Charles
57 Bourke, John M.
59 Wannari, Alexander
Cl Renshaw, Mrs Mary

1880

2 Edmonds, Walter
Surrey cottages-1 & 2
1 Redfern, Joseph
2 Sillilor, Edwin
10 May, Thomas
12 Walker, John, cooper
14 Miller, John

City of Melbourne Valuers Books

1891, 2506
(May)
John Walker owner-occupier 51 BH 9 rooms 34x75 £75

1886, 2587
(May)
John Walker owner-occupier 10? BH 9 rooms 34x75 £75
(Lynes)

1885, 2596
(Thos May/ Mrs May BH 6 rooms 68 x-out to 38x 75 £45)
/Mrs May BH in course of erection £ 40
(Lynes)

1880, 2163
(May £45)
John Walker / HughHouston 12 BH 4 rooms 24x75 £30

Property number: 558814

Rosslyn Street **52** **-54** **James Harrison 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)? 1970, 2001

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?

5.3 Developing a large, citybased 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	
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**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: -

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 2015-

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):**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

Rosslyn Street	56		
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**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: -

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
 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):**City of Melbourne online maps**

MMBW DP732 c1895 shows similar outline with verandah.

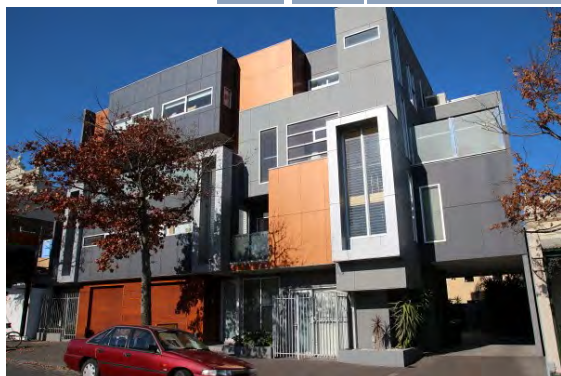
Google Maps, 2015

Aerial view shows pitched roof and chimney

Property number: 108441

SURVEYED PLACES

Rosslyn Street	57	-63	
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**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
 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**

'2 storey concrete apartment building with gnd. level parking. Built & sub-divided 2010.'

Property number: 600448

Rosslyn Street	58		
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**Survey Notes:**

Corner site to lane, adding prominence, 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? 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):**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**MMBW**

DP732 1895 shown on pitched lane leading to store at rear? Shows footpath as flagged

Sands & McDougall Directory of Victoria

1904

54 Williams, John
56 Fox, George F.
58 Davies. N. J.. pntr
Davies. K.. carrier
Right-of-way

1925

52 Morton, Jos.
31 Brown, MI, Mary
56 Chapman, Rupert
58 McBrain, Mrs S.
62 McMurtrie, W

1942

54 Wood, Mrs A. V.
56 Borg, Nicholas
58 Finnigan, Mrs Frances
62 Elliott, Geo. A.
64 Bonnici, Jos,

Property number: 108440

Rosslyn Street

62

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
 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?

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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)
62 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

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 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)
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 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.

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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 ?
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 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..
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 -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:

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 (warning of by) GEORGE MOORE, M.R.C.S.L.
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 `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,

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 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

i*elations 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

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, .lames T.

68 Harrlgan. 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

SURVEYED PLACES

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
 King st

City of Melbourne Valuers Books

1900, 2579- owner George Moore,
74-72 Susan Holmes (x-out to Henry Miris, 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 hemi-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 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:

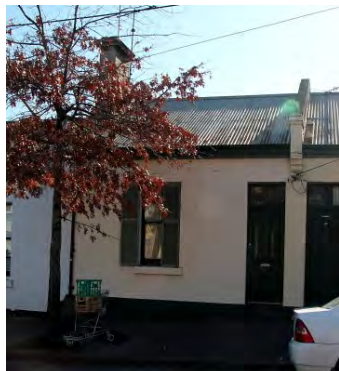
Architecturally, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early 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: 108439

SURVEYED PLACES

Rosslyn Street	64	Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, 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)?

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
 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)**

64 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:
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 `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
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 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.

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-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?

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SURVEYED PLACES

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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.'

'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

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 Miris, 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 McAttee 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 McAttee

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 hemi-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

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.

Property number: 108438

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?**
- 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)**

65 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

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

Heritage Places Inventory June 2015

65-69 D3

Property number: 108405

Rosslyn Street

66

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: 3Proposed
Streetscape Level: 2**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)

Revise Heritage Places Inventory July 2015.

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

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 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?
 -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
 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,

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 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

i*elations 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...

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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 151t 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. '

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Cites:

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62-74 Rosslyn Street

1 PA 2499, 11/3/68. 1895; D. 1885

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Sands & McDougall Directory of Victoria**North side**

1904

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64 Anderson. Thomas

66 Smith, .lames T.

68 Harrlgan. Mrs B.

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1893

58 Davies & White, signwr

Moore' s cots-

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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

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
 King st

City of Melbourne Valuers Books

1900, 2579- owner George Moore,
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 shop 4 rooms 17x40 £32
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 Harrigan; David Brazell labourer; Thos Anderson, mill
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 Lewis Davis 64
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 Ralph Souter B shop 4 rooms 16x40 £40
 rest BH 3 rooms 16x40 £24: Thomas Stork, coach
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 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);
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Dr Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

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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

SURVEYED PLACES

Rossllyn 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? 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)**

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

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

Signs added (inappropriate - remove/reinstate sympathetic alternative)

Hermes

no listing

Property number: 108406

SURVEYED PLACES

Rosslyn Street	68	Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part
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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

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
 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)

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
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North and West Melbourne Conservation Study (1983)

BIF 1985

Probate

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 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

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 Dr. George :Moore, examined. doctor of medicine.
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 -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.

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 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.'

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`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 i*relations between the Government and the profession. "The sub-committee further recommend that the facts of

SURVEYED PLACES

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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.'

'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

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 Miris, 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 McAttee 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 McAttee

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);
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- 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

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.

Property number: 108436

Rosslyn Street 69 row house

**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

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

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?

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)**

69 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

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 fence; verandah decoration;
 verandah roof and structure.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Bricks painted (inappropriate - remove by approved
 method) parapet urns - see 65-7 (inappropriate - reinstate
 original design) signs added (inappropriate -
 remove/reinstate sympathetic alternative)

MMBW

DP734 c1895 shown

Property number: 108407

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)?**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 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?

- 5.4 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 Gradings
 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 reclad; 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
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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 ?

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SURVEYED PLACES

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SURVEYED PLACES

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How is it significant?

Dr Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

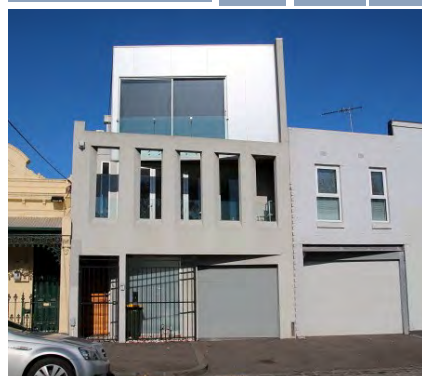
Why is it significant?

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)?

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
 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 town planning permits register search**

Permit Number TP-2004-1251

Date Received 9/12/2004

Address of Land 71 Rosslyn Street WEST MELBOURNE VIC

3003 (Zone DDO32)

Applicant's Name and Address

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.

Officer's Name Mary Hoffmann

Change to Application YES

Objections Received 0

Application Status Application Withdrawn

Decision Withdrawn 5/07/2005

Permit Number TP-2006-681

Date Received 31/07/2006

Address of Land 71 Rosslyn Street WEST MELBOURNE VIC 3003 (Zone DDO32)

Applicant's Name and Address Restricted - Can be viewed at Council

Proposed Use or Development Minor amendments to dwelling under construction

Officer's Name Josephine Lee

Change to Application YES

Objections Received 0

Application Status Permit Issued

Decision Permit 15/08/2006

Expiry Date 15/08/2008'

Property number: 578028

SURVEYED PLACES

Rosslyn Street	87	Row house, part Kirk's houses, 87-89 Rosslyn Street
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Survey Notes:

Distinctive early Victorian-era zero-setback siting - otherwise generally unchanged since North and West Melbourne Conservation Study and Melbourne Heritage Review, 1999 - refer to 1999 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: **3**

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?

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

72169 Timmins, William Smith, George West Melbourne VIC one house 1873 10 27'

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

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; 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 asymmetrically-positioned timber-panelled entrance door with fanlight, flanked by double-hung sash windows with vertical glazing

SURVEYED PLACES

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

Melbourne Heritage Review, (1999)**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.

Property number: 110969

SURVEYED PLACES

Rosslyn Street	89	Row house, part Kirk's houses, 87-89 Rosslyn Street
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Survey Notes:

Distinctive early Victorian-era zero-setback siting - otherwise generally unchanged since North and West Melbourne Conservation Study and Melbourne Heritage Review, 1999 - refer to 1999 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: **3**

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?

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

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 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; 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 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

SURVEYED PLACES

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.

Property number: 108408

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

Melbourne Heritage Review, (1999)**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)?

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?

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 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, Cecil

112-116 McFarlane, D., Ply Ltd., metal merch

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

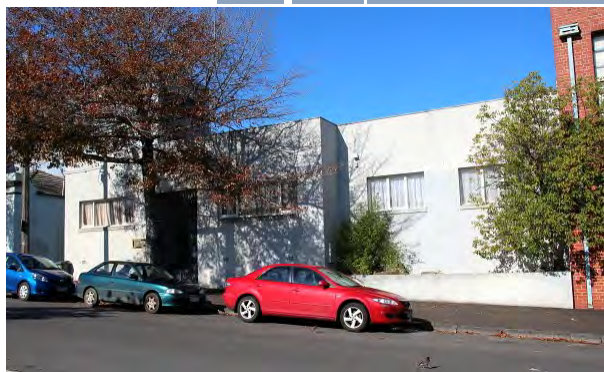
92 Vacant

Right-of-way

Property number: 108433

SURVEYED PLACES

Rosslyn Street	93	-99	Ken Shi Kan
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**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
- 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):**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
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**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)?

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)? 1925-1930

- 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?

5.5 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/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

SURVEYED PLACES

102 Sutherland, Douglas S.
 106 Gunn, Jas. Y.
 108 Burke, Richd.
 110 Irvine, Cecil
 112-116 McFarlane, D., Ply Ltd., metal merch
 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
 Right-of-way
 94aGaylor, Thos.
 96 Mitchell, Albert
 98 Vacant
 100 Sweeny, Michael

Property number: 108432

Rosslyn Street

101 -107

Felton Grimwade
 and Duerdins Pty.
 Ltd. factory, later
 Lyell-Owen Pty. Ltd.,
 Creffields

**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)? 1944

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: Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields, 101-107 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: Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., 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

SURVEYED PLACES

105-109

(residential?)

1960-1985 various

101

1918 alterations to factory

1944 22981 £6548 additions & alts to building from factory to showroom (refers to 22785)**Property number:** 108410

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

.....

see site plan

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 its 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

SURVEYED PLACES

Rossllyn Street	109	-133	Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex
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**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
 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: Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex, 109-133 Rossllyn 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 Rossllyn 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 Rossllyn 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 of 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 Rossllyn 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.

ozBottles web site 2015:

P.G.DIXON & CO/TRADE (Rampant Lion on Crest Bar) MARK/REGISTERED/ROSSLYN STREET/MELBOURNE/ ESTD 1851//P.G.DIXON & CO/PRIZE MEDALLISTS/ MELBOURNE 1880-1 & 1888-9/ADELAIDE 1887/INTERNATIONAL

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, 100 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 horsepower nominal, fed by a steel-ended, double-rieveted 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 soldier 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, Benjamin - 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 store 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 - Collingwood 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:

`The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 21 November 1945

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

`NICOTIAN A 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!)

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 lo 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-Grim wade 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

SURVEYED PLACES

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-STOREYED 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 of 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

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

1920

101 Peet, Richard

105 O'Brien. John

109 Gray, Harry G.

111-125 Duerdin & Sainsbury . mnfnr chmsts

111-125 Blows, Chas. crtkr

117-123 Smith & Searle, engnrs & blksmths

129 Ryan. Miss Alice

1910

99 Kirk, David

101 Bienvenue, Miss A..

105 O'Brien, John

109 Davidson, Wm. G.

111 Dixon, P. G., & Co Pty Ltd, crdl mfrs

129 Smith, Mrs A. M.

131 Paul, Wm.

Right-of-way-

1904

99 Kirk. David

101 Wallace, T. R.

Right-of-way

105 McGowan, Matthew

109 Davidson. West Melbourne. G. Dixon, P. G., & Prop Ltd, cordl. mfrs—Scott, mang director

129 Asker, Robert

131 McEwan, Thomas

Right-of-way—

SURVEYED PLACES

1893
 99 Harrison, James
 101 Walker, Joseph
 105 Cannell, Mrs Mary
 111 Clarke, James
 115 Dixon, P. G., & Co
 121 Clarke, James
 127 Nankervis, Itichd., wdyd
 129 Nankervis, Richard
 131 Faris, John
 133 Lettey, John, bootmkr

City of Melbourne Rate Books**North and West Melbourne Conservation Study 1983**

Search notes for place not included in study.

1896-97, 2541 Dixon & Co. 111 Rosslyn St brick factory 6 flats €600
 1888-9, 2603; 1889-90, 2562; 1890-1, 2554 Scott & Co., Dixon & Co, Rosslyn St brick cordial factory 6 flats €1200;
 1887-8, 2618 P.G.Dixon & Co, owner-occupier brick cordial factory €400
 1885-6, 2612 Dixon & Co, owner-occupier brick cordial factory €400
 1881-2, 2205 Dixon & Co, owner-occupier brick house, cordial factory €350
 1877, 2054 Phil Dixon owner-occupier house, store, stables, cordial factory €350
 1869, 1819 Phil Dixon owner-occupier brick building 4 rooms, stables, cordial factory €100

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

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.

Description

The former Felton Grimwade and Duerdins Factory is a three-storey Moderne style factory constructed of 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.

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.

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.

Property number: 108411

SURVEYED PLACES**Rosslyn Street****112****New Record Machinery Co, later Lydford****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)?**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?** 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**

'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 merchant

120 Gillespie, Robt.

1935

110 Hunt, Mrs Doris

112-114 New Record Mchnry Co

116 McFarlane, D., metal merchant

120 Gillespie, Robt.

1930

112-114 Tree Clearing Mchnry Co Pty Ltd

116 McFarlane, D., metal merchant

120 Gillespie, Robt.

1925

108 Heady, Arthur

110 McLeod, Mrs Elia.

112 Vacant

116-118 Desine-ads Pty Ltd. Cmmcl artists

1920

108 Fleridy, Arthur

110 McLeod, Mrs Eliz.

120 Schleebs, WWest Melbourne. A

Property number: 108431

SURVEYED PLACES

Rosslyn Street	116 -118	McFarlane, D., Pty Ltd., metal merchant
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**Survey Notes:**

Relates to adjoining Moderne style factory; pitched crossover

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)? 1920-1925?

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**

'A single storey brick warehouse/store. Built for Harry Kinnear a 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

112-116 McFarlane, D., Pty Ltd., metal merch
120 Gillespie, Robt.

1935

110 Hunt, Mrs Doris

112-114 New Record Mchnry Co

116 McFarlane, D., metal merchant

120 Gillespie, Robt.

1930

112-114 Tree Clearing Mchnry Co Pty Ltd

116 McFarlane, D., metal merchant

120 Gillespie, Robt.

1925

108 Heady, Arthur

110 McLeod, Mrs Elia.

112 Vacant

116-118 Desine-ads Pty Ltd. Cmmcl artists

1920

108 Fleridy, Arthur

110 McLeod, Mrs Eliz.

120 Schleebs, Wm. A.

Property number: 108430

SURVEYED PLACES

Rosslyn Street	120	Row house, part Rosslyn Terrace, 120- 124 Rosslyn Street
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**Survey Notes:**

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)?

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? 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)

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.

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:

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'

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

122 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 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

SURVEYED PLACES

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.

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 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.

Grading Review

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.

Property number: 108429

SURVEYED PLACES

Rosslyn Street	122	Row house, part Rosslyn Terrace, 120- 124 Rosslyn Street
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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 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 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; 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

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

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.

Grading Review

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.

Property number: 108428

SURVEYED PLACES

Rosslyn Street	124	Row house, part Rosslyn Terrace, 120- 124 Rosslyn Street
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**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? 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)

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 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; 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.

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

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 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.

Grading Review

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.

Property number: 108426

SURVEYED PLACES

Rosslyn Street	126	(rear 124)	MCC electricity Supply Substation
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**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 **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):**City of Melbourne online maps**

`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 - 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)

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 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; 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

Rosslyn Street 135 -141 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? 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?

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
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**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?

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
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**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?

unknown

Recommendations (if any)

None.

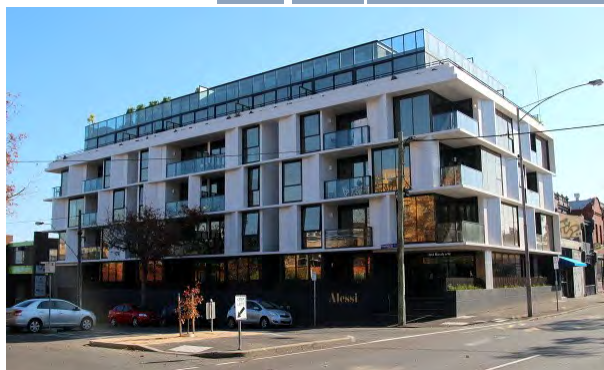
References (if any):

MMBW DP 728 1895
 Site of row houses

Property number: 108413

SURVEYED PLACES

Roslyn Street	162	Alessi
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**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
- 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**

`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 Roslyn 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

plans.

Officer's Name Mia Zar

Change to Application YES

Objections Received 0

Application Status Plans Endorsed

Decision Amend Permit - 26/07/2013'

Property number: 108857

SURVEYED PLACES

Rosslyn Street	171	-175	Vacant land
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**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)?

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?

HO781 Hotel Spencer, 475 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?

unknown

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

Property number: 528898

Rosslyn Street	178	-182	
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**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)? 1975

- 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**

'Single storey brick building with mezzanine built 1975.'

Property number: 108425

SURVEYED PLACES

Rosslyn Street	185	Post Master General, later Australia Post National Data Facility
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**Survey Notes:**

Commonwealth Department of Works design? Modernist example. 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)? 1960s?

- 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?

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

THU, 20/11/2014 - 07:00

LAURENCE DRAGOMIR

'185 Rosslyn Street West Melbourne is a prime 9,200 sqm site which has been earmarked as a benchmark for development in the area, although which is currently offered for sale as a development site with the associated planning application attached. Currently before the State Government, the Australia Post-owned site has the potential to support a development which can revitalise the immediate precinct and provide key improvements to the public realm.

Designed by Rothelowman, the island site currently a two-three storey warehouse and at-grade car park, located within 400m of the CBD. With delivery expected over three stages, the development will ultimately comprise five buildings accommodating 501 residential units, 1,205 sqm of retail space and 396 car parking spaces.

In addition to a northern public forecourt, north-south block access is included providing connectivity to a range of retail/commercial spaces within the site and beyond. ..Current 9,200 sqm site use: Australia Post call centre. Planning application lodged July 2014.'

Sands & McDougall Directory of Victoria

1962

Residential

1974

225 PMG transport div

Property number: 102956

SURVEYED PLACES**Rosslyn Street 200****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? 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 1990.'

Property number: 108424**Rosslyn Street 210 -224****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
 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 1970.'

Property number: 108423

SURVEYED PLACES

Rosslyn Street	250		
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**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)? 2004-2006?

- 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**

'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 Maree Klein

Change to Application YES

Objections Received 0

Application Status Permit Issued

Decision Permit 7/10/2004

Expiry Date 6/10/2006

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

260 Storage only

1930

250 Waters, Jas. L.

260 Baildon Dye Works Py Ld, dye mnfrs

Property number: 108422**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?
- 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 1930's.'

Sands & McDougall Directory of Victoria

1942

250 Apartments

252 Sampson Bros Py Ld, welding equip dstrbtrs

260 Storage

1935

248 Baker, Jno.

250 Waters, Jas. L.

SURVEYED PLACES

Rosslyn Street	260	Baildon Dye Works Pty. Ltd.
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**Survey Notes:**

Bricks painted over, reducing integrity, classical style 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)? 1925-1930?

- 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 1920'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.
260 Storage only

1930

260 Baildon Dye Works Pty Ltd, dye mnfrs
264 Stiles, Wm.
266 Holberg, Max.

1925

260 Rogers, Mrs Annie
264 Brown, Wm. H.
266 O'Hehir, Patk. J.
268-70 Bennett, Jones & engrns

Property number: 108421

SURVEYED PLACES

Rosslyn Street	264	-266	
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**Survey Notes:**

Refaced. 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
 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**

`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: shown as existing?

Sands & McDougall Directory of Victoria

1942
 260 Storage
 264 Boyd, Peter R.
 266 Renard, Frank H.

1935
 248 Baker, Jno.

250 Waters, Jas. L.
 260 Storage only

1930
 260 Baidon Dye Works Pty Ltd, dye mnfrs
 264 Stiles, Wm.
 266 Holberg, Max.

1925
 260 Rogers, Mrs Annie
 264 Brown, Wm. H.
 266 O'Hehir, Patk. J.
 268-70 Bennett, Jones & engrns

Property number: 528905

SURVEYED PLACES

Rosslyn Street	268	-270	
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**Survey Notes:**

Refaced. 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
- 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**

`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.

250 Waters, Jas. L.
260 Storage only

1930
260 Baildon Dye Works Py Ld, dye mnfrs
264 Stiles, Wm.
266 Holberg, Max.

1925
260 Rogers, Mrs Annie
264 Brown, Wm. H.
266 O'Hehir. Patk. J.
268-70 Bennett, Jones & engrns

Property number: 528904

SURVEYED PLACES

Rosslyn Street	272	-274	
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**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**

`Three storey brick warehouse/office with gnd. level parking

Property number: 528903

Rosslyn Street	278		
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**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
 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.

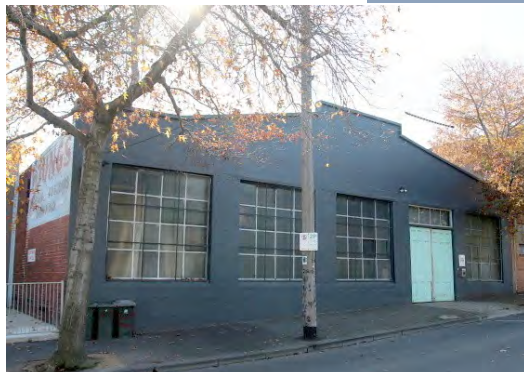
References (if any):**City of Melbourne online maps**

`Single storey brick warehouse built 1950's.'

Property number: 108417

SURVEYED PLACES

Rosslyn Street	280	Bennett and Company, engineers, later RACV garage
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**Survey Notes:**

Bricks painted over reducing integrity, steel-framed multi-pane glazing, parapeted 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)? 1920s

- 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 1920's.'

Sands & McDougall Directory of Victoria

1942

274 Hardy, Mrs Irene

278 Sarsfield, Miss Eliz.

280-90 Royal Automobile Club of Vic. (garage)

292 Graham, Richd, E.

296 Webb, Chas. S.

1935

274 Hardy, Mrs Irene

278 Sarsfield, Miss Eliz.

280-90 Private garage

292 Hull, History Description Integrity Streetscape Significance.

1930

274 Bennett, Leslie

278 Sarsfield, Miss Eliz.

280-90 Vacant factory

292 Vacant

1925

266 O'Hehir. Patk.

268-70 Bennett, Co, engnrs

272 Armstrong, Peter

274 Walsh, James

278 Sarstield, Miss

280-90 Bennett, Co, engnrs

Property number: 108416

SURVEYED PLACES

Rosslyn Street	288	-296
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**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 populatio

Recommendations (if any)

None.

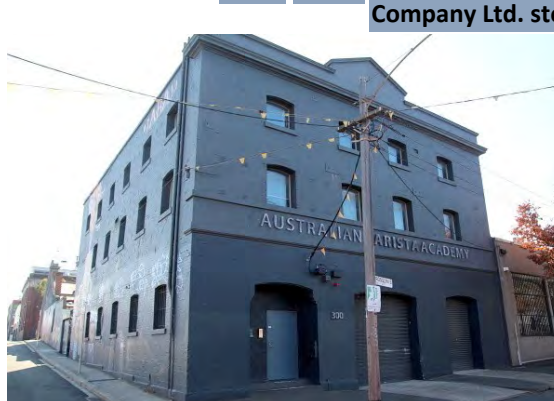
References (if any):**City of Melbourne online maps**

`Part Festival Hall:

Single storey brick office. Refurbished from factory 1985.'

Property number: 108415

Rosslyn Street	300	Australian Biscuit Company Ltd. stores
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**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? 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: Australian Biscuit Company Ltd. stores, 300 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

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',

SURVEYED PLACES

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.'

Newspapers:

`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 Schraefer 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 hands of the firm. This did much to cement the good feeling which existed between employer and employees. Mr Walker had entered the firm as office boy, and had climbed to his present position by sheer hard work. Protection was their main-stay, 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. Ld

-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

SURVEYED PLACES

Railway pl
Railway

1915
292 Ramsbottom. Wm.
296 Steel, Rudolph J.
298 Duerdin & Sainsbury, mnfrng chemists
Railway pl
Railway

1925
292 Whiting, Edgar
296 Scott, Thos.
298-300 Burnside, W. K. & Co, merchnts
Railway pl
Railway

1930
292 Vacant
296 Farrell, John
298 Store room
Railway pl
Railway

1942
292 Graham, Richd, E.
296 Webb, Chas. S.
298 Burnside, W. K., Pty Ltd. (storage)
Railway pl

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

45

**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? 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**

`Dwelling (House).'

Planning register online search results

`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

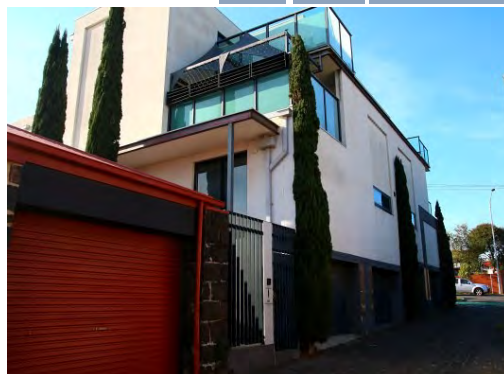
SURVEYED PLACES

Objections Received 0
 Application Status Permit Issued
 Decision Permit - 8/02/2010'.

Property number: 639693

Silk Place

85

**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? 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**

MMBW DP705 c1895 - outbuilding shown at stone wall location

Property number: 579417

SURVEYED PLACES

Silk Place 94



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
- 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)

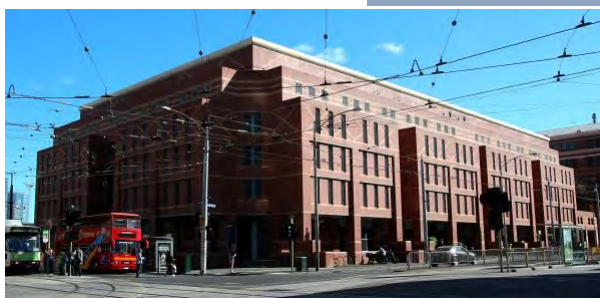
None.

References (if any):

City of Melbourne online maps
`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
- 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: 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

Property number: 105463

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

Imported German windows faulty: construction managers Holland Stolte; handover expected 2 Feb 1989. Architects Godfrey Spowers and Darryl Jackson.

SURVEYED PLACES

Spencer Street	330		
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Decision Permit - 29/03/1999'

**Property number:** 108957**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?

5.3 Developing a large, citybased 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

Spencer Street	350	Spencer, Jeffcott Motor and Engineering Works, motor engineers
-----------------------	------------	---



1935
348 Ronny, Semi.
350 Spencer, Jeffcott Mtr & Engrng Wks,
358 Hilton Press Pty Ltd, printers

1930
346 Swaine, Charles A.
348 Cavanagh, Mrs Janet
350 Vacant
358 "Hilton" Press, The, prntrs

Property number: 108956

Survey Notes:

Part reclad, Interwar, much 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)? 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?

5.4 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'inisa, Jos.

350 Spencer, Jeffcott Mtr & Engrng Wks, mtr engrs

358 Vale Stokers Pty Ltd (works)

Jeffcott st

SURVEYED PLACES

Spencer Street	355	-371	Sands and McDougall precinct
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**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: **A** Proposed Grading: **A**

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
 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?

5.6 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:

1918 1095 £4500 alterations to brick store
 1921 3759 £1000 addition to factory
 1927 7634 £1500 addition to machine room factory
 1947 23999 £15,000 alts to offices and showrooms
 1981 change of use
 1984 change of use, warehouse to office.

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.

Hermes

2709

'FORMER SANDS AND MCDUGALL 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 & Kenny, Sands & 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

74558 Martin & Peacock - 141 William St Sands & McDougall Melbourne VIC Warehouse; alterations Collins west - Sands & McDougall Webb, C 1882 09 16

72689 Lavers, F - Harcourt St Hawthorn Sands &

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 & tbcnst
 351 Wilson. Chas.
 Jettcott st
 355-389 Sands & McDougall Pty Ltd mnfg 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, 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. Products 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; 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 Traegerwellbeck arched corrugated plate linings, with incombustible 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 Traegerwellbeck 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 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

SURVEYED PLACES

Spencer Street	362	-364	McLeod's row house and shop, later Edwards' general store (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)?

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)? 1868

- Creation era?
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

H0785 362-364 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):

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,

SURVEYED PLACES

348 Cavanagh, Mrs Janet
350-8 Cooper Enginrng Co. Ltd. sheep shg
mchns

...

860 Simpson. R.. lie grcr
864 O Brien, T. J., t,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. Rlchd. J.. general 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,watchmkr, 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 BH 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)

Property number: 108955

**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? 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**

'A single storey brick former warehouse. Built in 1925. Refurbished and converted to an office in 2010.'

Property number: 108954

SURVEYED PLACES

Spencer Street	371	Sands and McDougall Ltd factory and warehouse complex, warehouse part
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**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 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 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)
 citation 355 SPENCER STREET

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. Products 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; 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 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 MCDUGALL 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

74558 Martin & Peacock - 141 William St Sands & McDougall Melbourne VIC Warehouse; alterations Collins west - Sands & McDougall Webb, 1882 09 16

72689 Lavers, F - Harcourt St Hawthorn Sands &

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.

Jettcott st

355-389 Sands & McDougall Pty Ltd mnfg 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, 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

SURVEYED PLACES

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: unknown

Spencer Street **372 -376** **Ross, J. and H., Pty. Ltd. toy importers**

**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**
 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**

'A two storey brick building built as part of a warehouse for J & W Ross Cosmetics in the mid 1950's.'

Sands & McDougall Directory of Victoria

1962

Ross, J & H P/L toy importers

Property number: 108953

SURVEYED PLACES

Spencer Street	378	-382	Ross, J. and H., Pty. Ltd. toy importers, later GAA House
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**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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'A two storey brick building built as part of a warehouse for J & W Ross Cosmetics in the mid 1950's.'

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

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?

HO786 384-390 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?

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

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
 Architect
 Builder Not Assessed
 First Owner
 Integrity Poor
 Condition Fair
 Original Building Type Residence
 History Not Assessed
 Description/Notable Features
 Notable features include the verandah
 Statement of Significance Not Assessed
 Recommended Alterations
 Verandah roof and details, fence, doorway and door(inappropriate - reinstate original design or sympathetic alternative) Bricks painted (inappropriate - remove by approved method)

Australian Bureau of Statistics.

Retail Price Index developed by the Australian Bureau of Statistics used for estate value.

Lewis, M. Australian Architecture Index:

`71681 Dick, Alex Dick, Alex - 23 Baillie St Hotham Melbourne VIC City of Melbourne registration no 756 [Burchett Index]. Fee 6.0.0 four cottages in Spencer - Lot 20 - near Glenmore Hotel 1865 03 15
 72656 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC Factory 1868 02 12
 72801 Dick, Alexander - 158 Spencer St Dick, Alexander West Melbourne VIC City of Melbourne registration no 7597 [Burchett Index]. Fee 8.15.0 five 4-rm cottages 1878 04 27
 72806 Dick, Alexander - 158 Spencer St Dick, Alexander Melbourne VIC City of Melbourne registration no 7884 [Burchett Index]. Fee 2.10.0 two-storey house 1879 01 23
 72582 Dick, Alex - 160 Spencer Dick, Alex Melbourne VIC City of Melbourne registration no 500 [Burchett Index]. Fee 15.15.0 nine 4-rm cottages 1883 09 21' (see 366-382 Spencer Street)

Newspapers:

`Geelong Advertiser' (Vic. : 1859 - 1926) Friday 27 September 1878
 `A STRANGE CASE.
 In the County Court on Wednesday, Alexander Dick, a contractor, was sued for £200 damages for a violent assault alleged to have been committed by him on Henry Axton, a laborer, residing in West Melbourne. From the evidence for the plaintiff it appeared that on the 4th July last one of his children wheeled another in a perambulator near to a building the defendant was erecting, and the defendant took the child out of the perambulator and beat it. Plaintiff went to ask defendant why he beat the child, and defendant then struck him, and he returned the blow. Later in the same day the defendant went to plaintiff's house and demanded an apology, which plaintiff would not give, and defendant then assaulted him violently and knocked him down, and kicked him while he was down. Plaintiff was so much injured about the head and face that he had to go to the hospital and stay there over f fortnight;, Defendant's case entirely traversed that for the plaintiff. It was denied that defendant beat the

child in the first instance, and averred that plaintiff struck defendant first at the building. Defendant also said that he only went to plaintiff's 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 VPRS 28/P0, unit 400; VPRS 28/P2, unit 209; VPRS 7591/P2, unit 118'

Real estate includes five cottages in Abbotsford Street £1500; four cottages in Parkside £1200; and Yarra Cottages 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

Spencer Street **386 -394** **Aaron Danks'**
factory-warehouses

**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: 3 **Proposed Streetscape Level:** 2

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

Creation date (if available)? 1908-9

- 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?

HO786 384-390 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

5.2 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

SURVEYED PLACES

1938 -Alts to building £72
193? 12993 Additions £30

i-Heritage

No listing

Heritage Places Inventory June 2015

Spencer Street 386 D 3
Spencer Street 388 D 3
Spencer Street 390 D 3

Hermes

Heritage Inventory: `Comments: 2 storey brick building:
1908

Building shown on 1866 map (see 398-400 Spencer Street)
may have extended into this site. 1905 map - 3 x 2 storey
buildings, Engineers & Motor Garage'.

MMBW

DP724 1895 vacant site

Lewis, M. Australian Architecture Index:

`72609 Holden, W F Danks, Aaron Melbourne VIC
Warehouse D'Ebro, C A 1908 10 8'

Victorian Heritage Database**D'Ebro, Victorian Heritage Register**

PRAHRAN TOWN HALL, CHAPEL STREET and GREVILLE
STREET PRAHRAN,

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/957#sthash.hp9eUZ0P.dpuf>

SCOTTISH HOUSE, 90-96 WILLIAM STREET MELBOURNE,
Melbourne City

Scottish House was designed as an office block for the
prominent shipping agents McIlwraith McEacharn Ltd in
1907 by architect Charles D'Ebro...

- See more at:

http://vhd.heritagecouncil.vic.gov.au/search?kw=D%27Ebro&aut_off=1#sthash.P35J8jqs.dpuf

STONINGTON 336 GLENFERRIE ROAD and 1-21 SOMERS
AVENUE MALVERN, STONNINGTON CITY

The mansion, Stonington, was constructed in Malvern in
1890 for Cobb and Co coach line proprietor, John Wagner,
to designs by noted Melbourne architect, Charles D'Ebro...

- See more at:

http://vhd.heritagecouncil.vic.gov.au/search?kw=D%27Ebro&aut_off=1#sthash.P35J8jqs.dpuf

GOLLIN AND COMPANY BUILDING 561-563 BOURKE
STREET MELBOURNE, Melbourne City

The Former Gollin and Company Building was designed by
Charles D'Ebro and built in 1902...

- See more at:

http://vhd.heritagecouncil.vic.gov.au/search?kw=D%27Ebro&aut_off=1#sthash.P35J8jqs.dpuf

WINFIELD BUILDING 487-495 COLLINS STREET
MELBOURNE, Melbourne City

The Winfield Building, formerly the Wool Exchange
building, 487-495 Collins Street, was erected in 1891

- See more at:

http://vhd.heritagecouncil.vic.gov.au/search?kw=D%27Ebro&aut_off=1#sthash.P35J8jqs.dpuf

RICHMOND POWER STATION 658 CHURCH STREET
CREMORNE `...The Former Richmond Power Station is of
architectural significance for its association with the noted
Melbourne architect Charles D'Ebro who had a long
association with the complex. Although not responsible
for the original design, D'Ebro was involved in many of the

subsequent alterations, which recall his expertise and
training as an engineer'. - See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/982#sthash.eWYzY6Ul.dpuf>

Newspapers:

`The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 1
October 1908

SOUTHERN CROSS .MANUFACTURING CO. P/L

— Notice is hereby given that the registered office of the
above named company is now situated at 290A Little
Collins-street. Dated . This 29th day of September. 1903.
F. E. BELLIWAIN, Secretary.

`The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 6
June 1928

SIR AARON DANKS.

`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

SURVEYED PLACES

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

In 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

1958 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

SURVEYED PLACES

the Yan Yean water supply.

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), *Cyclopedia 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 Manfg Co Pty Ltd, manfg chemists
 398 Carron Hotel—Halliday, Chas.
 Batman st

1925
 384 Riggs, Thomas
 386-388 Tait & Son, hardware merchs
 390 Twentieth Centy Mfg 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/L? 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:** -

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

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

Creation date (if available)? 1973

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?

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 Mehrten's Family. By 1905 it was known as the Carron. Last refurbished in 2004.'

MMBW

DP c1895- shown as hotel

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? 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?

unknown

Recommendations (if any)

None.

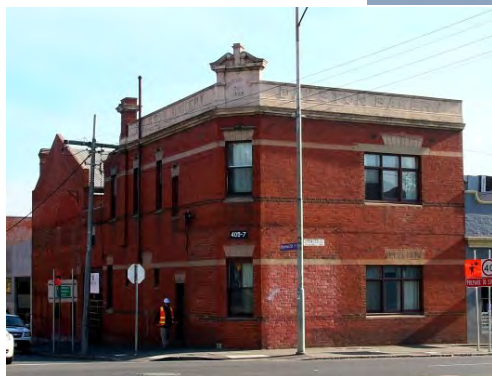
References (if any):**City of Melbourne online maps**

MMBW DP725 c1895: shown as row houses

Property number: 108948

SURVEYED PLACES

Spencer Street	405	-407	Bennett's Dalston Bakery
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**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**

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

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

Creation date (if available)? 1906

- 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?

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 wilfully 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.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday
 26 May 1954

`£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 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 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 design or sympathetic alternative)

Lewis, M. Australian Architecture Index:

`72548 Builder: Timmins, John - James St Northcote

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

SURVEYED PLACES

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, electrl 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)

Property number: unknown**Spencer Street****419 -421****M.G. Servex Electrics Pty Ltd, electrical appliances manufacturers?****Survey Notes:**

Bricks painted over, reducing integrity; altered Moderne 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? **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)

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, electrl appliances

SURVEYED PLACES

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
 405-411 Bennett, Hy., baker
 413 Gadsen & Sons, paper bag mnfrs
 419 Hopkins, Mrs Rosa
 421 Hughes, Alfred E.
 Middleton pl—
 421a Stables

1920
 (residential)

Property number: 108849

Spencer Street

420

Australian Glass
 Manufacturers Co.
 Ltd. (façade only)

**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)?

Existing grading: C

Proposed Grading: B

Existing
Streetscape Level: 3Proposed
Streetscape Level: 3**What date or era does the place express (if any)?**

Creation date (if available)? 1937

- 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?

HO787 420 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):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 420 TO 434 SPENCER 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

SURVEYED PLACES

Notable Building Citation - no author, no date Adopted
 Building and History Information
 Architectural Style Inter War
 Period 1926-39 - Inter War
 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 intact shop front.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Canopy part gone (inappropriate - reinstate original design)

Hermes

9888

Heritage Inventory: `Comments: 1, 2 & 3 storey building currently on site
 1866 map shows building on corner extending along both Spencer and Dudley Streets.'

65595

National Trust of Australia (Vic) Statement of Significance
 `What is 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 Austn Glass Mnfrs Co Py Ld, glasswre 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

SURVEYED PLACES

Spencer Street	423	-435	Development site
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**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
- 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 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

on-site...

Officer's Name Liam Riordan

Change to Application YES

Objections Received 1

Application Status Extension of Time Approved

Decision Permit - 3/05/2012'

Property number: 108850

SURVEYED PLACES

Spencer Street	437	Edward Jacks shops and residences, part Victorian-era commercial streetscape
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**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)?

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)? 1870-1890?

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?

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

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

MMBW

DP c1895: shown as 437-439 opens on to large rear yard with stable and access to lane.

Parish Plan

CA 10/48 A Gabrielli grantee (also CA11/48).

Newspapers:

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 24 May 1884

'Jacks.— 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, dealer

439 Giblett, Mrs Cath., engr

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,

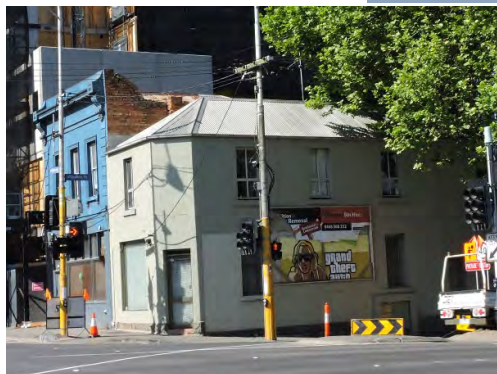
occupied by Peterson

(Howdon)

Property number: 608842

SURVEYED PLACES

Spencer Street	437	-441	Victorian-era commercial streetscape
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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 Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

What are the heritage values of 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

'CRABTREE.—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, Aberham, 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'.

Sands & McDougall Directory of Victoria

1893

W Side

Franklin st.....

435 Peterson Martin, dealer

SURVEYED PLACES

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 Trust
 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

1891, 117
 (Dunn)
 Ed Jacks owns 433 2 BS 8 rooms, 40x180, £120,
 occupied by Peterson
 (Howdon)

Property number: unknown

Spencer Street 438 -452 Vacant land

**Survey Notes:**

Mostly vacant land, corner site

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?

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

SURVEYED PLACES

Spencer Street	441	Crabtree's tailor shop and residence, part Victorian-era commercial streetscape
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**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)?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)? 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?**

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

Newspapers:

`The Australasian' (Melbourne, Vic. : 1864 - 1946) (about) Saturday 1 December 1906

Graeme Butler & Associates 2015: Appendix 2:

942

`CRABTREE.—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, Aberham, 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'

Sands & McDougall Directory of Victoria

1893

SURVEYED PLACES

W Side
 Franklin st.....
 435 Peterson Martin, dealer
 439 Giblett, Mrs Cath., engr
 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

Spencer Street**445****Brown's factory,
later Preston Motors
Pty. Ltd.****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)? 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 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)

Proposed Heritage Overlay: Brown's factory, later Preston Motors Pty. Ltd., 445 Spencer Street, West Melbourne; Revise Heritage Places Inventory July 2015.

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)

SURVEYED PLACES

Not assessed

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.

...

J.A.P. Is All British, and is sold by Australians.

Any other motor taken as part payment

Cash or terms. Call and sec us.

N.B. - J.A.P. Machines have won every Side-car

Speed Contest held in Victoria during last 3 years.

E. W. BROWN,

207-13 Swanston street'

'The Argus': 22/11/1922

'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'.

Sands & McDougall Directory of Victoria

W Side, at Dudley St

1942

Dudley st

443-5 Preston Mtrs Pty Ltd. sery stn

465 TRUGRADE HOUSE-

465 Whyte, E. J., Pty Ltd, yarn merchants

467-469 Adie. A.. frtr

475 Hotel Spencer—O'Callaghan, Mrs E.

475 O'Calla ghan, David M.

Dudley St

114-20 Warr, T., & Co Pty Ltd (storage)

126-8 Wadding Products Pty Ltd, wadding mnfrs

130-140 Adams, Wm., & Co Ltd (works)

Spencer st

1935

Dudley st

445 Will, R., engnr & blacksmith

463-465 Storage only

467-469 Adie. A., frtr

475 Spencer Hotel—Pretty, Mrs M.

Rosalyn st

Dudley St

126-8 Paddings Ptd Ltd, wadding prods

130 Myhill, Mrs Bessie

134 Vonarx, Jas. A.

140 Vacant Storage only

Spencer st

Property number: 108853

SURVEYED PLACES

Spencer Street	456		
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**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)? 1960s

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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'2 storey brick building built early 1960's.'

Property number: 108945

Spencer Street	465	Permacase travel goods
----------------	-----	------------------------

**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)?

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? 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):**Newspapers:**

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 22 October 1955
 'Leatheroods.-Three Experienced Suit Case Makers Wanted. 12 Hours Overtime Weekly. Highest Wages. Excellent Conditions. Apply Immediately To Permacase Travelling Goods. 465 Spencer Street. Fully Experienced Only.'

'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

SURVEYED PLACES

available If desired. Apply Permacase, 465 Spencer-St., West Melbourne. Near Stadium.'

Sands & McDougall Directory of Victoria

1955, 1962

Permacase travel goods manuf

Property number: 108854

Spencer Street

466

**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**

'A two storey brick office and showroom building'

Property number: 108944

SURVEYED PLACES

Spencer Street	467		
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**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)? 1960-1980

- Creation era?
- Early Victorian-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?

5.3 Developing a large, citybased 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

Spencer Street	470	English Scottish and Australian Bank Limited
----------------	-----	--

**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: -

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 1935-1940

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

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?

5.3 Developing a large, citybased 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

SURVEYED PLACES

1935
 468 Massey, Miss E., dairy produce
 470 Connor, H., produce merch
 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

Spencer Street **475** **Hotel Spencer**

**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): 1926-7

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?

HO781 Hotel Spencer, 475 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?

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

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
 Builder
 First Owner
 Integrity Good
 Condition Good
 Original Building Type Hotel
 History Not Assessed
 Description/Notable Features Not Assessed
 Statement of Significance 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 Hanmer Street
 WILLIAMSTOWN, Hobsons Bay City
 The former Terminus Hotel, designed by Sydney Smith &
 Ogg and constructed in 1911-12,
 Spotswood State Savings Bank (Former) 96 Hudsons Road
 SPOTSWOOD, HOBSONS BAY CITY
 The Spotswood 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, 1938, 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 TRUGRADE 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 Spencer Hotel—Pretty, Mrs M.
Rosalyn st

1920

467 Adie. Adam
 467-9 Adie, Mrs A.. Wdyd
 475 James Watt hotel Hill, Jas.
 Rosslyn st

City of Melbourne Valuers Books

1930, 801
 Mary Riordan owner-occupier 475-481 B Hotel, 3 flrs,
 40x90 Hotel Spencer £1200

1920, 892

SURVEYED PLACES

Mary Riordan /owner-Maria Houston 477 B Hotel, 2 flrs,
10 rooms 40x90 `James Watt' written in £300

Property number: 108856

Spencer Street **484**

**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)? 1960s

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

`Three storey brick warehouse with basement. Built early 1960's.'

Property number: 108942

Spencer Street **487 -489**

**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?

5.4 Developing a retail centre

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

Spencer Street	490		
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**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?**
- 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?

5.3 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

Spencer Street	491	Ethelboro or Clarke's house, part Commercial streetscape 491-501 Spencer Street
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**Survey Notes:**

Two-storey rear addition; new verandah, fence; potentially added storey since first stage 1866 - otherwise 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

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 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?

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)
Graded E c1890 Ethelborough

Heritage Places Inventory July 2015
D2

SURVEYED PLACES**Hermes**

No listing.

Lewis, M. Australian Architecture Index:

`71686 Clarke, C Clarke, C - 170 William St Melbourne VIC
City of Melbourne registration no 1449 [Burchett Index].

Fee 1.10.0 three room cottage Spencer - next Young's
grocery 1866 04 23'

See also

('72200 Morton, John - Stanley St Melb. Clark, William
West Melbourne VIC 2 Houses; Shop Stanley - next to
William Clark 1853 07 6

72841 Jones, John - Hawke St Clark, William West
Melbourne VIC brick house Adderley - north west of
Hawke 1882 07 6')

Houses built in Spencer St between 1860-1870: no Clark,
none matching location.

North Melbourne Parish Plan

D Clarke grantee part CA8/52

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

491 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

First Owner

Integrity Fair

Condition Good

Original Building Type Residence

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 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 & 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/Notable Features

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.

Statement of 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.

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

Creation date (if available)? 1866-c1905

Creation era?	<input type="checkbox"/>	Early Victorian-era
<input checked="" type="checkbox"/> Victorian-era	<input type="checkbox"/>	Interwar
<input type="checkbox"/> Edwardian-era	<input type="checkbox"/>	Post WW2

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

<input checked="" type="checkbox"/> Aesthetic value	<input checked="" type="checkbox"/> Historical value
<input type="checkbox"/> Scientific value	<input type="checkbox"/> Social value
<input type="checkbox"/> Not assessed for heritage values	

Is the place in a Heritage Overlay?

HO782 491-501 Spencer Street, West Melbourne

<input type="checkbox"/> Contributory to precinct	<input type="checkbox"/> Not significant or contributory
<input checked="" type="checkbox"/> Significant individually	<input type="checkbox"/> 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.

SURVEYED PLACES**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)

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**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

SURVEYED PLACES

Spencer Street	493	Clark and Heron's building, part commercial streetscape 491-501 Spencer Street
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**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**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1905 approx.

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?

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

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

493 SPENCER STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

Graeme Butler & Associates 2015: Appendix 2:

955

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

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Good

Condition Good

Original Building Type Office/Shop

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/Notable Features

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 Maddera, William R.

495 Arthur. A., haldrsr

497 Smith. Alf., confetr

499 Barnes. R., butcher

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

SURVEYED PLACES

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

Spencer Street**495 -497****Shops and residences, 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**Existing Streetscape Level:** 2**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 Early Victorian-era Interwar Post WW2**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?**

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

SURVEYED PLACES

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
 Period 1876-99 - Victorian

Construction Date
 Source for Construction Date
 Architect

Builder
 First Owner
 Integrity Fair
 Condition Good
 Original Building Type
 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/Notable Features

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.

Statement of 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.

nineteenth century form of the building is apparent, and contributes to the heritage character of the streetscape in this part of Spencer Street.

Property number: 108861

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

SURVEYED PLACES

Spencer Street	499	Barnes' shop and residence, part streetscape 491-501 Spencer Street
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**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 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?

H0782 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):**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

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

Telegraph office

Stanley st

1880

77 Burrell , James , greeng ro cer, &c.

79 James Watt hotel , Grace , Michael

Rossllyn 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-

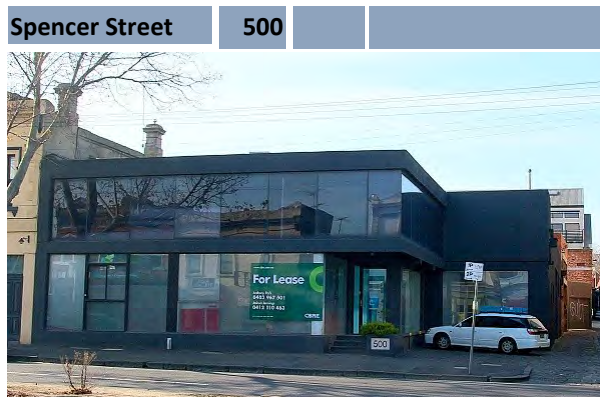
(Cook)

RB owns 495-503 most BS 14x89

499 John Neil BS 5 rooms 32x89 £80

(Yule)

Property number: 108862

**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? 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?

5.3 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

SURVEYED PLACES**Spencer Street****502****James Campbell's
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)?**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)?** 1881**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?**

HO788 502 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)

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 188

`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

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

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 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.

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.

Lewis, M. Australian Architecture Index:

Campbell in Spencer Street:

`72830 Johnson, Henry - 121 Brougham St Hotham

SURVEYED PLACES

Campbell, James West Melbourne VIC two cottages; one shop & dwelling Spencer nth - near Stanley 1881 05 30 (496-500?)

72832 Johnston, Henry - 12 Brougham St Hotham Hill
 Campbell, Jas - Ballarat West Melbourne VIC 6 five room houses
 Spencer near Franklin, Johnston, Hy 1881 07 12
 71392 Johnston, Henry - 12 Brougham St Hotham Hill
 Campbell, James West Melbourne VIC City of Melbourne registration no 8904 [Burchett Index]. Fee 5.0.0
 two work shops & dwellings Franklin near cnr. Franklin & Spencer; Wharton,- 1881 08 31'

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

Sands & McDougall Directory of Victoria

1904

Right-of-way

496 Curtin, Mrs Alice

498 Solomon, Henry B.

500 Jackson, Edward, gcr

502 Kern, John J., sadlr

504 Tunneclffe & Sons, bootmakers

Stanley st

1893

494 Burgess, J., bag dealer

Right-of-way

496 Allwood, William

498 McDonnell, Charles

600 Douglas, Win., tobcnst

502 Jackson, Edward, grer

Stanley st

City of Melbourne Valuers Books

1891

(Dougall)

248 Thos Blincos x-out to Ed Jackson, Johnson &

Wishart Agents 502 B shop 4 rooms 15x60, £60

(J&W also 496-500, all same lot size: BS 4 rooms, 2x BH 5 rooms)

(Egan)

1886, 261-

(Dougall)

Robert Fitzgerald, Jas Campbell 122 Spencer St BS 4

rooms, 15x60

(JC also 120-116, all same lot size: BS 4 rooms, 2x BH 5 rooms)

City of Melbourne Heritage Review (1999)**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.

Significance

SURVEYED PLACES

Spencer Street	503	Shop and residence, later Chinese laundry.
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**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)?

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?**
- 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 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.

1904
489 Quinn, Miss Nora
491 Madder, 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
Telegraph office
Stanley st

1880
77 Burrell, James, greengrocer, &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

Property number: 108863

SURVEYED PLACES

Spencer Street	504		
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**Survey Notes:**

Altered Edwardian-era shop and residence.

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? 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?

5.4 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, c1905

Heritage Places Inventory June 2015

No listing

Property number: 108938

Spencer Street	505 -507	Yule's shops and residences
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**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? 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?

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):

North and West Melbourne Conservation Study (1983)

Graded E, c1890

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

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.

Lewis, M. Australian Architecture Index:

`72802 O'Dea, John - 28 Palmerston St Carlton YUILE (sic),- West Melbourne VIC City of Melbourne registration no 7731 [Burchett Index]. Fee 3.3.0 shop & dwelling 1878 08 20, Spencer near cnr. Spencer & Stanley'

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
Telegraph office
Stanley st

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
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**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)?

Existing grading: varies **Proposed Grading:** varies

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

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

Creation date (if available)? 1878-1915

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

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?

HO845 505-511 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?

5.4 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,

built 1878;

- Doyle's shops and residences 509-511 Spencer Street, built 1915.

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

Telegraph office

Stanley st

Property number: unknown

SURVEYED PLACES

Spencer Street	506		
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**Survey Notes:**

Refinished? Ground level changed, corner site, adding prominence,.

504-506 Vacant
Stanley st

1942
506 Gilchrist, W. R., & Sons. Electrcl engnrs

1962
Underwater Equipment Suppliers P/L

Property number: 108937

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)? 1930-1?

- 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?

No

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

What are the historic themes represented by the place?

6.7 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

SURVEYED PLACES

Spencer Street	509	Doyle's shop and residence, part 509-511 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)?

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
 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?

H0845 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 lo 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

University. — I am, etc.,
 SAMUEL DOYLE.
 505 Spencer-street, West Melbourne.'

'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 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. '

'Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 30 November 1918

'Relief fund for families

OF INTERNEED 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

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 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., 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

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**Spencer Street****511****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?** Victorian-era Edwardian-era Early Victorian-era Interwar Post WW2**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?**

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 lo 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.'

'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 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. '

'Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 30 November 1918

'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)

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 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., 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

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: 108866

SURVEYED PLACES

Spencer Street	512	-542	Woolworth's (Victoria) Ltd.
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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?
- 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 warehouse built mid 1930's.

Sands & McDougall Directory of Victoria

1942

522-540 Woolworth's (Vict) 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)
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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?
- 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?

HO783 519-523 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?

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

SURVEYED PLACES

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 floor to existing cellar. Admin files: owner Ann and Elizabeth O'Brien and Mary Conlan, 17 Browning St, St Kilda; Builder W A O'Donnell P/L, Doncaster St, Ascot Vale.

Rest of works 1955-1986.

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

515 TO 523 SPENCER 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 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 I 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

SURVEYED PLACES**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 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?

5.3 Developing a large, citybased 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 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
 `Single storey brick shop.'

Property number: 108869

SURVEYED PLACES

Spencer Street	535	-539	Vulcan Motors Pty. Ltd., motor garage, part
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**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
- 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?

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

SURVEYED PLACES

Spencer Street	541	-547	Associated Taxi Services offices and service station, later Embassy café and service station
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**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: Eward 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 1982 902/728 VPRS 28/P12, unit 89; VPRS 7591/P8, unit 18'

Newspapers:

'The Sydney Mail' 20/1/1909

Taxi-cabs debut in Melbourne - 4 taxis with 10 more just landed. Bodies dark olive green, hood collapsible, drivers wear khaki.

'Euroa Advertiser' (Vic. : 1884 - 1920) Friday 30 November 1917

'We are pleased to hear Dr. James Leslie Diggle has had his final examination, and is now M.D.B.S. Dr Diggle is going to the base Hospital, for the present. But he is anticipating any second leaving for the war in the part of the year.'

'The Prahran Telegraph' (Vic. : 1889 - 1930) Saturday 2 February 1918

'ENGAGEMENTS.

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

SURVEYED PLACES

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 'barefaced 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'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 25 September 1954

'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

http://www.builtheritage.com.au/dua_hipwell.html

'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 (1932-1962). Sadly, after a very promising start in the early 1960s, the firm had petered out by the end of the decade after the early and tragic deaths of two of its three original partners.

Born on 30 November 1920 in the Victorian town of Leongatha, John Buckland Hipwell was educated at the state school in nearby Maffra and later attended Scotch College in Melbourne. His architectural studies at the University of Melbourne were interrupted by the Second World War, during which Hipwell served with the 3rd Australian Survey Company (as did several other soon-to-

be prominent Melbourne architects, including Neil Clerehan, Robin Boyd and Kevin Pethebridge). Completing his degree in 1948, Hipwell worked for architects Fritz Janeba and later Martin & Tribe. When Horace Tribe left to begin his own practice in mid-1949, he took Hipwell with him. Elected as an associate of the RAI in 1951, Hipwell opened his own office two years later. He started by designing a striking flat-roofed glass-walled house for himself in Warrandyte, which was widely published in the local architectural press. Hipwell went on to design several other houses, most of which were located in Melbourne's outer north-eastern suburbs, near where he lived. One of Hipwell's more unusual commissions was re-dressing the lower room of the Melbourne Town Hall to resemble the interior of a ship, the SS Australiana, for an exhibition of local literature organised by the Australian Book Fair Council.

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 RAI 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 RAI in 1955 and obtained a position in the office of H A & F 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., plmbr
545-7 Diggle, G., und`
Roden st

1930

527 Ronaldson Bros & Tippett, motor cars
529 Dawson Mtrs Pty Ltd, mtr engrns
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 engrns
545-7 Diggle, G., undertaker
Roden st

1955

545-547 Associated Taxi Services Ltd

SURVEYED PLACES

547 Haydar, E cafe
1961
545-547 Associated Taxi Services (country division)
545-547 Associated Taxi Services P/L

Property number: 108871

Spencer Street

544

Butcher's shop and
residence**Survey Notes:**

Inter-war shop (c1925-30) in front of Edwardian-era residence- shop much altered, reducing integrity. Corner site

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)? 1900-1918

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?

5.4 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

Rodan st

1935

540 Stirton, Alexr.
 542 Aldred, A., butcher
 542 Arnott, Horace D.
 Rodan st

1930

538 Martin, Mrs H., confr
 540 Stirton, Alexr.
 542 Aldred, A., butcher
 542 Arnott, Horace D.
 Rodan st

1925

538 Martin. E. dairy
 538 Martin. Mrs H.. confr
 540 Stirton, Alexr.
 542 Woolcock, Edmund
 Rodan st

1915

538 Martin. E. dairy
 540 Greig, George
 542 Dudley. William
 Rodan st

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:** -**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
 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
 Significant individually
 Not significant or contributory
 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
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**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)?

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)? 1946-2015

- 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):**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
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**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
 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**

'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
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**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? 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?

5.2 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

parking and alterations to existing building.

Officer's Name Khanh Do

Change to Application YES

Objections Received 0

Application Status Amended Permit Issued

Decision Notice of Decision to Grant Permit - 23/09/1998

Permit - 20/10/1998

Amend Permit - 10/03/1999'

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)

'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 4
 January 1950

'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. Wwilliam TI

Property number: 108874

SURVEYED PLACES

Spencer Street	567	Lever Brothers Pty. Ltd., soap manufacturers offices, factory.
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**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)?

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)? 1935-40, 2000

- 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?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

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. 33 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).34 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 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 Cpy, and another Melbourne soaper, [13] J. Kitchen and Sons eventually, in 1912-14, were absorbed by Lever Bros. Ltd.'

Unilever web site 2015.

<http://www.unilever.com.au/>

'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

SURVEYED PLACES

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., 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. WWilliam TI

Property number: 559229**Spencer Street****573 -579****Recreation Club
Hotel later
McMahon's Hotel****Survey Notes:**

Major renovation of Victorian-era 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)?** 1946-2015

- 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?

13.6 Eating and drinking

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`Built 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

Spencer Street

580

Glencoe

**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)?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

- 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)

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

SURVEYED PLACES

Spencer Street	582	Annagh Terrace, part 582-588 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)?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?

 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**

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 -
reinststate original design or sympathetic alternative)

Probate, VPRO

`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 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:

`72730 McIntosh, A - Melbourne McIntosh, A Melbourne
VIC City of Melbourne registration no 4516 [Burchett
Index]. Fee 3.0.0 two 2-storey houses 1871 08 16
72785 McIntosh, Alex McIntosh, Alex West Melbourne VIC
City of Melbourne registration no 6649 [Burchett Index].
Fee 3.10.0 two 2-storey houses Spencer St Nth 1876 02
14'

Sands & McDougall Directory of Victoria

1880
136 Davidson, J.
138 Gleason , Cornelius, cab owner
Roden st
Hawke st
Armagh ter-4 to 1
4 Hltchins, James, solicitor
3 Haslam, John
2 Steele, Robert C.
1 McLean, Alexander
1893
Roden et
Hawke et
Armagh ter-
582 Vacant

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)?**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)?** 1869

- 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?

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 GradingsBuilding 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
 Architect
 Builder
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type Residence
 History
 Not Assessed
 Description/Notable Features
 Notable features include the intact shop front.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Door replaced (sympathetic - reinstate original design)
 Stripping on facade (inappropriate - remove) Parapet altered, door replaced (inappropriate - reinstate original design or sympathetic alternative)

City of Melbourne Maps

North Melbourne Parish Plan part CA8/N J A Keens

Lewis, M. Australian Architecture Index:

Hotels in Spencer St, West Melbourne- only relevant:
 `77286 Hearty, Thomas Hearty, Thomas West Melbourne VIC -City of Melbourne registration no 3204 [Burchett Index]. Fee 2.10.0 house for a hotel, 1869 05 8 Hawke near cnr Hawke & Spencer'

Planning register online search

`Permit Number Description Date Lodged
 TP-2009-449 Minor alterations and demolitions to the existing building 17/06/2009
 CM-16591 Repair and retain rear hip slate roof and replace remaining slate roof with corrugated iron in slate grey. 16/10/1990'

Newspapers:

`The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 25 June 1870
 `NOTICE of INTENTION to APPLY 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,

Rev. H. England; president, Thomas Fogarty; vice-president, Thomas Hearty; warden, Albert Hughes ; librarian, Dennis Kelly ; treasurer, William Webb; secretary, John Healey. 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) Tuesday 3 December 1878 p 3 Article

`INSOLVENCY COURT. MONDAY, 2ND DECEMBER. (Before Judge Noel.) re Thomas Hearty, of Melbourne, brewer '

`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.)'

`North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 24 August 1900
 `LICENSING CASE.

Catherine Shearer, of the Eagle hotel, Spencer-St., West Melbourne, was proceeded against by Inspector Hillard. Mr. Gillott defended. The first charge -was-of allowing drunken persons to assemble on her premises.....'

`North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 1 June 1906
 `DEFINING DELAY.

`...report of a licensing case heard at the local court last Monday, in respect to which the defendant was charged with "delaying admission " to a member of the police force. ... on Sunday, the 15th inst., three constables went between 1 and 2a.m., to the Eagle hotel, Spencer and Hawke-Sts., West Melbourne, and one of them knocked, and, on the licensee looking out of an upstairs window, called out that the police had an order from a licensing inspector to visit the hotel, and demanded admission. The spokesman of the two then looked at his watch, and noticed that it was 1.26 .when he demanded admission, and on the door being opened by the licensee again glanced at it and found that it was 1.29. On these facts a prosecution for delaying admission was launched, and a conviction obtained. Technically the lapse of time between the disappearance of the landlady from the window, and her appearance at the door, no doubt, is "delay," but the case has an aspect of straining the law. ...when the police came her daughter was ill, at the time supposed to be past recovery, and the defendant

SURVEYED PLACES

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)

Property number: 108877

Spencer Street

584

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?

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):**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

SURVEYED PLACES

Armagh Terrace, 23' and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week.

1880 2747-
(Robt Taylor 596-590)
Alex McIntosh owns 582-588 Spencer Street each BH 8 rooms 25x80 £50, (Gleeson £20)

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

584 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 Hltchins, 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)

Property number: 108929

SURVEYED PLACES

Spencer Street	586	Annagh Terrace, part 582-588 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)?

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? 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):**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)

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

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

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 Hltchins, 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

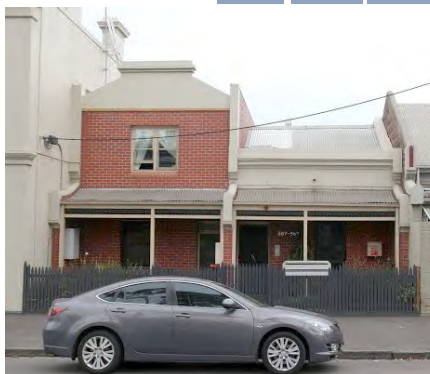
Mrs McCarthy, Jos Toothill, Mrs McPherson, Richd Lodding occ. 588-582

(Munro etc)

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? **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)**

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

Architectural Style Victorian

Period 1876-99 - Victorian

SURVEYED PLACES

Construction Date
 Source for Construction Date
 Architect
 Builder
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type Residence
 History Not Assessed
 Description/Notable Features
 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

Property number: 108878

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)?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? 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):**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

SURVEYED PLACES

Armagh Terrace, 23' and unbuilt. Each has balcony, verandahs, five rooms, kitchen wash house, bath leased at 23/6 per week.

1880 2747-
(Robt Taylor 596-590)
Alex McIntosh owns 582-588 Spencer Street each BH 8 rooms 25x80 £50, (Gleeson £20)

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 Hltchins, 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)

Property number: 108927

SURVEYED PLACES

Spencer Street	589		
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**Survey Notes:**

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)?

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)**

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

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 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 shows as existing

Property number: unknown

SURVEYED PLACES

Spencer Street	590	Linton terrace or Taylor's row houses, part 590-596 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)?

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
 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 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,greengr
 602 Hepburn. Walter, btuir
 604 Fitzgerald, John

City of Melbourne Rate Books

SURVEYED PLACES

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: 108925

Spencer Street

591

**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?

 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):

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

SURVEYED PLACES

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 Good
 Original Building Type
 History

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. At that time the house was described in the rate books as a brick house with four rooms.

Description/Notable Features

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.

Statement of 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 the its neighbour at No. 589. Its unusual side elevation also contributes to the streetscape.....???

Lewis, M. Australian Architecture Index:

Spencer Street house: 1881-1882
 `2 03 1882 City of Melbourne registration no 9108 [Burchett Index]. Fee 1.15.0 four room cottage Spencer near Eagle Hotel
 Owner Nicholas, -
 Builder Longbottom, Percival - Station St Carlton'

Sands & McDougall Directory of Victoria

west side (Hawke-Abbotsford)
 1893

...
 589 Foley, Andrew
 591 Jensen, Ole
 595 Callinan, Mrs M.,grcr
 507 Reid. Thos. R.

City of Melbourne Valuers Books

1891, 156
 James Millard owner-occupier BH 4 rooms 33x80 £32

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

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 the 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 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)?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)**

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

SURVEYED PLACES**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.

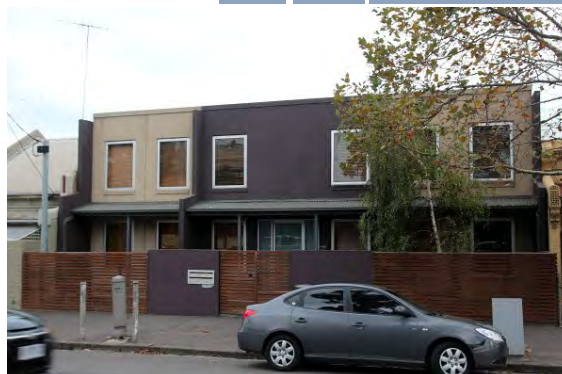
Significance

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

Spencer Street **593**

**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)? 2010

- 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**

'2 storey concrete apartment building built & sub-divided 2010.'

Property number: 108880

SURVEYED PLACES

Spencer Street	594	Linton terrace or Taylor's row houses, part 590-596 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)?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)**

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

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

SURVEYED PLACES

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

Spencer Street

596

Linton terrace or Taylor's row houses, part 590-596 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)? 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):

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

SURVEYED PLACES

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.

Recommended Alterations Parapet urns gone

(inappropriate - reinstate original design or sympathetic alternative) Recommendations - Repaint in typical or original colours, replace urns.

Sands & McDougall Directory of Victoria

1893

688 Vacant

Linton ter-

590 Barnard, John

592 Vacant

594 Day, Edward

596 Williams, Mrs Sarah

598 England, 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

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

Spencer Street	598		
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**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**

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
 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)**

598 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.

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 England, Daniel

Property number: 108921

SURVEYED PLACES

Spencer Street	599	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)?

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 Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- 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

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.

SURVEYED PLACES**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'

use.

Property number: 111162**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.

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

SURVEYED PLACES

Spencer Street	599	-615	Yarra Cottages
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**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

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

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

Creation date (if available)? 1867, 1878

- Creation era?**
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

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

599 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.

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

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 presumed 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

**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? **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)
600 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

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
 Not Assessed
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Window - lower - replaced (inappropriate - reinstate
 original design or sympathetic alternative)
 Other Comments

Property number: 108920

Spencer Street

601

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)?

Existing grading: D

Proposed Grading: C

Existing
Streetscape Level: 2Proposed
Streetscape Level: 2**What date or era does the place express (if any)?**

Creation date (if available)? 1867

- 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': 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

SURVEYED PLACES

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)

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 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,turbmrer

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

SURVEYED PLACES

original), repaint trim with typical or original colours, consider zoning provisions to maintain original form and use.

Property number: 111163

Spencer Street **602 -604** **Kampung Lepak**

**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? 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):

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

SURVEYED PLACES

602 Hepburn. Walter, btuir
 604 Fitzgerald, John
 606 Vacant

Property number: 108919

Spencer Street

603

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)?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? 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': 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

SURVEYED PLACES

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)

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)

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.

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,

SURVEYED PLACES

consider zoning provisions to maintain original form and use.

Property number: 111164

Spencer Street

605

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)?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? 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': 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

SURVEYED PLACES

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)

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/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,turbmrer

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

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?** 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)**

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

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.608).
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence replaced (inappropriate - reinstate original design or sympathetic alternative)

Property number: 108918

Spencer Street

607

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)?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? 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):

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

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 1.0.0 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)

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.

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,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.

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

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: 111166

Spencer Street

608

**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 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

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

Spencer Street

609

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)?Existing grading: **D**Proposed Grading: **C**Existing
Streetscape Level: **2**Proposed
Streetscape Level: **2****What date or era does the place represent (if any)?**

Creation date (if available)? 1879

- 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):

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

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 1.0.0 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)

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

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,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.

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

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: 111167

Spencer Street

611

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)?Existing grading: **D**Proposed Grading: **C**Existing
Streetscape Level: **2**Proposed
Streetscape Level: **2****What date or era does the place represent (if any)?**

Creation date (if available)? 1879

- 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):

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

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 1.0.0 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 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

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: 111168

Spencer Street

612

**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?

 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):**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

SURVEYED PLACES

612, 614 shown with front gardens, orchard adjoining 614

Property number: 108916**Spencer Street****613****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)?**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** **Historical value**
- Scientific value** **Social value**
- Not assessed for heritage values**

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

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

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 1.0.0 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,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.

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

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?**
- 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):**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

SURVEYED PLACES

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)?

Existing grading: D

Proposed Grading: C

Existing
Streetscape Level: 2Proposed
Streetscape Level: 2

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

Creation date (if available)? 1879

- 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):

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

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 1.0.0 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)

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, 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,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.

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.

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

**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)? 1901

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):**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.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 26
August 1896

'MARTIN wins the 10 Mile Championship at Sydney on a
DUX. J. C. FITZGERALD gains Fastest Time on Saturday in
the Fernside 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. 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
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..1

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)**

616 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 , 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'Loughlin, 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 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
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**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? 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**

`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;

SURVEYED PLACES

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

Property number: 108882

Spencer Street

618

Union Trustee
Company row
houses, part 616-
618 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)? 1901

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):**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 Unequaled.

Ridden by J. C. Fitzgerald, D. J. Kirk, Geo. Carpenter,

E. A. O. Ferryman.

SURVEYED PLACES

DUX CYCLE COMPANY,
562-4 Collins-street, Melbourne.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 26
August 1896

'MARTIN wins the 10 Mile Championship at Sydney on a
DUX. J. C. FITZGERALD gains Fastest Time on Saturday in
the Fernside 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. 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
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..1

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

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
 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

Spencer Street**620****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)?**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 Early Victorian-era Interwar Post WW2**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?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory 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)**620 TO 622 SPENCER STREET WEST MELBOURNE 3003
Heritage GradingsBuilding 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 Fair
 Condition Fair
 Original Building Type Residence
 History Not Assessed
 Description/Notable Features
 Notable features include the verandah (added).
 Statement of Significance Not Assessed
 Recommended Alterations
 Roof replaced, door (sympathetic - no recommendations)
 Hedge (sympathetic - reinstate original design) Fence
 (inappropriate - reinstate original design or sympathetic
 alternative) Bricks stuccoed (inappropriate - remove by
 approved method)

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

Spencer Street**624****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?** **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):**MMBW**

DP705 1895: shows no verandah, part 620-626?

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

624 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

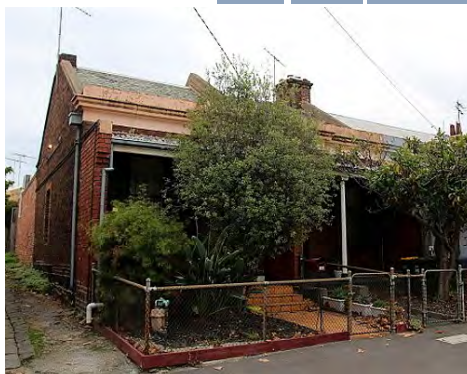
SURVEYED PLACES

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****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** **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

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.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Door, fence (inappropriate - reinstate original design or sympathetic alternative)
 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: 108910

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****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** **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)**

630 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

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 verandah decoration.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Fence, chimney (inappropriate - reinstate original design
 or sympathetic alternative)
 Other Comments

MMBW

DP705 1895: shows different building

Property number: 108909

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****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** **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)**

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

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, gate (inappropriate - reinstate original design or sympathetic alternative)

MMBW

DP705 1895: shows different building, vacant

Property number: 108908

**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? 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)
 634 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

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? 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)
 636 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
 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)

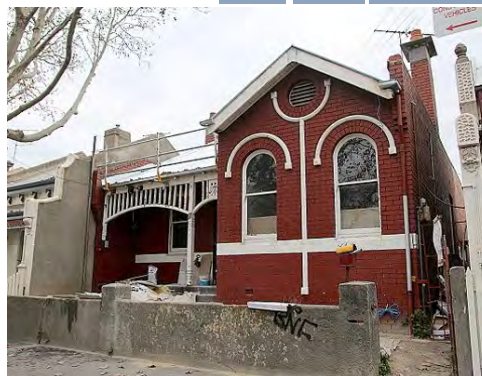
BIF 1991 shows different fence to existing

MMBW

DP705 1895: shows different building, vacant

Property number: 108906

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? 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):**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'
 (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)

1902, 235 see above

1915

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

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?

 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)

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, 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)Chimney part 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:** 108904

SURVEYED PLACES

Spencer Street	646	Emma Terrace, part 644-650 Spencer Street
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**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)?

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 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)
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
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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)? 1875-1900

- 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?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 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)

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

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)

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

SURVEYED PLACES

Spencer Street	649	Wool store
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**Survey Notes:**

Early Victorian-era stone party wall embedded in east side wall of building (was '645' in 1895); refaced, sawtooth.

645-649 Gordon, Chas. G., wool buyer

1930-5 vacant

1925

643 Walsh, John

645 Halliday, Mrs Eliz.,

confr

647-9 Black, W. & E., scntfc inst mkt's

Property number: 108883

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
- 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**

'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

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?** 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)**

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, 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) Verandah frieze (sympathetic - no recommendations)

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:** 108901

SURVEYED PLACES

Spencer Street	652	-656	Poster billboards on vacant land
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**Survey Notes:**

Corner site - current poster use is unrelated to existing Heritage Overlay Area character but has been used as such since Edwardian-era.

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?

HO3 North & West Melbourne 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):**MBBW**

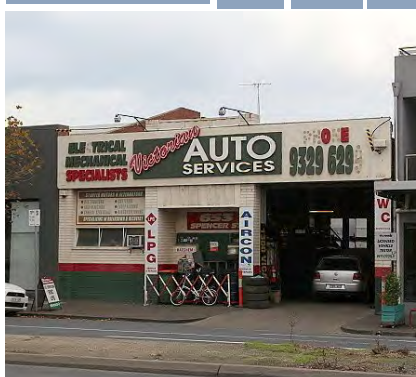
DP705 c1895 shows detached house

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

Property number: 108900

Spencer Street	653		
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**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?

HO3 North & West Melbourne 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:
 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		
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**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
- 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?

8.2 Housing the population

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	Primitive Methodist Church parsonage
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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: 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)? 1883-4

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

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

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

10.2 Belonging to a religious denomination

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Heritage Places Inventory July 2015**

D3

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

SURVEYED PLACES

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 now 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. Wiberly 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, MI.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.

Hermes, no BIF

Victorian Heritage Database

E. Mclver:

- 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 Mclver, 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

SURVEYED PLACES

8882 Primitive Methodist Church, Bendigo Cox, George Reilly 1864 9 21
 10706 Primitive Methodist Church, Prahran Cox, George Reilly 1865 12 9
 8807 Primitive Methodist Church, Ballarat Doane, J A 1868
 11031 Primitive Methodist Church, Sebastopol. J A Doane 1868
 10287 Carlton VIC Churches Matthews, Peter 1877 4 6
 9379 Primitive Methodist Church at Essendon. McIver, Evander 1882 7 10
 10271 Primitive Methodist Church at Carlton. Mc Iver, Evander 1884 2 9
 8727 Primitive Methodist Church, Box Forest . Mc Iver, Evander 1885 6 24
 10520 Primitive Methodist Church, (wood), South Yarra. Connop, Charles E 1885 8 19
 36130 parsonage for Primitive Methodist Church at Williams-town Anderson, J M 1889 3 30 Primitive Methodist Church Armadale Kirkpatrick & Giles 1891 new brick front to Primitive Methodist Church, Port Melbourne Ashworth, Thomas Ramsden 1892'

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...'

Sands & McDougall Directory of Victoria**E side, Abbotsford to Dryburgh St**

1952
 660 Launder, William G

1930
 Abbotsford at
 660 Grenfell, Isidore J.
 Dryburgh at

1904
 Kain, William J

1893
 660 Goye, Rev William ,
 Primitive Methodist Church - Goye, Rev Wwilliam

1880
 Primitive Methodist Sunday School

Property number: 108899

Spencer Street 661 -667

**Survey Notes:**

Corner site

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
 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

'Two single and double storey co-joined brick warehouses. Refurbished in 2002 with 661-663 converted to a commercial kitchen and 665-667 to an office. '

Property number: 568593

SURVEYED PLACES**Spencer Street****669****-671****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?**

HO3 North & West Melbourne 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**Spencer Street****673****-683****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 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, 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

Spencer Street	685	Australian Workers Union
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**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)? 1960s-

- 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Two storey concrete/brick building. Built mid 1960's extensively refurbished 2002.'

Property number: 108890

Spencer Street	693	Severn Cottage
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**Survey Notes:**

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.

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? 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)**

693 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

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

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?

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)
 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

Property number: 108892

Spencer Street

697

John Young'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: 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? 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)**

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

Bricks painted (inappropriate - remove by approved method) Parapet urns (inappropriate - reinstate original design or sympathetic alternative) Recommendations - 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'

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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,...

1893

John T Young

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cite

1887-8, 214; 1896-7, 214

City of Melbourne Valuers Books

1891, 200

John Young owner-occupier BH 5 rooms, 18x132 £40 (Ward)

1900, 221

John Young owner-occupier BH 5 rooms, 18x132 £26

North and West Melbourne Conservation Study (1983)

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

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).

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.

Recommendations - Repaint in typical or original colours, consider zoning provisions to maintain residential form and use.

Property number: 108893

SURVEYED PLACES

Spencer Street

699

Claremont or part
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 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)

None.

References (if any):

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

699 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 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/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.

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

SURVEYED PLACES

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

Spencer Street**701****Annie Cottage or part Hardie's row houses****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**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?**
- 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)
 701 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

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.

Recommended Alterations
 Bricks painted (inappropriate - remove by approved method)
 Recommendations - Repaint trim in original or typical colours, 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.

Recommendations
 Repaint trim in original or typical colours, consider restoration of No. 699, consider zoning provisions to maintain residential form and use.

Property number: 108895

SURVEYED PLACES

Spencer Street	703	Glenarra 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)?

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)? 1883

Creation era?

Early Victorian-era

Victorian-era

Edwardian-era

Interwar

Post WW2

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?

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):**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)

703 SPENCER STREET WEST MELBOURNE 3003

Heritage Gratings

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

First Owner

Integrity Fair

Condition Fair

Original Building Type Residence

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/Notable Features

Notable features include the verandah and fence.

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.

Statement of 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.

Recommended Alterations Recommendations - Repaint in

typical or original colours, consider zoning provisions to

maintain residential use and form.

Lewis, M. Australian Architecture Index:

Callinan

`72565 Callinan, Anthony F - 87 Stanley St Callinan,

Anthony F West Melbourne VIC City of Melbourne

registration no 316 [Burchett Index]. Fee 1.15.0 two-

storey house Spencer St 1888 0 -2'

McKenzie, West Melbourne

(none in Spencer St)

`71902 Adams & Hardy McKenzie, - West Melbourne VIC

Houses Elliot, -1872 10 15

72713 McKenzie, Alex - Abbotsford St McKenzie, Alex

West Melbourne VIC City of Melbourne registration no

4099 [Burchett Index]. Fee 1.0.0 add two apartments in

bluestone and brick to rear of house Abbotsford St- west

of Spence 1870 09 3

72599 Webster, Walter - Hotham McKenzie, Alexander

West Melbourne VIC House 1865 03 11'

Planning register online

`Permit Number CM-17597

Date Received 16/08/1991

Address of Land 703 Spencer Street WEST MELBOURNE

VIC 3003 (Zone DDO26)

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

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.

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'

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.

SURVEYED PLACES

Spencer Street	707	Loch-End or Gillespie's 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)?

Existing grading: **B** 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)? 1884

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):**Newspapers:**

'The Argus': 6/11/1889

'GILLESPIE. —On the 5th inst., at his son's residence, Brighton, William Gillespie (of Hall and Gillespie), father of Mrs. Featherstone, Richmond, and Mrs. Dobson, Sydney, in his 67th year. '

'Table Talk' (Melbourne, Vic. : 1885 - 1939) Friday 6 December 1889

'WILLIAM Gillespie, of Dryburgh-street, Brunswick cartage contractor, by his will dated October 31, 1889, appointed James Story Gillespie, of Elwood-street,

Brighton, accountant, and John Featherstone, of Highett-street, Richmond, executors and trustees. He bequeathed all his furniture, pictures, books and chattels to his sister-in-law, Elizabeth Hall, absolutely. He left his estate in equal shares to his daughters, Elizabeth Fetherstone, Mary Ann Dobson, his granddaughters Rosamund Mary Jane Hall, Elizabeth Ann Hall, the two children of his deceased daughter, Christina Hall, on their attaining the age of 21 years. The will was sworn at £2095 real, and £3812 personal. Total, £5907.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 20 March 1890

Gillespie estate sells North Melbourne property.

'Lot 1. Dryburgh-street, on which is erected a bluestone house, containing four rooms, &c.

Lot 2. All that piece of land having a frontage of 16 fc. 7 in, to Dryburgh-street, on which is erected a blue-stone house, containing six rooms. &c.

Lot 3. All that piece of land having a frontage of 43 ft. 64 in. to Dryburgh-street, on which is erected weatherboard stabling for sixteen horses, all paved, water and gas laid on'

also Munster Terrace

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 have a frontage of 76 ft., consist of a cellar and three

flats, and are fitted with a hydraulic lift, capable of raising

two tons. The cellar is principally used for the storage of

oils in bulk, also paints, white lead, &c., and iron. The

ground floor is devoted to office accommodation,

packing, oils in drums, dry colors and sundries. The

paperhangings department occupies the entire first flat,

and affords facilities for keeping a very large stock of the

SURVEYED PLACES

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

(Differs from the V&M 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 "fulfil 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 1980'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'

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

705 TO 707 SPENCER 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 William Pitt

Builder

First Owner

Integrity Good

Condition Good

Original Building Type Residence

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 two latter owners leased the house to William Tralor 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/Notable Features

Notable features include the verandah, fence and bricks. 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. Statement of 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

SURVEYED PLACES

importance.

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 Tralor 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

SURVEYED PLACES

Spencer Street	709	-713
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**Survey Notes:**

Corner site.

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?

HO3 North & West Melbourne 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**

`Single storey brick building.
Primary landuse:
Office.'

Property number: 108898

Stanley Street	8	Jesmond, or Dixon house
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**Survey Notes:**

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.

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
- 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)

City of Melbourne should submit this place to Heritage Victoria for addition to Victorian Heritage Register as of State significance, given historical associations.

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.

SURVEYED PLACES

HENRY ALLISON, undertaker, 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.

Auditors.-James Dixon, William Boyd.

...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, undertaker, 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 td 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 DEFALCATIONS.

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 bad 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 CLABKE'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

SURVEYED PLACES

Registration Year: 1862
 Registration Place: Victoria
 Registration Number: 3448'

Death Index

`Name: Jas Dixon (junior)
 Birth Year: abt 1862
 Age: 30
 Death Place: Hotham, Victoria
 Father's name: Jas
 Mother's name: Dinah Watson
 Registration Year: 1892
 Registration Place: Victoria
 Registration Number: 10575'

David Blair in the Australia, Marriage Index, 1788-1950

`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 Year: 1862
 Registration Place: Victoria
 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

SURVEYED PLACES

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 (blackening 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 Gloster 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)'

Sands & McDougall Directory of Victoria 1893

Stanley St-N side

SURVEYED PLACES*Chetwynd St*

2 Barber, Charles, cooper

8 Proud, John T.

*Right-of-way**Eades pl**King St***Blair**

Blair, David, Simpson-st, E, M

Blair, David, 475 Collins-st

Blair, David, 16 Sutherland-rd south, Arm.

Blair, David, jun, timber yard, Lorimer-et, S. U.

Blair, D., Jun ('Trapp, Blair & Co), Alexandra-st, St.K.

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)

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

SURVEYED PLACES**Stanley Street****17****Survey Notes:**

Corner site, bricks painted over and altered, reducing integrity.

1942

King St

11-13 Vesta Battery Co Pty Ltd. battery mnfrs

15 Modern Car Renovating Wits Pty Ltd, mtr body reprs

17 Taylor, Miss E., grocer

Property number: 108997**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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

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.

SURVEYED PLACES**Stanley Street****19****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? 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?

5.3 Developing a large, citybased economy

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.

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)? 1960s

- 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)

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****25 -29****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
 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?

- 5.3 Developing a large, citybased economy
 5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`Single storey brick industrial/warehouse building. Built early 1970's.'

Property number: 109000**Stanley Street****31 -47****Edments Bulk store, later Dickins, S. E., Pty Ltd, grocers****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 date (if available)? 1930

- 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?

- 5.4 Developing a retail centre

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, grcrs

SURVEYED PLACES

1935
31-47 Edments Bulk store

1930
store being built

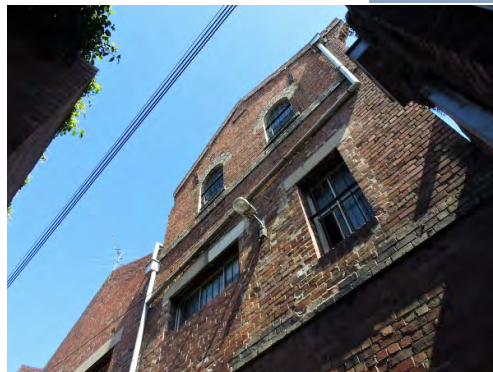
Property number: 109001

Stanley Street

31

-47,
rear

Melbourne Brewery,
later Tasmanian
Brewery also Burton
Brewery, part

**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

Existing

Streetscape Level: 3

Proposed

Streetscape Level: 3

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

Is the place in a Heritage Overlay?

No Proposed: Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part, 31-47, rear 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

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.

Revise Heritage Places Inventory July 2015.

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
 CT-4758/433
 Lot 1 TP434451G
 CT-4758/434
 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/PO, 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 13 February 1885
 `The Tasmanian Brewery recently opened' in Stanley-

street, West Melbourne, has already tapped its first brew, which is very satisfactory, and likely to command an extensive sale in Melbourne and suburbs. Messrs James and Co., the proprietors, are brewing a similar ale which obtained such a large sale in Tasmania, the special feature being that the new beverage ... gives a most pleasant and refreshing draught most acceptable to the palate.'

`North Melbourne Advertiser' (Vic. : 1873 - 1894) Friday 6 March 1885 advertisement
 `W. J. JAMES & CO.,
 PALE ALE.
 TASMIANIAN+ 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 fine 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.

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 engr

49 Killeen, John

1893

27 Vacant

29 Albion htl-Stubbs, Mrs

Vacant

(alphabetical Montggomeryy 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

Stanley Street	49	-59
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**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?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

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

Stanley Street	61	-63	Bevan and Edwards bulk store, part 61-67 Stanley 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: 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)? 1914

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

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?

HO469 61-67 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?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Heritage Places Inventory July 2015**

Stanley Street 61-63 D 3
Stanley Street 65-67 D 3

North and West Melbourne Conservation Study (1983)
c1900, graded E

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

61 TO 63 STANLEY STREET WEST MELBOURNE 3003
Heritage Gradings

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

1915, 2475

Bevan & E P/L 61 Stanley land x-out to B Store 44x138
£100 x-out to 80 (noted Bldg £1230)

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
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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.

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)? 1873-

- 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?

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
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**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?
- 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: 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)

Proposed Heritage Overlay: Alfred Hasker, 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.

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

Macarthur Street and St Andrews Place East Melbourne, Melbourne City'

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/2089#sthash.DMwBQRiS.dpuf>

'Tram Shelter

St Kilda Road and Dorcas Street Melbourne, Port Phillip City'

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/2319#sthash.xDcb1zW7.dpuf>

Barrett Burston web site 2016.

<http://www.bbmalt.com.au/>

'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

SURVEYED PLACES

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?** **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?**

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

Hermes, i-Heritage,
No entry

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
Sth side
1893,
65 Walker, Mrs D
1904
65 Walker, Mrs Elizabeth
1880
(31 Gilligan)
33 Walker, David

Property number: 109004

Stanley Street

69

**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
 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**

Shows as 69

`Single storey brick building built in the 1950's.'

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****Industrial S'ery
Engineers Pty. Ltd.****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 Engrns Pty Ltd, engrns
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)?

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)? 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

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):

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:

SURVEYED PLACES

'Bendigo Advertiser' 5/2/1880
List of Shareholders in the Great Extended Hustler's Gold Mining Tribute Company (No Liability includes Moses Park, gentleman of Melbourne)

North and West Melbourne Conservation Study (1983)

Survey data: '95-7 c1880, fence, graded D SE ROW'

Probate, VPRO

'Moses Park Gentleman Melbourne 3 Jun 1898 68/258 VPRS 28/P0, unit 870; VPRS 28/P2, unit 487'
Real £580, personal £1670- two four-room brick cottages with slate roofs in fair repair, in Stanley Street part CA 9, 10/52 36'x102' £580

Australian Bureau of Statistics

Retail Price Index developed by the Australian Bureau of Statistics.

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

95 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.1878

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

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.

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

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.

Statement of 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, 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

Stanley Street	95 -101	Row house streetscape, 95-101 Stanley Street
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**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)?

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? 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?

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 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

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 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'

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

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

Stanley Street

97

Moses Park's row houses, part 95-101 Stanley Street

**Survey Notes:**

Streetscape extends into Spencer Street. 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)?

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)? 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

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 95-97 D 3
Stanley Street 99 D 3
Stanley Street 101 D 3

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'

SURVEYED PLACES**Newspapers:**

`Bendigo Advertiser' 5/2/1880

List of Shareholders in the Great Extended Hustler's Gold Mining Tribute Company (No Liability includes Moses Park, gentleman of Melbourne)

North and West Melbourne Conservation Study (1983)

Survey data: `95-7 c1880, fence, graded D SE ROW'

Probate, VPRO

`Moses Park Gentleman Melbourne 3 Jun 1898 68/258

VPRS 28/PO, unit 870; VPRS 28/P2, unit 487'

Real £580, personal £1670- two four-room brick cottages with slate roofs in fair repair, in Stanley Street part CA 9, 10/52 36'x102' £580

Australian Bureau of Statistics

Retail Price Index developed by the Australian Bureau of Statistics.

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

97 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.1878

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

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.

Integrity Good

Condition Good

Original Building Type

History

Not Assessed

Description/Notable Features

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.

Statement of 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.

Grading Review

Previous grading of D confirmed. The houses are representative and substantially intact examples of their type and style.

Property number: 109008

SURVEYED PLACES

Stanley Street	99	James Burns row houses, part 95-101 Stanley Street
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**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? 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?

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'

'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

SURVEYED PLACES

owned by a Mrs Burns, each with an Annual Average Value #22.

Property number: 109009

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.

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.

Grading Review

Upgraded from E to D. The pair is a representative and substantially intact example of its style and type.

SURVEYED PLACES

Stanley Street	101	James Burns row houses, part 95-101 Stanley Street
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**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? 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?

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.

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Electoral Rolls

1914 Burns family at 107, 109 Stanley Street.

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

101 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

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

Other Comments 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

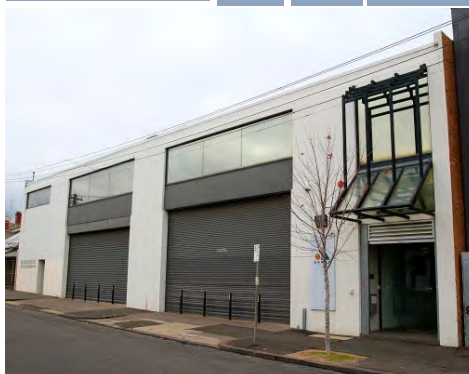
The houses at 99-101 Stanley Street, West Melbourne, are of local aesthetic and historic interest. Reasonably intact externally, albeit painted, the houses are typical examples of modest late nineteenth century dwellings which were constructed in large numbers in West and North Melbourne. The houses are important elements in the streetscape.

Grading Review

Upgraded from E to D. The pair is a representative and substantially intact example of its style and type.

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

SURVEYED PLACES**Stanley Street****115****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
 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**

`3 storey concrete apartments with gnd level parking. Built 2007'

Property number: 109013**Stanley Street****123 -125****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
 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.

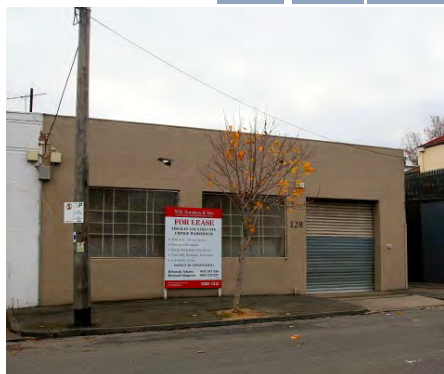
References (if any):**City of Melbourne online maps**

`A three storey concrete apartment with ground level parking. Built and subdivided into five units in 2007. '

Property number: 109014

SURVEYED PLACES

Stanley Street 124 -128



Survey Notes:

Sawtooth roof profile, corner site to lane, adding prominence; altered and refaced, 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)? 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)

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

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.

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
 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):

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

127-9 G.P.O. (store)
 135-7 Welland & Gwynne Py Ld, mtr bdy rprs
 139-41 Joyner, H., & Sons, blksmths
 149-53 Pura Engrng Co Pty Ltd, sht mtl wkrs
Adderley st

1935
 113 Bell, Jas. E.
 115-25 Clegg & Kemp Py Ld, jam mnfrs
 123-5 Victor Battery Co
 127-9 Bush's Cnfrty Pty Ltd
 135-7 Linard & Son, metal wkrs
 139 Jones, J. H., bot dlr
 141 Joyner, H., & Sons, blksmths
 149-53 Vacant
Adderley st

1930
 113 Bowles, Chas. E.
 115-25 Clegg & Kemp, Jam mnfrs
 123-5 Victor Storage Btrs Pty Ltd
 127-31 Vacant factories
 135-7 Linard & Son, metal wkrs
 139-41 Hall & King, wood workers
149-53 Factory being built
Adderley st

1925
 113 O'Shea, John
 115-25 Clegg & Kemp, Jam mnfrs
 127 Vacant
 129 Snell, Mrs O.
 131 Skidmore. Mrs M
 135 Express Marine Eng Co, engnrs
 137 Ward, M. J.. eninlr
 139 Express Marine Eng Co., engineers
 141 Parry & Taylor, Pty Ltd, shop fitters
 149 Vacant
 153 Gillard, Ernest, grer
Adderley at

Property number: 109015

Stanley Street **130 -136** **Doyle, Samuel**
bakery

**Survey Notes:**

Altered, 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)? 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):**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,
mnfg 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?

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

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

SURVEYED PLACES

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 ... - street, 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

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)

Sands & McDougall Directory of Victoria

1942

STANLEY ST—N SIDE

Spencer st

126-34 Foster Clark (Aust) Ld, custard powdr mfrs

138-40 Collins & Keogh Py Ld, engnrs

1935

STANLEY ST—N SIDE

Spencer st

126-134 Doyle, Saml., bkr

138-40 Rydal Knitting Co Pty Ltd

142-4 Fernshaws Pty Ltd, mnfg chmsts

1930

STANLEY ST—N SIDE

Spencer at

130 Vacant

126-134 Doyle, Saml., 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 flrs, stables £520)

Property number: 109046

SURVEYED PLACES

Stanley Street	142 -144	Doyle's factory, later Fernshaws Pty. Ltd., manufacturing chemists
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**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?

Victorian-era Early Victorian-era

Edwardian-era Interwar

Not assessed for heritage values Post WW2

What are the heritage values of 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

area on the side wall. Occupiers included the Plywood & Trading Co Pty Ltd, Rydal Knitting Co Pty Ltd and Collins & Keogh Pty Ltd, engineers.

Sands & McDougall Directory of Victoria

1942

STANLEY ST—N SIDE

Spencer St

126-34 Foster Clark (Aust) Ld, custard pwrdr mfrs

138-40 Collins & Keogh Py Ld, engrns

142-4 Lord, F. J., & Son, prntrs

1935

STANLEY ST—N SIDE

Spencer st

126-134 Doyle, Saml., bkr

138-40 Rydal Knitting Co Pty Ltd

142-4 Fernshaws Pty Ltd, mnfg chmsts

1930

STANLEY ST—N SIDE

Spencer at

130 Vacant

126-134 Doyle, Saml., bkr

138-40 Plywood & Trading Co Pty Ltd, tmbr

142-4 Vacant

1925

residential

Property number: 109045

SURVEYED PLACES

Stanley Street	152		
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**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
 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 warehouse built 1930's (sic).'

Sands & McDougall Directory of Victoria

1942

152 Moloney, Miss Cath.

154-70 C'wealth St1 Co Ld, stl merchts

172 Bell. J., brsndr

1962

152 Moloney, Miss Cath.

Property number: 109044

Stanley Street	154	Brown's factory also Commonwealth Steel Company
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**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

Existing Streetscape Level: - Proposed Streetscape Level: 3

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

Creation date (if available)? 1938

- 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

- 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 assessment 2015:**

(Assessed 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

SURVEYED PLACES

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.'

'The Argus': 30/11/1949 Advert.

'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., brsndr

Adderley st

Property number: 109043

Stanley Street

162 -170

**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? 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**

'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., brsndr

Adderley st

Property number: 109042**Stanley Street****172****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?**

5.3 Developing a large, citybased 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., brsndr

Adderley st

Property number: 109041

SURVEYED PLACES**Stanley Street****173****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
 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 factory built 1960's.'

Sands & McDougall Directory of Victoria

1962

Falcon Engineering P/L (Vic)

Property number: unknown**Stanley Street****175****Falcon Engineering
Pty. Ltd. (Vic)****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)? 1960s?

- 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)

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

Stanley Street	176	Speciality Steel and Hardware Manufacturing Company, former
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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
 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
 `Dwelling (House)`. Image as existing

Sands & McDougall Directory of Victoria
 1962
 Speciality Steel and Hardware Manufacturing Company

Property number: 109040

Stanley Street	178	
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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
 `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

Decision Permit 29/08/2007
Expiry Date 29/08/2009'

Property number: 110861

Stanley Street

179

**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)? 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):**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

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:** -**Existing Streetscape Level:** - **Proposed Streetscape Level:** -**What date or era does the place express (if any)?****Creation date (if available)?** 2001?

- Creation era?**
- Early Victorian-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**

'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

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: -

Existing Streetscape Level: - Proposed Streetscape Level: -

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

Creation date (if available)? 2001?

- 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**

`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

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? 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**

`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

Application Status Permit Issued
Decision Permit - 24/07/2013'

Property number: 109018

Stanley Street **186**



Survey Notes:

Not assessed. Upper level development of industrial site?

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
 - 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

`4 storey brick townhouse with gnd level parking. Built 2000.'

Property number: 558175

SURVEYED PLACES

Stanley Street	187	Lourdes, Hannah Smith's house and dairy
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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: **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
 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: Lourdes, Hannah Smith's house and dairy, 187 Stanley Street, West Melbourne, added to HO3 North & West Melbourne Precinct.

- Contributory to precinct Not significant or contributory
 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

1915
183 Donnelly, Wm.
185 Saker, Mrs Jane
187 Kinsella, Mrs Mary
Smith, Mrs Hannah
191 Carmody, John T.

1904
183 White, Michael
185 Vacant
187 Smith. Mrs Hannah dairy
191 McClonnan. Thomas

1893
187 Smith. Mrs Hannah

City of Melbourne Valuers Books

1915, 2506
Hannah Smith owner-occupier 187 BH 6 rooms 36x77
£32 x-out to 34
(Dott)

1920, 2437
David M Dott x-out to John J T Kinsella as owner (191
xout to 187) BH 6 rooms 36x77 £34

Property number: 109019

Stanley Street

191

William Cullen's
house or Ballydavid
House, part 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: 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)? 1887

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' (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 926; VPRS 28/P2, 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

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

MMBW

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
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)

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 Horne, 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
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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**

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
 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:**

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. '

'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 926; VPRS 28/P2, 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

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

MMBW

DP727 1895: shows

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)

Cullen genealogy blog, web site 2015

Cullens of Carrick, Ballinlough, Co. Roscommon, Ireland Gerry Cullen of Australia sent me this story:

"My great great grandfather was James (or at least we are led to believe from one old land notice) who was said to be married to Sarah Cullen, of Carrick, Ballinlough, Co. Roscommon, Ireland. Sarah died circa 1861 and the land and house was inherited by my great grandfather Michael Cullen who was married to Mary Scarry, Michael was born circa 1829 and died 1881 aged 52. Therefore his mother Sarah would have been born in the early part (or possibly even before) the 1800's.

"There is no mention of James Cullen in any other documents but an Andrew Cullen appears between the years 1832 and 1840's and I am anxious to find out if this

SURVEYED PLACES

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**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 Horne, 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: 109021

SURVEYED PLACES

Stanley Street	195		
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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: 3 **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)

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

Conservation Study Details
Precinct Conservation Management Plan
North and West 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
Verandah detail gone-as 199 (inappropriate - reinstate original design) fences replaced; window replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 109022

SURVEYED PLACES

Stanley Street	197		
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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: 3 **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)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015
195-201 D3

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

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
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)

MMBW

DP727 1895 shows as part 195-203, 5 row houses

Property number: 109023

SURVEYED PLACES

Stanley Street	199	Rose
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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: **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):**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

SURVEYED PLACES

Stanley Street	200	Grier house
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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) 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)?

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)? 1869

Creation era?

Victorian-era Early Victorian-era

Edwardian-era Interwar

Not assessed for heritage values Post WW2

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

Aesthetic value Historical value

Scientific value Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory

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

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.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 Easton 98 BH 3 rooms £24

(Tait x2)

1870, 2028

(John Condron)

SURVEYED PLACES

Thos Greer Lumpner, owner-occupier 98 BH 3 rooms £24 (Tait x2)

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

Stanley Street**201****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
- Early Victorian-era
- Interwar
- Post WW2

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?

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)**

201 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

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
 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)

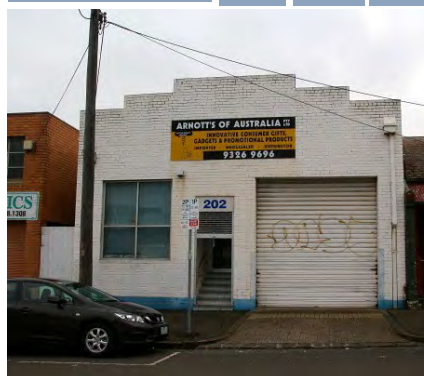
MMBW

DP727 1895 shows as part 195-203, 5 row houses

Property number: 109025

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
 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**

'Single storey brick factory built late 1940's.'

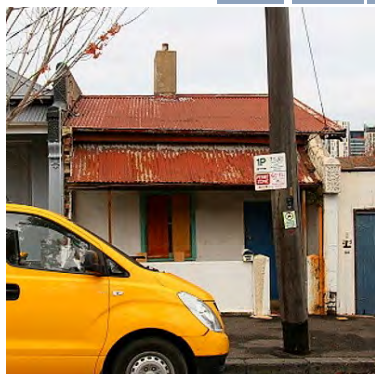
Sands & McDougall Directory of Victoria

Adderley st
 200 Short, Robt.
 202 Vacant
 206 Morrison, Patrick

Property number: 109037

SURVEYED PLACES

Stanley Street	203		
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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: **3** 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 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)**

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

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
 Verandah detail gone; verandah/side wall altered;
 chimney altered; door altered; fence replaced
 (inappropriate - reinstate original design/sympathetic
 alternative)

MMBW

DP727 1895 shows as part 195-203, 5 row houses

Property number: 109026

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
- 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**

'Single storey (sic) brick warehouse built 1950's.'

Property number: 109036**Stanley Street****207****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?**
- 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

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 PI 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 Crilpt., 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?

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

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

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 Crlpt., 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: unknown

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**

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? 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?

5.5 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

SURVEYED PLACES

Stanley Street	211	Australian Biscuit Company's row houses, part 205-221 Stanley Street
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**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? 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
 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 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: 109028

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?** **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

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 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

Stanley Street	215	Australian Biscuit Company's row houses, part 205-221 Stanley Street
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**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**

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 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
 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 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: 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?** **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

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 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

SURVEYED PLACES

Stanley Street	218	-228
-----------------------	------------	-------------

**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?**
- 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**

2 storey brick/concrete warehouse/office built 1994.

Property number: 109035

Stanley Street	219	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. Fence replaced.

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?**
- 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):**North and West Melbourne Conservation Study (1983)**

Survey data: `207-221 c1900 D fence 219-21 NE Railway PI 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

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 Crlpt., 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**

**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)?

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?

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

Survey data: `207-221 c1900 D fence 219-21 NE Railway PI 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

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 Crlpt., 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: 109033

**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)? 1920, 1928

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?

5.5 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

SURVEYED PLACES

with top lights to façade.

1928 10649 230-236 £3000 erection of factory

'Proposed Factory' P G Fick & Son Architects- 'Widows Fund Buildings' on stamp; refers to earlier application 14059 as existing building at corner of Railway Place, 2 level 5 bay addition

1932 14059 £2000 reinstatement after fire

with plan of existing 'Printing House' owned by Fitchett Bros , designers RM & MH King Architects; new steel framed hopper windows and spandrels- refers to Building Permit Application 2419 and 10649, 22739

1943-5 'alts and additions' to factory

Building Permit Application June 1943, 22739

B.A. And D.B. Smith consulting engineers (electrical, water supply, municipal) 100 Queen St Fitchett Bros Pty Ltd. - roof plan, repairs, computations . Shows elevations with stitching room on ground floor, composing room first floor of western wing; General office on first level, machine room on ground with loading bay in east wing. New vents to machine room through office level.

AusPostalHistory.com web site 2015

'This advertising cover has a boxed FITCHETT BROTHERS Proprietary Limited PUBLISHERS, Managing Director: T. Shaw Fitchett, 167-9 Queen Street, Melbourne...1908 ... William Henry Fitchett, clergyman, writer and educator was born in 1841 at Grantham, Lincolnshire, a son of William and his wife Hannah Hubbard. The father, mother and five children settled in Geelong in 1849. William Henry's formal schooling was brief at a Wesleyan denominational school and he was mainly self-educated by his voracious reading. Multiple laboring jobs were replaced by his becoming an accredited local preacher in 1865 and the following year he entered the Wesleyan ministry with positions at numerous Victorian towns from 1866 until 1881. In 1870 he married Jemima Shaw and in 1875 he graduated from the University of Melbourne with a B.A.

He was founding president of the Methodist Ladies' College Kew, Victoria in 1882 and was elected president of the Wesleyan Methodist Conference of Victoria and Tasmania in 1886. His career as a journalist and writer began with a weekly column, 'Easy Chair Chat' in the Methodist Spectator and Wesleyan Chronicle under the pen name 'XYZ' (1875-79). In 1882 he became the editor of the Southern Cross, a weekly religious paper, and in April 1900 his son, **Thomas Shaw Fitchett** (? ca.1871-1949), a printer and publisher ... became manager. In 1902, Thomas Shaw Fitchett published the New Idea, a women's magazine which became Everylady's Journal in 1911. William Henry wrote occasional articles for this as well as becoming editor in 1904 of his son's companion publication, Life. A run of T. Shaw Fitchett's WWI Military Life Magazine 1916-17 ...The popularity of new adventure comic strips was not lost on Fitchett Bros. Pty Ltd. of West Melbourne, the proprietors of the New Idea, Australia's oldest women's magazine. The company's founder, Thomas Shaw Fitchett, couldn't have failed to notice the growing success that its main rival The Australian Women's Weekly, was enjoying with its new comic strip, Mandrake the Magician, which made its Australian debut on 1 December 1934.....Part of the New Ideas editorial response to this new competitor was to introduce new features.... the New Idea unveiled Buck Rogers as its new comic strip serial on 17 April 1936.'

MMBW

DP727 1895 vacant land adjoining 234

i-Heritage, Heritage Places Inventory June 2015

Not listed

Google Books

Fitchett WH *Ned Kelly and his Gang* Fitchett bros P/L West Melbourne 1925

Newspapers:

'The Age' 14/12/1918

'WE are the MANUFACTURERS of STEEL TUBING. ELECTRIC CONDUIT, CONDUIT FITTING, AUTOMATIC TUBE CO. LTD., 230 Stanley-street West Melbourne. '

'The Argus' (Melbourne, Vic. : 1848 - 1957)Thursday 10 November 1932

'FIRE AT FITCHETT BROTHERS.

Publications Unaffected.

Fitchett Bros. Pty 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. : 1854 - 1954) Tuesday 22

November 1932 p 9 Article

About restoring fire-damaged premises of Fitchett Bros. Plans prepared by Messrs. K. M. and M. H. King ... printing plant of Fitchett Bros. Pty. Ltd.. publishers, 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, Albt. G.

228 Richards, F. V., mnfg chmst

230 Fitchett Bros Pty Ltd, Publishers

230 "Life" (m), "New Idea" (w)

Railway pl

1935

224 Delbridge, Albt. 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

Railway

1925

228 Craig, Arth.

230 Kennedy, Francis

234 Wrout, Herhort

236 Fitchett Bro. Pty Ltd. box fctry

Railway pl

Railway

1920

236 Automatic Tube Co. factory

1911

Jones, Mrs Eliza, Carolin M&F Co. bulk store

City of Melbourne Valuers Books

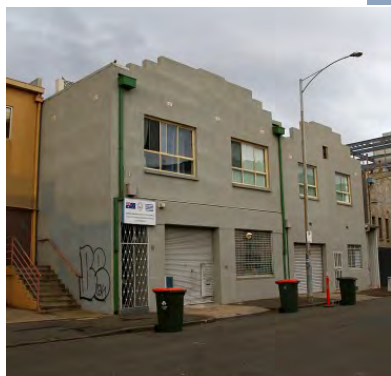
1930, 2278-9 owner-occupier Fitchett bros P/L 238 B W/H 2 flrs 101x64 £350; 234-40 B W/H 2 flrs 80x76 £330

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
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**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)?

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?

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 Diakrousis - 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

SURVEYED PLACES**Stawell Street****36 -56****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
 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**

`Two co-joined 2 storey brick warehouses. Built & subdivided 1998.`

Property number: 109154**Stawell Street****40****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
 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**

`Two co-joined 2 storey brick warehouses. Built & subdivided 1998.`

Property number: 110992

SURVEYED PLACES**Stawell Street****49 -53****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? 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)

Heritage Places Inventory July 2015 needs qualification- 49 Stawell Street in both North and West Melbourne.

References (if any):**Heritage Places Inventory July 2015**

49 D3 (49 Stawell Street, North Melbourne - Heritage Places Inventory July 2015 needs qualification)

City of Melbourne GIS base plan

shows as 51 Stawell Street.

City of Melbourne online maps

'4 storey brick apartment building with basement parking. Built & sub-divided 2004'

Property number: 109151**Stawell Street****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)? 1946-2015

- 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**

'Billy Hyde Stage Systems- Warehouse/Store.'

Property number: 110993

SURVEYED PLACES

Victoria Street	173	-181	Victoria Buildings or Walton's shop and residence row
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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: B
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?	<input type="checkbox"/> Early Victorian-era
<input checked="" type="checkbox"/> Victorian-era	<input type="checkbox"/> Interwar
<input type="checkbox"/> Edwardian-era	<input type="checkbox"/> Post WW2

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

<input checked="" type="checkbox"/> Aesthetic value	<input checked="" type="checkbox"/> Historical value
<input type="checkbox"/> Scientific value	<input type="checkbox"/> Social value
<input type="checkbox"/> Not assessed for heritage values	

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

<input checked="" type="checkbox"/> Contributory to precinct	<input type="checkbox"/> Not significant or contributory
<input checked="" type="checkbox"/> Significant individually	<input type="checkbox"/> 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

'POUND—WALTON.—On the 22nd inst., at Carlton, by the Rev. Wm. Allen, James Henry, eldest son of James Thomas Pound, R.N.R., to Selina Maude, eldest daughter of Robert Walton, of Carlton.'

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-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

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

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' 2 a dealer; James Nesbitt a fruiterer; and James Hogan a bootmaker.³

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'.⁴ This may mean the addition of a storey..⁵

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, paralleling 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

Victoria Street	183	-185	Infill
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**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? 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)

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
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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: **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)? 1870-72

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)

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 scrip. No bidding for advances. No premium charged to borrowers. Surplus profits divided every four years. Borrowers may redeem their property at any time upon equitable terms. President. Vice-President. Hon. Chas. MacMahon. Samuel Amess, Esq...

Trustees...

...H. G. 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 effect«, 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 February 1877

INSOLVENT COURT.

About Walter Henry Hughes, of Melbourne, late furniture dealer : Application for unconditional certificate. Adjourned for a week, for hearing.

'The Argus': 10/2/1877

'INSOLVENT COURT...

(Before his Honour Judge Noel)

SURVEYED PLACES

The meetings in the following estates were adjourned :-
John Henry Chads, 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

Hermes

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., btchr

185 Vaneed, Mrs E., tea & crcky shop

187 Slocombe, Mrs M., furniture wareho

Capel st

1910

183 Jones, R., btchr

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 grngrcr & pork shop

William, Fredk, fancy repository

Capel st

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)

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 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.

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**

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
 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?

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...

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 2 July 1896

'ALBERT HOTEL and BAKERY, Close to the Queen Victoria Market,

VICTORIA and CAPEL STREETS, WEST MELBOURNE.

Also,

W B COTTAGE NORTH BBIGHTON.

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, 1905 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 Age' (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...'

Lewis, M. Australian Architecture Index:

'71904 Pringle, Robert - Victoria St Hotham Pringle, Robert West Melbourne VIC City of Melbourne registration no 5186 [Burchett Index]. Fee 6.5.0 two-storey shops, dwelling & bakehouse Victoria near cnr Victoria & Capel 1873 01 7'

Sands & McDougall Directory of Victoria**1930**

Cape! st

195 Malone, Miss Annie, confr

197 Mirabella, N., pastry cook

199 Ellis, Mrs Emily, confr

199 Ellis, Herbert

201 Jones, Jas. A., crockery warehouse

City of Melbourne Rate Books North and West

Melbourne Conservation Study 1983 cite

195-7 Victoria Street

1873, 1280; 1876, 1272; 1899-1900, 456; 1881-82, 1309;

1890-91, 436; 1896-7, 457; 1877 , 1258

North and West Melbourne Conservation Study (1983)

V1:522

History -

These buildings were built as shops in 1873 for Robert Pringle, a baker of Hotham. By 1876, 195 was run as the Prince Albert Hotel (also listed as the Albert Hotel) 2 still under the ownership of Robert Pringle until near the turn of the century. His licensees included Alfred Hardham, Michael Coffey and Ellen Farrell. 3 197 was Pringles' own bakers shop being occupied later by other bakers such as James Shiels.4

Description -

A two-storey stuccoed brick parapeted former hotel, set on a corner site and built to the street alignment. A simple Italian Renaissance derived facade with arched fenestration, cornice, impost and string-moulds, and pilasters located around doorways and the former bar window. A similar upper level facade exists on 197. Integrity -Generally original, blind windows noted;

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

Victoria Street

197

-197A

Pringle's baker's 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**

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
 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):

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North and West Melbourne Conservation Study (1983)
195-197 Graded B in streetscape.

Hermes, i-Heritage

No entry or BIF

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V1:522

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SURVEYED PLACES

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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: 573406

Victoria Street**199****Pat Cleary's shop and residence****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)?** 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?**

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

SURVEYED PLACES

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

Victoria Street

201 -203

William Hughes
warehouse



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)? 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?

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

SURVEYED PLACES

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 had 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

Architectural Style

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

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)?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?

 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):**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

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 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? 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):

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

Victoria Street

209

Shop and residence,
part 209-211
Victoria Street**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: **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 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):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 209 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

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)

Property number: 109691

Victoria Street

211

Shop and residence,
part 209-211
Victoria Street**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: **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 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):

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

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)

Property number: 109692

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 i-Heritage search results: Abstract 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 represent (if any)?

Creation date (if available)? 1874?

- 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):

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,

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**Victoria Street****215**

Allison's shop and residence, part 213-215 Victoria Street, later Don Camillo coffee lounge

**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)?** 1873-4, c1955**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

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

SURVEYED PLACES

Precinct Conservation Management Plan
 North and West 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 Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features Not Assessed
 Statement of Significance Not Assessed
 Recommended Alterations
 Colours (sympathetic - no recommendation)

Trove (NLA)

1955, English, Photograph edition: Untitled Photograph
 [Three men having coffee at Don Camillo cafe, 215
 Victoria Street North Melbourne] by Giorgio Mangiamele,
 film maker and photographer
 `Untitled Photograph [Three men having coffee at Don
 Camillo cafe, 215 Victoria Street North Melbourne] by
 Giorgio Mangiamele, film maker and photographer. The
 café was originally opened in 1950 or 1951 by Dino
 Camillo who emigrated from Bavaria Treviso just before
 the outbreak of WW2. In 1950 he was joined by his
 brother Tarcisio and in 1953 they founded the Camillo
 Bros. construction company, which later also
 manufactured terrazzo tiles. This company was sold to the
 firm Gilberto Crema in 1966 when Tarcisio also returned
 to Italy for good. It is still operating [2001], under the
 name Crema Camillo Builders. From c1954 the café/
 restaurant was run for a few years by Mr. Pravisani [first
 name unknown]. It is believed that the coffee espresso
 machine installed at Don Camillo café was one of the first
 of its type to be imported to Australia from Italy. See
 P-00262 for a photograph of this machine. Italian Origin.'

Australian Dictionary of Biography, Volume 18, (MUP), 2012 (ADB) web site 2015

`Palmer, Ambrose Harold (1910–1990) by Bill
 Kent...Ambrose Harold Palmer (1910-1990), boxer, boxing
 trainer and Australian rules footballer...Palmer's
 determined and intelligent approach and his rather old-
 fashioned, gentlemanly attitudes and demeanour were
 vividly recalled, in both personal and professional terms,
 in the autobiography of his most famous pupil, the
 French-born John Famechon, a world-title holder whom
 he trained throughout the 1960s. He also trained other
 talented boxers such as Paul Ferreri, Mickey Tollis and
 Aldo Pravisani...'

Young Victor Boxing web site 2015

<http://www.youngvictorboxing.com.au/>

Cites Boxing Review 14/7/1961, advertising:

`Meet Aldo Pravasani at his Coffee Lounge 215 Victoria
 Street, West Melbourne where he welcomes personally
 friends from the Boxing World. DON CAMILLO ESPRESSO
 COFFEE LOUNGE...'

ALSO

`Aldo Pravisani passes away in Trieste Italy

May 13 2004

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 Coceano 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

SURVEYED PLACES

in the Melbourne CBD (although it actually outside the CBD). The cafe retains much of its original character, including Formica tables, a colourful terrazzo floor and neon blade signage.'

Don Camillo web site 2015

Don Camillo, Italian restaurant, long term occupier- `Don Camillo Café Restaurant ... cosy collection of memorabilia filled rooms all have a unique feel ...to heighten nostalgia, there is furniture and also the original terrazzo floor that has been there since the restaurant opened 28th August, 1955...

`Since opening August 1955, Don Camillo has made its name as one of Melbourne's iconic sports café restaurants. ... Don Camillo was one of the first three café's to open in the CBD. Remarkably it is listed in Melbourne historical café (coffee?) book...Italian style café culture. ... era now spanning some 50 years, ... the Gaggia method espresso machine has existed here, stemming from the early 1950s.

... another historic landmark in this city's coffee cultural history, "Don Camillo". ... original terrazzo floor and formicca (sic) tables...'

Graeme Butler, 2015- I have been told that boxing history was the major part of the early ownership (1980s) - now Sam Greco. World Champion Kickboxer & Owner of Don Camillo.

Newspapers:

Coffee lounges

`The Argus': 28/4/1871

`Royal Colosseum ...open on Sunday restaurant and Coffee lounge only...'

`The Age' (Melbourne, Vic. : 1854 - 1954) Friday 14 December 1928

`TEAROOM. COFFEE LOUNGE, Space to Let. Wonderful Opportunity.
New Window to Street '

`The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 25 August 1949

`WAITRESSES, WAITRESSES. PART TIME OR FULL TIME. SMART, BRIGHT GIRLS NEEDED. INQUIRE GIBBY'S COFFEE LOUNGE. 263 LIT. COLLINS-ST.

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.

`The Age' June 5, 2007:

The Gaggia men -Leanne Tolra

`...Giovanni Achille Gaggia had just perfected the modern espresso machine. Andrew Brown-May writes in Espresso, Melbourne Coffee Stories that Gaggia's machine, patented in 1947, "took a great step forward, triumphing over many

prior defects" and that the "sleek chrome magic of the machine seduced Europe".

In London, Bancroft saw its potential. "My father (Harry) was a dry cleaner and while I was in London he sold out of the business.

He came over and we visited the Gaggia factory. I talked him into buying a machine. We bought one Gaggia machine and the import licence for Australia."

The Bancrofts quickly established Il Cappuccino in Fitzroy Street, St Kilda, installing their first Gaggia machine. "It had interior brick walls, indoor plants and it seated 150 people," Bancroft says."

Morning, noon and night there were people queuing to get in. Police were called to keep the crowds in check." Within eight months they sold the business and opened El Cubana, in Toorak Road.

The purchase of that first postwar machine and licence launched Melbourne's cafe culture.

Gaggia machines were installed in the University Cafe, in Lygon Street next, then at Pellegrini Bar in Bourke Street and Don Camillo in 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-

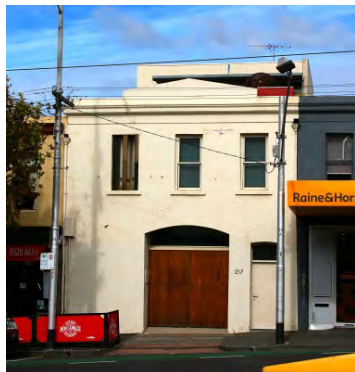
Alfred Allison owner of 213-221 (Allion trsutees have 209-211)

Mrs Levy (x-out to Thomas C Ham?) BS 4 R 18x66 £56

Property number: 109694

SURVEYED PLACES

Victoria Street	217	-219	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)?

Existing grading: D	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)? 1865

- 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?

- 5.4 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

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`Tenders for brick and rubble work of cottage- ALLISON, Undertaker, Victoria St'

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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 INDUSTR[ES].

...

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.'

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`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. : 1868 - 1954) Thursday 5 December 1940

`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.

SURVEYED PLACES

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 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 - 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 Cyclopeda of Victoria.

James Smith, 1904, Publisher Cyclopeda Co.

(Refer to a photograph, 'Cyclopeda 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'Shannessy 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

SURVEYED PLACES

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 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, hearses, 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 x 115' 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 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 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

SURVEYED PLACES

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, milnra.

229 Simpson, Will., chemist

William st

City of Melbourne Valuers Books

Graeme Butler & Associates 2015: Appendix 2:

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-

Allions' 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

Victoria Street

221

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: **C**

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?

 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

6.4 Disposing of the dead

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Newspapers:**

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`North Melbourne funeral establishment -Funerals furnished at the lowest charges

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SURVEYED PLACES

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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

SURVEYED PLACES

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'Shannessy 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 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, hearses, 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 x 115' and houses, etc.'
 part CA3/4 North Melbourne and houses

SURVEYED PLACES

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)**

221 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 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' (cites 523 '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-
Allions' 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-**

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

SURVEYED PLACES

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. Tiles added c 1910.

Property number: 109696

Victoria Street**223****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)?**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)?** 1900-1915**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 Not assessed for heritage values Historical 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)

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

SURVEYED PLACES

Building and History Information
 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 unpainted cement render;
 unpainted decorative brickwork; verandah roof and
 structure; notable design; cantilever original?
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Shopfront replaced (inappropriate - reinstate original
 design/sympathetic alternative)

Property number: 109697

Victoria Street

229

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: 2Proposed
Streetscape Level: 2**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
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne 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 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 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
 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? 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?

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

SURVEYED PLACES**Victorian Heritage Database**

Victorian Heritage Register: H2182

'Stained Glass Window at West Melbourne St. Mary's Star of the Sea Catholic Church

Location:

33 Howard Street, West Melbourne, MELBOURNE CITY, 3003

Local Government Area:

MELBOURNE CITY

Heritage Type:

Memorial Artwork, Window

Description:

Subject

The Ascension Pentecost

Inscription

Pray for Lieutenant Andrew Christopher Fogarty -....

Description & History

Few stained glass soldier memorials are to be found in Catholic churches and this is possibly the most significant and largest example to be seen in Victoria. The window was placed in St. Mary's Star of the Sea by the family and friends of Lieutenant Chris Fogarty and occupied the five lights of the south transept with the Ascension of Christ in the three central main lights, flanked by images of St. John and St. Mary. The lower panels were filled with the scene of the Holy Spirit Descending at Pentecost and the image of Christ in Glory filled the main tracery oculus. Chris Fogarty's late father, Mr. Thomas Fogarty, was twice Mayor of North Melbourne. His brother, medical officer Major Joseph P. Fogarty MC, OBE, survived the war.

Lieutenant Andrew Christopher Fogarty, was born on 28 January 1885, fourth son to Thomas and Cecilia Fogarty. Chris was educated at St. Patrick's College, Ballarat before studying medicine for two years, at Ormond College, University of Melbourne. His file papers listed his civilian occupation as 'grazier' when he enlisted on 26 February 1915. Some time after his enlistment he married Mary Agnes Fogarty. He joined 24 Battalion, sailing for the Middle East and Gallipoli on HMAT Euripides with 6th Brigade on 8 May 1915 after only two weeks at Broadmeadows camp and a month at Officer Training School. On 22 May he was commissioned 2 Lieutenant and full Lieutenant on 26 August 1916; he was killed in action 29 November 1915. He was buried in Browns Dip Cemetery near Anzac Cove and then reinterred at Lone Pine Cemetery in 1923.

References & Acknowledgements

AWM Roll of Honour; NAA : B2455, Fogarty AC; Argus 15 December 1915, p.1; 14 May 1917, p.6; Advocate, 19 May 1917, p.29.

With thanks to Mike Fogarty, descendant of Joseph Fogarty.

Year Construction Ended:

1917

Conflicts Commemorated:

First World War 1914-18

Designers/Architects:

Dancey, George H , Brooks, Robinson & Co.'

i-Heritage search results: Abstract of Building Identification Form (BIF)**33 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 Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

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 traceried 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 gently scalloped profile, spade (or similar) head, timber picket, and the grounds envisaged included partieres 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

SURVEYED PLACES

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.

Description

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minor importance compared to the scale of the church. 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.

Recommendations - Rebuild picket fence as desired.

Property number: 105013

SURVEYED PLACES

Victoria Street	279	Stedeford's shop and residence row part 279-285 Victoria 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
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
- Scientific value
- Not assessed for heritage values
- Historical value
- Social 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?

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.,
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'Mercury and Weekly Courier' (Vic. : 1878 - 1903) Thursday 3 December 1896

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'Prahra 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.'

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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 chairman 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 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

'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.

Lewis, M. Australian Architecture Index:

'12 OCT 1880 City of Melbourne registration no 8541

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;
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
R.C. book depdt
288 Cain, .Iohn, 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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1880-1 the first tenants remained there until after 1900.
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SURVEYED PLACES

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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

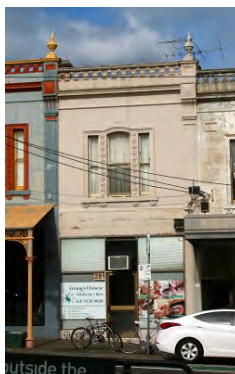
Consider replacement of shop fronts and verandah to existing details; repaint in typical or original colours; use lower level signage, as guidelines; record details of 285 shop front for restoration data; re-zone to local business to ensure preservation in use and form.

Property number: 109699

Victoria Street

281

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 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:**

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17 December 1873

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SURVEYED PLACES

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SURVEYED PLACES

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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.

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Retail Price Index developed by the Australian Bureau of Statistics.

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`12 OCT 1880 City of Melbourne registration no 8541

[Burchett Index]. Fee 6.13.0 three shops & dwellings
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no architect entered
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also

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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'

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[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.

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Stedeford owned considerable property around the area.

(Refer to 19 Howard Street, 297-307 Victoria Street

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Condition Fair

Original Building Type

History Not Assessed

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include intact shop front; post supported shop verandah.

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Architecturally, a well composed and near original group,

for corner shops and a hillside site, which possess some of

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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1893

Chetwynd st

279 Prout, G. H., druggist

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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**

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 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.

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 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: 109700

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 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 chair ...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... '

`Prahra 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. Cr. 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 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 chairman 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 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

'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.

Lewis, M. Australian Architecture Index:

'12 OCT 1880 City of Melbourne registration no 8541

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 & Connolly

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 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 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

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
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)

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In three of these four shops built for John Stedeford in
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SURVEYED PLACES

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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: 109701

Victoria Street

285

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 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:**

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SURVEYED PLACES

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SURVEYED PLACES

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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.

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)

285 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

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

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.

Sands & McDougall Directory of Victoria

1893

Chetwynd st

279 Prout, G. H., druggist

281 Taylor, Mrs K., & Coy

R.C. book depdt

288 Cain, .lohn, 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**

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 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.

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 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: 109702

SURVEYED PLACES

Victoria Street	287	-291	Hennessy Brothers baker's shop
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**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

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):

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
 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.

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

Victoria Street

293

Donald's shop and residence row, part 293-295 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)? 1885

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):**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

SURVEYED PLACES

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 carcasses 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 carcasses 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 carcasses 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 Wexeli 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'

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

293 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, Date, Status.

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

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

SURVEYED PLACES

Construction Date

Source for Construction Date NWMCS

Architect

Builder

First Owner

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 (

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

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-toothing 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-toothing 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

SURVEYED PLACES**Victoria Street****295****Donald's shop and residence row, part 293-295 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)?** 1885**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):**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

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.'

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'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 21th 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 carcass 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 carcasses 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 carcasses 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 carcasses 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 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

SURVEYED PLACES

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 Wexeli 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'

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

Construction Date

Source for Construction Date NWMCS

Architect

Builder

First Owner

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...

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

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-toothing 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

SURVEYED PLACES

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-toothing 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

Victoria Street

297 -307

John Stedeford'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)?

Existing grading: B

Proposed Grading: B

Existing
Streetscape Level: 1Proposed
Streetscape Level: 1**What date or era does the place express (if any)?**

Creation date (if available)? 1882

- 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):**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 chair ...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... '

'Prahan 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 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 Prahan 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

SURVEYED PLACES

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 ((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) £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.

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 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, 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 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 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

SURVEYED PLACES

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 confr
307 Allison T H undertkr
309 Bray, J & C o, confrs
311 Fargher Henry china shop

1910

295 Adams, George, prntr
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., confr

1920

295 Ladd, Leonard J.
295 Ladd, Mrs E., statnr
297 Coultas, Hy. G., fishmonger
297 Coultas. Geo.
299 Launder. Mrs Ellen confr
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., fishmgr
299 Launder, Mrs Ellen, confr

301 Richards, Herbt. H., furn dlr
303 Woolf, P. & Co, lds' undrelo
305 Fuller, Mrs Yvonne, drsmkr
305 Frown, Fredk.
307 Monks, Chas. F., tlr

1930

293 Murray, Leslie M., tbcnst & confr
295 Starkey, Danl., news agent
297 Coultas, G., fishmonger
299 Launder, Mrs Ellen, confr
301 Chinese Laundry
303 Tree, John, agent
305 Fuller, Mrs Yvonne, drsmkr
305 Weir, Geo.
307 Monks, Chas. F., tailor
307 Marshall, Miss Amy

1935

295 Starkey, Danl., news agent
297 Lloyd, Mrs R. M., fshmgr
299 Launder, Mrs Ellen, confr
301 Chinese Laundry
303 Donovan, E. E., wtchmkr
305 O'Brien, Mrs V., dealer
307 Monks, Chas. 31., tailor
309 Mirabella, C., baker

1942

297 Tucker, J., cycle repairer
299 Launder, Mrs Ellen. confr
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

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 fruiterers 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

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**

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

309 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

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
 Street verandah gone; shop front replaced-central ingo;
 parapet urns gone (inappropriate - reinstate original
 design/sympathetic alternative)

Property number: 109707

Victoria Street

311

**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)? 1875-1900

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?

HO3 North & West Melbourne 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 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

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

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)?

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)? 1880

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)

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

SURVEYED PLACES

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 chair ...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

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'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 25 April 1913 p 2 Article

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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 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

SURVEYED PLACES

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 ((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) £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)

313 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 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 (Conway BS 5 rooms)
 82 Ogg, Thomas hair dresser
 84 Greig, Mrs Ann dress maker 1877, 1386 Wallace x-out to Stedeford 82 27x72 BH 5
 86 Conway & Son, grocers... rooms £32
 Eades *Pl*

1883 **Property number:** 109709
 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,
 (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
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1882
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 1452-3, owner John Stedeford BS 5 rooms 13x78 £50
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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
 (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

SURVEYED PLACES

Victoria Street	315	Stedeford's shop and residences, part 313-315 Victoria 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: **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)? 1880

- 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)

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... '

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SURVEYED PLACES

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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)

SURVEYED PLACES

315 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 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 Farqher, 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

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

Victoria Street

317 -319

Phillip Bevan's, later
Conway's shops 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**

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?

 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)

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

SURVEYED PLACES

`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 BRICKLAYERS' 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

`WANTED, TENDER for PLUMBING a three roomed cottage. Boyd Cottage, Spencer street, nr. Asylum. P. Bevan.'

`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, ironmonger. '

`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'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 30 October 1916

`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 brutish 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 Ml 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 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

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,

Roden 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 BS 3 room, £40

(Smith 100 Victoria St)

1869, 1313

(Wallace 82 Victoria St)

P Bevan 86 Victoria St BS 3 room, £40

(Smith 100 Victoria St meat curing est)

1870, 1342-

(Wallace 82 Victoria St)

P Bevan owner-occupier

84 Victoria St BS 5 room, £40

86 Victoria St BS 5 room, £50

(W 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

SURVEYED PLACES

Victoria Street	325	-341	Car Park, site of Ekman and Sons Furniture Warehouse and North and West Melbourne Coffee Palace
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**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? 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?

- 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 & West Melbourne coffee palace--Walker, Thomas, proprietor

313 Eggers, Miss W., fcyrepy

Property number: 109712

SURVEYED PLACES

Victoria Street	343	McGlone's shop and residence part Victoria Buildings, 343-345 Victoria 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: **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
 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):**Newspapers:**

'The Argus': 25/9/1909

'LYNCH—McGLONE. —On the 17th August, 1909, at St Mary's Star of the Sea, West Melbourne, "Nuptial Mass", by the Rev. T. P. Lynch (brother of bridegroom), assisted by the Very Rev. M. Carey, P.P., Patrick B., fourth son of the late Patrick Lynch, Lisselton, Co. Kerry, Ireland, to Mary A.(Sis), only daughter of John McGlone, Parkville.'

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 CA5/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 Gratings

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 dlr
 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.. pnrkr
 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 & WestMelbourne coffee palace--Walker,
 Thomas, proprietor
 343 Eggers, Miss W., fcyrepy
 345 Luckman, Alfred, btchr
 347 Colonial Bank of Australasia (branch)- McDonald,
 Thos.,mgr
 Right-of-way
 347 AlexanderJ,n o.,signwr
 349 Craig, John, bookseller
 351 Andrews, C. 11., tailor

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.
King st

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
 (Stewart)

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
 (Stewart 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**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?** **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)

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 CA5/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 CA5/L
North Melbourne

1893-1898 Mortgage to Jas Cooney

1906 David Bowman, painter & decorator

1912 Henry Frank Tritton, of 349 Victoria St newsagent

1922 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 Age' (Melbourne, Vic. : 1854 - 1954) Thursday 25
December 1884

`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, 1854.

EDWARD M'CARTHY.

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.'

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

345 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

SURVEYED PLACES

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	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)
Lewis, M. Australian Architecture Index: `71918 Stedeford, J - Fitzroy St , St Kilda Stedeford, J West Melbourne VIC House; Shop 1883 08 6'	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 (Stewart 6x BS 5 rooms)
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., 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 & WestMelbourne coffee palace--Walker, Thomas, proprietor 313 Eggers, Miss W.,fcyrep 345 Luckman, Alfred, btchr 347 Colonial Bank of Australasia (branch)- McDonald, Thos.,mgr Right-of-way 347 AlexanderJ,n o.,signwr 349 Craig, John, bookseller 351 Andrews, C. 11., tailor	1884 (Ekman/McGlone smithy) 1437 Jno Stedeford BS 2flrs, 18x80 £80 (McCarthy & Martin 106 BS 3 flrs 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, W house, 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 / (Straker, Fred Stone wood house, hotel)
City of Melbourne Valuers Books	Property number: 109714

SURVEYED PLACES

Victoria Street	347	Colonial Bank of Australasia (branch)
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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: **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)? 1878, 1885

- 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)

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

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 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:

'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 dlr
 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 repsty

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, John o., 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-

(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

(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 flats £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

Property number: 109715

Victoria Street

349 -351

Alexander Stewart'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)?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 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 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)

SURVEYED PLACES**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 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; parapet urns (inappropriate -
reinstare 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., dntst
351 Duller, M. J., tailor
355 Mannix, Mrs Ellen confr

1904
349 Craig, John, statnr
353 Dulfer. 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, 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 Coglean, H J jeweller
106 McCarthy and Martin, saddlers
108 Walter, N A fruiterer
110 Moss, Mrs Eva milliner
112 Burman, Fredrk photographer
114 Ross, John tobacconist
116 Evans, E bootmaker
118 Malcolm, James hairdresser
Three Crowns hotel-Straker, Charles D.
King st

1885
100 Ekman etc
104 Malcolm, James hairdresser
106 McCarthy and Martin, saddlers
Three Crowns hotel-Straker, Charles D.
King st

1880
Eades pl
106 McCarthy and Martin, saddlers
108 Pringle , Mrs G. R. G, teacher of music
110 McCarthy , Mrs Anastsia
112 Bailie , Miss Fanny, milliner & dressmaker
Three Crowns ' hotel-Straker, Charles D.
King st

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

SURVEYED PLACES

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)

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
empty, John Stedeford `new shop' written in
Martin McCarthy BS 3 flats 20x80 £80
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 (343)
Martin, yard 18x80 £12; (345)
Martin McCarthy owner-occupier BS 2 flats £50 (347)
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: 109716

Victoria Street

353

Alexander Stewart'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)?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 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 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)**

SURVEYED PLACES

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.. pnrkr
 349 Angwin, C. W., dntst
 351 Duller, M. J., tailor
 355 Mannix, Mrs Ellen confr

1904
 349 Craig, John, statnr
 353 Dulfer. 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, J, 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 Anastasia
 112 Bailie, Miss Fanny, milliner & dressmaker
 Three Crowns' hotel-Straker, Charles D.
 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)

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

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
 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 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

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 Brunswick 1936, Victorian Heritage Register
- 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 Argus' (Melbourne, Vic. : 1848 - 1957) Monday 31 July 1882

'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. '

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 25 April 1935

'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.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 29 January 1954

'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 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

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

SURVEYED PLACES

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**
 (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)

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
 (Straker 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/(Straker, 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/(Strone, 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 /
 (Straker, Fred Stone wood house, 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)

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?** 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)

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)

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 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, 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 Anastasia

112 Bailie, Miss Fanny, milliner & dressmaker

Three Crowns ' hotel-Straker, Charles D.

SURVEYED PLACES

King st

Property number: 109719**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)

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)?**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** **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 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, dreasmkr

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)

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?)
(Straker -W house, hotel)

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)

Property number: 109720

Victoria Street 361 -365 Three Crowns 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: **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? 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?

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)

SURVEYED PLACES

Saturday 26 March 1881

'A large and influential meeting of residents of. West Melbourne was held on Tuesday at Straker's Three Crowns Hotel, "Victoria-street, to take into consideration the action of the City Council in resolving that the Elizabeth street and the Victoria Market shall be closed on Saturdays at 11 a-m. The injustice of such a proceeding was strongly commented on and condemned.'

'The Age' (Melbourne, Vic. : 1854 - 1954) (about) everyday 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.'

'North Melbourne Advertiser' (Vic. : 1873 - 1894) Friday 15 August 1884

'The tender of Mr. C. D. Straker, of Three Crowns hotel, West Melbourne, was accepted by the National Show Committee for £250. Mr. Straker was also successful caterer for Victoria Racing Club' (many other successful tenders there)

'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 Hotham 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 Gardiner, M L A , and Mr J Laurens, M L A, and on his left the Commissioner of Public Works Mr G D Carter ML A, and Mr D. Gaunson, M.L.A. About 150 gentlemen were present An excellent repast was provided by Mr. C. D. Straker...'

'Leader' (Melbourne, Vic. : 1862 - 1918) (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.'

'North Melbourne Advertiser' (Vic. : 1873 - 1894) Saturday 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 boon 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.'

'North Melbourne Advertiser' (Vic. : 1873 - 1894) Friday 1 August 1890

'The fifth annual social in connection with...be 15th proximo, commencing at 8 p.m. The catering has been entrusted to Mr C. Straker, and Mr Lobb's string band has been engaged, and an enjoyable dance may be anticipated. ...'

'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 Hotham 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 groomsmen being Mr. George Lander and Mr. Drape. The bride wore a handsome gown of white armure royale silk, with panels of brocaded aimure, 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

SURVEYED PLACES

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 — Mrs. 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 broche and jet, amber feather ; Mrs. Ritchie (Frankston), trained gown, black merveilleux ; Mrs. Menogin, trained gown, white merveilleux 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 Lander, white moire and net; Mrs. Moss, ruby merveilleux ; Miss Visser, white cashmere; Miss A. Visser, white liberty silk ; Mrs. Cribb, black broche 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 broché ; Miss Nash, pink merveilleux lace; Miss Miller, grey liberty silk; Miss Davidson, pale blue brocade ; Miss Dangerfield, trained gown of cream silk and velvet; Miss Fiddle, cream silk ; Miss Cox, cream and cardinal ; Mr A. Robertson, brown brocade ; 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 brocade ; 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. Hawkswood, 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. Lodey, Bohemian glass bowl; Messrs. Beeler and Davis, handsome flower stand ; Mr. Power, Bohemian flower stand ; Mr. and Mrs. Worrel, crystal flower stand ; Mr. McGuigan, 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 Kissar, 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. Dynon, 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 cellars; 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 plush; 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 cnr. 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

Compiled Crown Record Plan: part J Keens Crown Grant CA4/L, North Melbourne
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 Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

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 quoins 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 hotels name in a facade panel and on window glass. It is likely that this decorative facade was applied c1890, to a base form.

Statement of 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.

Recommended Alterations

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. Tiles; dado (inappropriate - reinstate original design) colours - ground level; (inappropriate - reinstate sympathetic alternative) signs - ground level (inappropriate - remove/reinstate sympathetic alternative) doors replaced (inappropriate - reinstate original design/sympathetic alternative)

Other Comments 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.

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

SURVEYED PLACES

(Christal, 136 Victoria St)

1869, 1318

(Cullen)

F Stone owner:

Hamilton, Wd H 4 rooms

FS, cnr King St BH, 3 Crowns Hotel 10 rooms, bar, cellar
£90

(Christal, Victoria St)

1870, 1348-

(Cullen)

F Stone owner:

John Hamilton, Wd H 4 rooms

FS, 3 Crowns Hotel 10 rooms, bar, cellar £90

(Christal, 136 Victoria St)

1875, 1391

(Cullen)

Fred Stone, Wd H 4 rooms

Charles Straker, F Stone, Brick Hotel 10 rooms, bar, cellar
£90

(Chrystal)

1877, 1394

(Cullen)

Fred Stone (x-out to Straker), Wd H 4 rooms

Charles Straker, F Stone (x-out to Straker), Brick Hotel 10
rooms, bar, cellar & stbling £90

(Ward)

1878, 1432

(Cullen)

Mrs Greig, Chas Straker, Wd H 4 rooms

Charles Straker owner-occupier, Brick Hotel stbling etc.
13 rooms, 24x80 £150

(Warburton, land; Ward 136 Victoria St)

1886, 493-

C Straker owner-occupier 3 Crowns 10 rooms 24x80
£200 (Warburton, land)

1891, 474-Thos Browning, Colonial Bank, 365

3 Crowns Htl 12 rooms £400 (Warburton, land)

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 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 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 quoins

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 hotels 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

SURVEYED PLACES

Victoria Street	375 -379	Shop and Bantry flats
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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?
- 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
- 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.

SURVEYED PLACES

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-sts.. 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 10 per 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 total amount realised from the sale will be over £20,000. Victoria-St separates North-Melbourne from West Melbourne, and it was a singular fact that 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, Flndlays, 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, Ingrams, Binyons, Dotts, Crockets, Youngs, Smiths, Overs, Modnetts, Selfs, Whiles, Irvines. 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 splct

1920

No entry for this block

Property number: 109723

SURVEYED PLACES

Victoria Street	381		
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**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**

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 Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 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

SURVEYED PLACES

for help. This placed great pressure on the available accommodation so, over a period of twenty years, a series of extensions were made to the original building. By 1865 the committee was renting adjoining premises to accommodate some of the inmates.

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 1880 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 1887 J E Thomas, the secretary to the Premier, wrote to the Asylum committee suggesting they might consider a site at Frankston for the building of a new refuge. He reported that the Lands Department believed a location on the railway line had several advantages including good climate, excellent soil and a splendid view. There were upwards of 3000 acres available and a portion, he wrote, could be granted to the committee for the construction of buildings and the development of flower gardens by the inmates. Flowers and shrubs grown there, as well as decorating the institution, could also be offered for sale. The Lands Department acknowledged that the Cheltenham site was suitable for present needs but believed that in a few years similar objections to those raised against the North Melbourne site would be received. Reservations were also expressed in the letter about the financial provisions for the new buildings. Estimates of building cost had not been obtained and reliable estimates of the value of the North Melbourne property and the amount of money likely to be realised from its sale were not known. [8]

When the details of the Premier's response, delivered through his secretary, were published in The Age newspaper the Rev Alfred Caffin, vicar of St Matthew's Church of England in Cheltenham, replied with surprise and indignation. "The Lands Department apparently can see much further into the future than the residents of this locality, who are anxious to have the new building erected in their midst. The Lands Department, without showing the imaginary grounds for objection that may be raised in the future, then generously offer a site at Frankston." Caffin goes on to point out that the features of the Frankston site equally apply to the proposed Cheltenham location, although he acknowledges 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 Hingston left about £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 building in North Melbourne very troublesome to the old and rheumatically 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

SURVEYED PLACES

momentous occasion in the history of the institution. [28]

441 Ogden, Thomas

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.

1930
381 Lake, Ernest T.
383 Kenny, Danl. T.

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] '

Property number: 109724

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.

SURVEYED PLACES

Victoria Street	383	Ennisvale
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**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 Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- 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 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 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-

377 Bidgood, Mrs Emily

377 Tunnecliffe,

379 Phayer, Mrs Eileen

379 Featherstone, Neil, skin splclt

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: 109725

**Survey Notes:**

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
 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):

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

SURVEYED PLACES

Period 1900-15 - Edwardian	383 Leen, Cornelius
Construction Date	385 Amory, Mrs F., cnfr
Source for Construction Date	385 Amory, Arthur
Architect	387 Skehan, John
Builder Not Assessed	389 Jaensch, John O.
First Owner	391 Keating, Patk. L.
Integrity Fair	393 Hobbs, Clifford
Condition Good	417 Hood, Peter
Original Building Type Shop	419 Vaneede, Henry
History Not Assessed	421 Cameron, Donald
Description/Notable Features	House being built
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.	425 McDroy, Win. J.
Statement of Significance	427 Berwick, James
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.	429 Phelan, Nicholas
Recommended Alterations	433 Conly, H. J.
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	435 Conly, Jno, H.
	439 Prentice, Bert.
	441 Ogden, Thomas

Property number: 109726

Sands & McDougall Directory of Victoria

1915

357 Travis. A.. wtchnikr
 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 splst
 381 Lake, Ernest T.

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? 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)

No entry.

Heritage Places Inventory June 2015

No listing.

Hermes

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 Tunnecliffe,
 379 Phayer, Mrs Eileen
 379 Featherstone, Neil, skin splst
 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

Property number: 109727

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)?

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- 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 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 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

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 splct

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

SURVEYED PLACES

433 Conly, H. J.
 435 Conly, Jno, H.
 439 Prentice, Bert.
 441 Ogden, Thomas

Property number: 109728

Victoria Street

391

**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 Not assessed for heritage values Historical 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):

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

391 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	435 Conly , Jno, H.
Architectural Style Edwardian	439 Prentice, Bert.
Period 1900-15 - Edwardian	441 Ogden, Thomas
Construction Date	
Source for Construction Date	
Architect	Property number: 109729
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

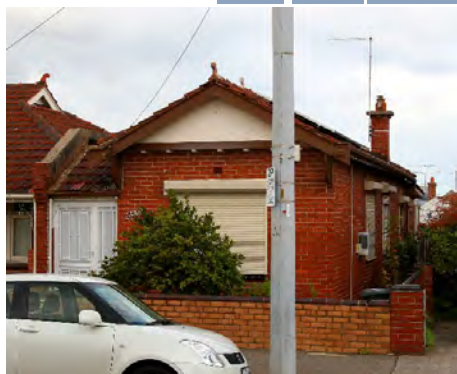
357 Travis, A.. wtchmkr
 359 Turner, S., hairdrsr
 365 Three Crowns hotel—
 Pierce. Mrs C.
 King st
 Hawke st
 Carson st
 Abbotsford it
 457 Langshaw, Jno
 459 Mitchell, Ernest
 461 O'Donnell, John

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 splst
 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.

SURVEYED PLACES

Victoria Street	393		
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**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)?

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 Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 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)**

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 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
 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 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 splclst
 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

Victoria Street

417

**Survey Notes:**

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
 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)
 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

SURVEYED PLACES

Butler, no date Adopted	427 Berwick, James
Building and History Information	429 Phelan, Nicholas
Architectural Style Inter War	433 Conly, H. J.
Period Inter War	435 Conly, Jno, H.
Construction Date	439 Prentice, Bert.
Source for Construction Date	441 Ogden, Thomas

Architect
 Builder Not Assessed
 First Owner

Property number: 109731

Integrity Not Assessed
 Condition Not Assessed

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include unpainted decorative brickwork.

Statement of Significance Not Assessed

Recommended Alterations

Porch enclosed (inappropriate - reinstate original design)
 windows altered; fence 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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 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.. 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 splst

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.

SURVEYED PLACES

439 Prentice, Bert.
441 Ogden, Thomas

Property number: 109732

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?

 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)

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	429 Phelan, Nicholas
Architectural Style Inter War	433 Conly, H. J.
Period Inter War	435 Conly, Jno, H.
Construction Date	439 Prentice, Bert.
Source for Construction Date	441 Ogden, Thomas
Architect	
Builder Not Assessed	
First Owner	Property number: 109733
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 Payer, 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

SURVEYED PLACES

Victoria Street	423	Delmont
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**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 Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- 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., 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 splct

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

SURVEYED PLACES

433 Conly, H. J.
 435 Conly, Jno, H.
 439 Prentice, Bert.
 441 Ogden, Thomas

Property number: 109734

Victoria Street 425 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? 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)**

425 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	433 Conly, H. J.
Architectural Style Inter War	435 Conly , Jno, H.
Period Inter War	439 Prentice, Bert.
Construction Date	441 Ogden, Thomas

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; windows replaced (inappropriate -
reinststate original design/reinststate sympathetic
alternative)

Property number: 109735**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

SURVEYED PLACES

Victoria Street	427		
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**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 Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

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

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

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) glazing altered (inappropriate - reinstate original design)

Property number: 109736

SURVEYED PLACES

Victoria Street	429		
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**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 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)**

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

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

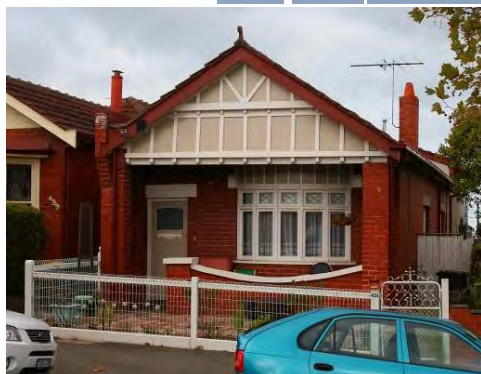
Recommended Alterations

Fence replaced; (inappropriate - reinstate original design/reinstate sympathetic alternative) glazing altered (inappropriate - reinstate original design)

Property number: 109737

SURVEYED PLACES

Victoria Street	431	Drummond 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)?

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)? 1926

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)**

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

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; retains evidence of early colours or finishes.

Statement of Significance

Not Assessed

Building Permit Application

Aug 1926 8846 £700 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

SURVEYED PLACES

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 Hon. 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 necessarily 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-sts.. 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 total amount realised from the sale will be over £20,000. Victoria-St separates North-Melbourne from West Melbourne, and it was a singular fact that 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, Flndlays, 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, Sells, Whiles, Irvines. 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.. wtchnikr

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

SURVEYED PLACES

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.
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

Victoria Street 433 Ottawa

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 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

SURVEYED PLACES

Building and History Information	427 Berwick, James
Architectural Style Inter War	429 Phelan, Nicholas
Period Inter War	433 Conly, H. J.
Construction Date	435 Conly, Jno, H.
Source for Construction Date	439 Prentice, Bert.
Architect	441 Ogden, Thomas
Builder Not Assessed	
First Owner	1930
Integrity Fair	429 Campbell, Donald
Condition Fair	431 Drummond, Donald
Original Building Type	433 Conly, H. J.
History Not Assessed	435 Conly, Jno. H.
Description/Notable Features Not Assessed	439 Rowbotham, Leslie
Statement of Significance Not Assessed	441 Ogden, Thomas
Recommended Alterations	443 Tweedle, Wm. H.
Fence replaced; roof details altered (inappropriate - reinststate original design/reinststate sympathetic alternative)	445 Schonfeldt, C. H. A. 447 Johnstone, Fredk. Abbotsford

Sands & McDougall Directory of Victoria

1915

357 Travis. A.. wtchnikr

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 splst

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

SURVEYED PLACES

Victoria Street	435	Ballarat
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**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 Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 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

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; roof details altered (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 splst

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

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

**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 Not assessed for heritage values Historical 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):**i-Heritage search results: Abstract of Building Identification Form (BIF)**437 TO 439 VICTORIA STREET WEST MELBOURNE 3003
Heritage GradingsBuilding 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	427 Berwick, James
Architectural Style Edwardian	429 Phelan, Nicholas
Period 1900-15 - Edwardian	433 Conly, H. J.
Construction Date	435 Conly, Jno, H.
Source for Construction Date	439 Prentice, Bert.
Architect	441 Ogden, Thomas
Builder Not Assessed	
First Owner	1930 ...
Integrity Fair	429 Campbell, Donald
Condition Fair	431 Drummond, Donald
Original Building Type	433 Conly, H. J.
History Not Assessed	435 Conly, Jno. H.
Description/Notable Features	439 Rowbotham, Leslie
Not Assessed	441 Ogden, Thomas
Statement of Significance Not Assessed	443 Tweedle, Wm. H.
Recommended Alterations	445 Schonfeldt, C. H. A.
Fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)	447 Johnstone, Fredk. Abbotsford

Property number: 109741**Sands & McDougall Directory of Victoria**

1915

357 Travis. A.. wtchnikr

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 splst

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	441	Ogden's 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)?

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)? 1918

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):**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

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 (sic); 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

'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 Hon. 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 understeering 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-sts.. 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 total amount realised from the sale will be over £20,000. Victoria-St separates North-Melbourne from West Melbourne, and it was a singular fact that 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, Flndlays, 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, Sells, Whiles, Irvines. 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.. wtchnikr

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.

SURVEYED PLACES

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.
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

City of Melbourne Valuers Books**1920, 1265**

Charlotte Ogden owner-occupier 441 BH 5 rooms, 40
x120 £50 x-out £60

1930, 1181

Charlotte Ogden owner-occupier 441 BH 5 rooms, 40
x120 £75

Property number: 109742

Victoria Street

443

**Survey Notes:**

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 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

SURVEYED PLACES

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)

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: 109743

Sands & McDougall Directory of Victoria

1915

357 Travis. A.. wtchnikr
 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		
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**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)?

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 Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 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)
 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.. 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

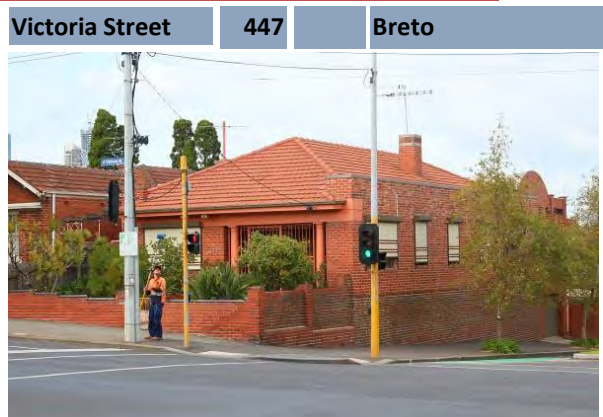
1925
 King st
 Hawke it
 Curzon at
 375 McCarthy, D., grcr
 377-9 Bantry Flats-
 377 Bidgood, Mrs Emily
 377 Tunnecliffe,
 379 Phayer, Mrs Eileen
 379 Featherstone, Neil, skin splclst
 381 Lake, Ernest T.
 383 Leen, Cornelius
 385 Amory, Mrs F., cnfr
 385 Amory, Arthur
 387 Skehan, John
 389 Jaensch, 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

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: 109744

**Survey Notes:**

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.

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 Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 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 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

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 retains evidence of early colours or finishes.
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence replaced (inappropriate - reinstate original design/reinstate sympathetic alternative)

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.
 Abbotsford

Property number: 109745

Sands & McDougall Directory of Victoria

1915

357 Travis. A.. wtchnikr
 359 Turner. S., hairdrsr
 365 Three Crowns hotel—O'Callaghan, David
 King st
 Hawke st
 Curzon it
 Abbotsford st
 457 McInerney, Patk. J.

1920

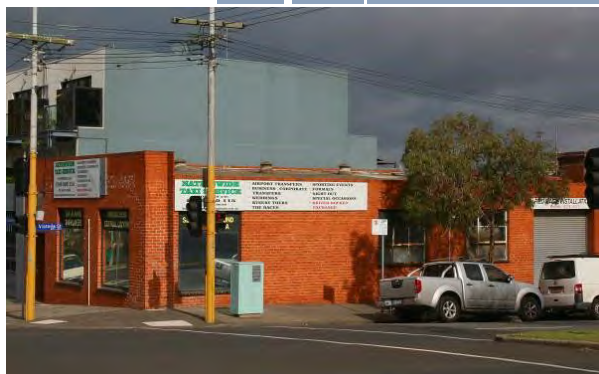
357 Travis, A.. wtchmkr
 359 Turner, S., hairdrsr
 365 Three Crowns hotel—
 Pierce. Mrs C.
 King st
 Hawke st
 Carson st
 Abbotsford it
 457 Langshaw, Jno
 459 Mitchell, Ernest
 461 O'Donnell, John

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 splst
 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

Victoria Street	453		
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**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
- 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**

'Single storey brick building.
Primary landuse:
Industrial (Manufacturing).'

Property number: 109746

Victoria Street	457	-459	
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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: 3 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
- 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)**

457 TO 459 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

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 the verandah roof and structure.
 Statement of Significance Not Assessed
 Recommended Alterations
 Bricks painted (inappropriate - remove by approved method) Fence replaced; verandah detail? (inappropriate - reinstate original design/reinstate sympathetic alternative)

Property number: 109747

Victoria Street

461

Maison du Soleil

**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**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? 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)
 461 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

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
 Notable features include verandah roof and structure.
 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)?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? 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)
 463 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

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)

Property number: 109749

Victoria Street

465

Thomas Swanson's house, later Alder'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: 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 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:**

`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

SURVEYED PLACES

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 at 11am 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 Adelaide, with George Willm. Alder- estate around £2000. 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: Alder William Hy.

Mother's name: Hart Purnell

Registration Year: 1909

Registration Place: Victoria

Registration Number: 13553'

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'

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 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 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 National Trust photo for original).

(see also 467, 469 Victoria Street)

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 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)

Geo Swanson, as owner:

'13826 Richardson, Robert - Carlton Swanson, George

VIC Funerary Annear, Harold Desbrowe- Springthorpe

Memorial, Kew Cemetery designed by Harold Desbrowe

Annear. [?][?][?]

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 Swanson, 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'

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 research notes

1860, 1229 Thomas Swanston, owner-occupier stone 4 rooms, £45

1862, 1601

Thomas Swanston, owner-occupier stone 3 rooms, £30 1863, 1202; see above

1864, 1275 Thomas Swanston, owner-occupier stone 3 rooms & kitchen, £30

1866, 1259

1867, see above

1869, 1324 Thomas Swanston, owner-occupier stone 5 rooms, £32

1871, 1350 see above

1873, 1414 see above

1875, 1397 see above

1877, 1399 Mrs Swanson owner-occupier stone 5 rooms, £32

1879, 1452 Henry Alder owner-occupier see above

...

1890-1, 491

Henry Alder owner-occupier stone 4 rooms, 24x114, £32

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

SURVEYED PLACES

Victoria Street	467	George Swanson's 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)?

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)? 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)

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 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 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

scale and details.

Image shows restoration, 2004

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, 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

Property number: 109751

Victoria Street

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?

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:**

`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 Episcopalian Church, Hotham, was held last night, in the schoolhouse adjoining 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.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 11 July 1864 p 1 Advertising
'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.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 14 August 1865 p 8 Advertising
'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/PO, 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

28/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-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; multi-pane windows.

SURVEYED PLACES

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.

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: 109752

SURVEYED PLACES

Victoria Street	473	-479	
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**Survey Notes:**

Post-Modern style renovation in 1988 (of 1960s base ?).

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
 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, citybased 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		
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**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?

- 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?

5.5 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

Victoria Street	487	-491
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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?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

HO3 North & West Melbourne 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 concrete office building with basement parking built 1988.'

Property number: 109755

Victoria Street	493	Silk Apartments
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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
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

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?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- 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 2007. This property contains 28 residential properties.'

Property number: 109756

SURVEYED PLACES

Victoria Street	503	-509	
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**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 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**

'Single storey brick building with basement parking built 1996.'

Property number: 109757

Victoria Street	513		
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**Survey Notes:**

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)? 1946-2015

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**

'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

SURVEYED PLACES**Walsh Street****1****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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535393**Walsh Street****3****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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535392

SURVEYED PLACES**Walsh Street****5****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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535391**Walsh Street****7****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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535390

SURVEYED PLACES**Walsh Street****9****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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535389**Walsh Street****11****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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535388

SURVEYED PLACES**Walsh Street****13****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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535387**Walsh Street****15****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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535386

SURVEYED PLACES**Walsh Street****17****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
 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?

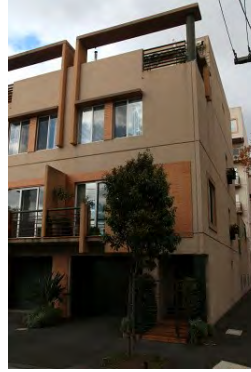
8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'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)?

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
 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**

'4 storey concrete townhouse with gnd. level parking built 1995.'

Property number: 535384

SURVEYED PLACES

Walsh Street	22	-36
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**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
 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, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`A four storey brick telecommunications building built 2006.'

Property number: 568044

Walsh Street	23	Browne's houses, part 23-25 Walsh 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

Existing Streetscape Level: 3 Proposed Streetscape Level: 3

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

Creation date (if available)? 1892

- 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):**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

SURVEYED PLACES**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:

`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'

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. '

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

23 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 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 the fence.

Statement of Significance Not Assessed

Recommended Alterations

Windows and door ground floor (inappropriate - reinstate as original/reinstate sympathetic alternative to the original)

MMBW

DP734 1895 shown 23-25 Walsh Street

Parish Plan

CA14/Ha

Victorian Titles Office

Vol/Fol.- 9464/828.

SURVEYED PLACES**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
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

Existing

Streetscape Level: 3

Proposed

Streetscape Level: 3

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

Creation date (if available)? 1892

- 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)

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

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
 History Not Assessed
 Description/Notable Features Notable features include the verandah and the fence.
 Statement of Significance Not Assessed

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 Age' (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:
 `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'

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. '

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
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: 109941

Walsh 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)? 1973

- 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?

5.3 Developing a large, citybased economy

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

SURVEYED PLACES**Walsh Street****38****Survey Notes:**

Not assessed.

Change to Application YES
 Application Status Permit Issued
 Decision Notice of Decision to Grant Permit - 8/08/2000
 Permit - 4/09/2000'

Property number: 558813**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
- 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**

'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

SURVEYED PLACES

Walsh Street	42	-52	Walsh Apartments
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**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)? 2001?

- 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):**City of Melbourne online maps**

'2 storey brick apartment building built 2001.'

Heritage Places Inventory July 2015

Walsh Street 46-48 D 3

i-Heritage, Hermes

No listing.

North and West Melbourne Conservation Study (1983)

No listing.

Property number: 109949

Walsh Street	43		
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**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)?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? 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 June 2015**

Not listed.

Hermes

'Ungraded building included within a Heritage Precinct'

Sands & McDougall Directory of Victoria

1924

35 O'Neill, Edward J.

37 Rolfe, Edwd.

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
Milton 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

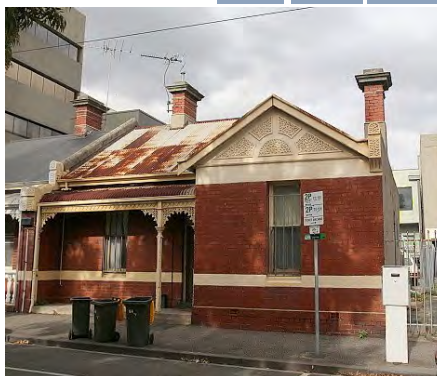
..
33 Gautier, Nemours
35 Arblaster, Mrs Marg.
37 McCartney, George
Right-of-way
Salton cots—
47 Brimmer, Mrs Johan.
49 Cree, Mrs Jessie

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? 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 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, 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. Soteris 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 ...'

37 Hogan, Thomas G.
47 Nolan, Harrison
49 McPhee, Mrs Mary
51 Thomas, Miss B.

1904

..
33 Gautler, Nemours
35 Arblaster, Mrs Marg.
37 McCartney, George
Right-of-way
Salton cots—
47 Brimmer, Mrs Johan.
49 Cree, Mrs Jessie

Property number: 109944

`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.

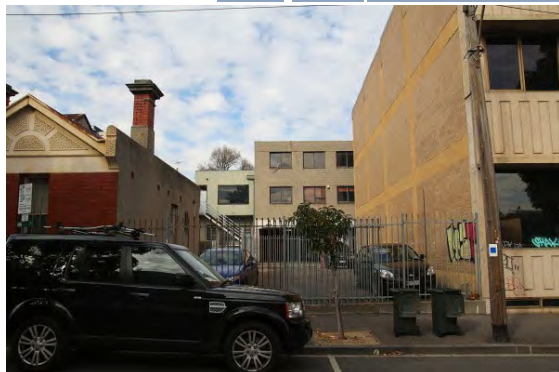
...

1910

Off 333 William st
Milton st
26 Dwyer, Athane. T., accountant
29 Latham, Arth., stbis
33 Gautier, Nemours
35 Carroll, Laurence

SURVEYED PLACES

Walsh Street	47	-49	Vacant land
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**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?

HO3 North & West Melbourne 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
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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: 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 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):**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

SURVEYED PLACES

Statistics.

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:

`Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 15 March 1873

`THE LATE MB. M. NOONAN.

An Office and High Mass for the repose of the soul of Mr Michael Noonan, son of Mr. James Noonan, contractor, Dudley street, West Melbourne, who died at his father's residence on the 7th inst., took place in St. Francis' Church on Monday morning. The Very Rev. Dr Fitzgerald, V.G., presided; the Rev. P. O'Meara was celebrant of the Mass, the Rev. H. England deacon, the Rev. Mr. Horan sub-deacon, and the Rev. J. P. O'Sullivan master of the ceremonies. There were also present—the Rev. Dr. Bleasdale, the Rev. Mr. Aylward, the Rev. D. Lordan, and the Rev. Mr. Quirk, St. Hilda. The solemn absolution of the dead was pronounced by the Vicar General.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 27 September 1873

`The appointment of the following justices of the peace is announced in the Government Gazette : —For the Ballarat District—Messrs. John Jones, Cardigan, and Edward Newman, Buninyong ; for the Beechworth District—Mr. George Gammon, Beechworth; for the Bendigo District—Messrs. Robert Clark, Sandhurst, and William M'Kay, Raywood; for the Hamilton District—Mr. James Laidlaw, Lake Wallace, South Edenhope for the Kilmore District—Mr. John M'Burney, Kilmore; for the Kyneton District Mr. Walter Brydon, Newham ; for the Melbourne District—Messrs. **James Noonan**, Dudley-street, West Melbourne, James Reid, Footscray, and Henry Crichard Fraser, Melbourne. Mr. Edward Gilliland, J.P., Dunolly, has been appointed a licensing magistrate for the district of Bealiba.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 29

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 credit balance to start the season with. The performances of the club for last season were satisfactory. The club had played 1G matches, won seven, lost five, and drawn four. The highest 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 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 Mr. Alexander Stevenson and Mr. Stratford Strettle; vice-presidents—Mr. J. C. Gill, Mr. R. K. Montgomerie, Mr. C. M'Cracken, and Mr. G. Nutting; hon. treasurer—Mr. J. J. Smith (re-elected); hon. secretary—Mr. A. H. Walker (re-elected); 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

SURVEYED PLACES

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

'A 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 amidst showers of rice. After the ceremony the bridal party drove to " Cameron House," where the wedding breakfast was served, and a reception held by Mrs. C. E. Hirst. The toast " To the Bride and Bridegroom " being drank in bumpers of champagne. - After receiving all good wishes, Mr. And Mrs. James Howlett left amidst showers of rose-leaves, rice, and confetti for a secret wedding-trip. The travelling gown was a pretty green silk crepon, with silk vest of lighter shade, and muff to match. A Parisian hat of black velvet 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 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 pentagonal 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

SURVEYED PLACES

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 pentagonal 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 - reinstate original design/sympathetic alternative) stone painted - plinth (inappropriate - remove by approved

Property number: 558820

Walsh Street

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)? 1972

- 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'3 storey brick office building with basement parking. Built 1972.'

Property number: 109946

SURVEYED PLACES

Walsh Street	58	-60
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**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)? 1987

- Creation era?
- Early Victorian-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?

5.4 Developing a retail centre

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Single storey brick Victorian building refurbished, including façade, 1987.'

Property number: 109948

Walsh Street	62	Wickham's house, later Oakey's 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)?

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)? 1865, 1871, 1888

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

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?

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):**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'

SURVEYED PLACES

'The Argus' (Melbourne, Vic. : 1848 - 1957) 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.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) (about)
 'THE Friends of the late Mr. JOHN WICKHAM are respectfully invited to follow his remains to the place of interment, the Melbourne General Cemetery. The funeral will leave his late residence, 3 Walsh street, West Melbourne, THIS DAY (Thursday), at half-past 2 o'clock. HENRY ALLISON, undertaker, Victoria-street west, Melbourne, and Lygon-street, Carlton'

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 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. Rosslyn-street, West Melbourne.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Friday 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 - 1957) Saturday 17 March 1888 p 10 Article
 '...subscription for the widow and family of the late Wilmot Oakey —Rev. Thos. Quinton, Mornington, £1 1s'

See also:
 'Recollections of. Mr Wilmot Oakey.'
 'Spectator and Methodist Chronicle' (Melbourne, Vic. : 1914 - 1918) Friday 10 July 1914 p 1111 Article
 'The Late Mr. Wilmot Oakey'
 'Spectator and Methodist Chronicle' (Melbourne, Vic. : 1914 - 1918) Friday 31 July 1914 p 1220 Article
 'THE WILMOT OAKEY FUND. TO THE EDITOR OF THE ARGUS.'
 'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 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/PO, 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 1879 for California, not heard of since), brother was

Fitzgerald Wickham (died 1875), sister Emma Maria Pascall who lives in Reading, England. Also Hugh James Wickham.

'Wilmot Oakey Patternmaker Walsh St, West Melbourne 16 Feb 1888 36/497 VPRS 28/PO, 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

SURVEYED PLACES

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

William Street

309 -311

Flagstaff Gardens
The Court Favourite
Sculpture



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?

 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?**

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

SURVEYED PLACES

Victorian Heritage Register number: H2041

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

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.'

Property number:

William Street

309

Flagstaff Gardens
Caretaker's's
Residence**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)? 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?**

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

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)

SURVEYED PLACES

The Lodge/Gardener's Cottage (Flagstaff Gardens)

DUDLEY 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 Bungalow

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 Residence

History Not Assessed

Description/Notable Features

Notable features include verandah - decoration; verandah roof and structure; unpainted decorative brickwork.

Substantially intact brick bungalow suburban in character rather than a garden related design, but not substantially out of character with the particular location.

Statement of Significance Not Assessed

Recommended Alterations

Fence (sympathetic), concrete verandah, possibly not original (inappropriate).

Other Comments

Permission to demolish should be accepted if a desirable scheme compatible with the gardens is proposed.

Victorian Heritage Register

Victorian Heritage Register number: H2041

Not part of West Melbourne Heritage Review: see

Victorian Heritage Register Statement of Significance.

Victorian Heritage Register H2041

Last updated on - April 1, 2004

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 Guilfoyle 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 pathways are still evident as are several of 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.

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,

SURVEYED PLACES

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 were 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.

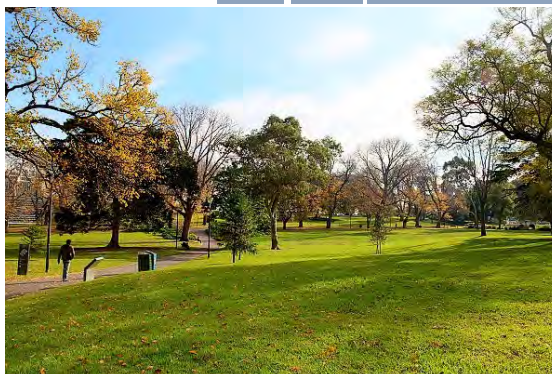
The Flagstaff Gardens has been the less respectable component in the city's collection of public parks. Accordingly its social significance is different from the Carlton, Fitzroy or Treasury Gardens. In the 1930s it was observed that if the Fitzroy Gardens was the city's drawing room then Flagstaff Gardens 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.

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/1841#sthash.a0p4AB5U.dpuf>

Property number: 102943

William Street 309 -311 Flagstaff Gardens

**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

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

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?

H0793 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 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.

Flagstaff Gardens Sundial
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
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.

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

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 Guilfoyle 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 pathways are still evident as are several of 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.

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 were 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.

SURVEYED PLACES

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.

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/1841#sthash.a0p4AB5U.dpuf>

Property number: 102942

William Street

309 -311

Flagstaff Gardens
Sundial**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? 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?

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

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

Flagstaff Gardens Sundial
 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
 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.

Property number:

William Street

309

-311

Flagstaff Gardens
Pioneers Monument**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?

 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?**

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?****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

SURVEYED PLACES**Property number:****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
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**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)? 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?

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 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)

Flagstaff Gardens Tennis Pavilion
311 WILLIAM 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 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

SURVEYED PLACES

William Street	333 -337	Royal Standard Hotel
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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**

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 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?

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. Hardham 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. Hardham 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,

SURVEYED PLACES

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. Gaunson, 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 Argus' (Melbourne, Vic. : 1848 - 1957) (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 Dody. '

'The Argus' (Melbourne, Vic. : 1848 - 1957) 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 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

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. McInerney, 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.

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-

Burrmeister, 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. McInerney, 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

SURVEYED PLACES**William Street** **339****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?**
- 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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`A two storey brick office building with ground level parking. Built in the mid 1980's. '`

Property number: 110112**William Street** **343** **Row house, part 343, 345-349 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:** 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)?** 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)

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

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 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)

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 0 ;1885-86, 2072-

1879, 2141; 1881-82, 2168; 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'

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-

Davd Ferguson, John Douglas 145 BH 7 rooms, £46

Mat Sparey 147-151 BH 6 rooms, £50

(Willis 155, 157)

1875, 1991-

Davd Ferguson, John Douglas 145 BH 7 rooms, £56

Mat Sparey 147-151 BH 6 rooms, £50

(Sturgess 155, 157)

1870, 1821-

(Peacock 141, 143)

Davd Ferguson, John Douglas 145 BH 7 rooms, £60

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

William Street

345

Row house, part
343, 345-349
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: 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)? 1864-5

- 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):**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
Precinct Conservation Management Plan
North and West 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.

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; 1881-82, 2168; 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'

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-

Davd Ferguson, John Douglas 145 BH 7 rooms, £46

Mat Sparey 147-151 BH 6 rooms, £50

(Willis 155, 157)

1875, 1991-

Davd Ferguson, John Douglas 145 BH 7 rooms, £56

SURVEYED PLACES

Mat Spearey 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

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

William Street

347

Row house, part
343, 345-349
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: 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)? 1864-5

- 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):**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: Spearey

MMBW

DP 1895- shows with iron fences, 345-9 William Street

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 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 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 0 ;1885-86, 2072-

1879, 2141; 1881-82, 2168; 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'

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-

Davd Ferguson, John Douglas 145 BH 7 rooms, £46

Mat Sparey 147-151 BH 6 rooms, £50

(Willis 155, 157)

1875, 1991-

Davd Ferguson, John Douglas 145 BH 7 rooms, £56

Mat Sparey 147-151 BH 6 rooms, £50

(Sturgess 155, 157)

1870, 1821-

(Peacock 141, 143)

Davd Ferguson, John Douglas 145 BH 7 rooms, £60

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

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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

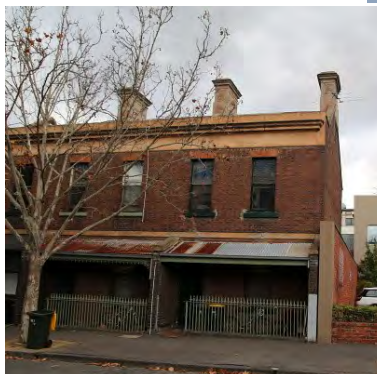
Remove paint and rebuild fence at 343; consider rezoning to preserve residential use and form.

Property number: 535401

William Street

349

Row house, part
343, 345-349
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: 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)? 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)

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: Spearey

MMBW

DP 1895- shows with iron fences, 345-9 William Street

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

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'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.'

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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 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 0 ;1885-86, 2072-

1879, 2141; 1881-82, 2168; 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'

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-

Davd Ferguson, John Douglas 145 BH 7 rooms, £46

Mat Sparey 147-151 BH 6 rooms, £50

(Willis 155, 157)

1875, 1991-

Davd Ferguson, John Douglas 145 BH 7 rooms, £56

Mat Sparey 147-151 BH 6 rooms, £50

(Sturgess 155, 157)

1870, 1821-

(Peacock 141, 143)

Davd Ferguson, John Douglas 145 BH 7 rooms, £60

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: 535402

William Street 351 -353 Cellular Clothing Company Ltd. works

**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
 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
 3.2 Expressing an architectural style
 5.3 Developing a large, citybased 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 1'2" deep. Sawtooth roof.

Façade: façade piers rendered in green, fluted; Luxcrete

SURVEYED PLACES

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 Clerehan

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 Clerehan 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, and 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 are 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, of 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 ninfri
355 Demco Mchnry Co Pty Ltd, mchnr y merchts
355 Ansett Knitting Mills Py Ld
Rosslyn st

Property number: 110115

SURVEYED PLACES

William Street	355	Demco Machinery Company Pty. Ltd. machinery merchants and Ansett Knitting Mills Pty. Ltd.
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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 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)? 1924,1939

- Creation era?
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Not assessed for heritage values Post WW2

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

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

Is the place in a Heritage Overlay?

HO3 North & West Melbourne 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):

Hermes

'Ungraded building included within a Heritage Precinct'

Heritage Places Inventory June 2015

No listing

State Library of Victoria

Picture Collection: Airspy c1938

Shown as existing as part of inter-war group

Building Permit Application

(355-365 William St)

1924 15001 £2500 erection of factory VPRS

11200/P0001/1715

Three bay stepped façade to William St, with steel framed multi-pane glazing and Spanish character geometric friezes to parapet; 3 bay to Rosslyn St with ornamented narrow bays either side of long main bay; re-use of bowed steel trusses in new building. Timber roof, 1st floor frame, 5" concrete ground.

1939 20716 £86 alterations to building

Sands & McDougall Directory of Victoria

1942

347 Thatcher, Chas.

349 Baker, Mrs Hannah M.

351-353 Cellular Clothing Co Ltd, underwear manfr

355 Demco Mchnry Co Pty Ltd, mchnry merchts

355 Ansett Knitting Mills Py Ld

Rosslyn st

1935

353 Martin Sarsen

Rosslyn

Rosslyn St

15-19 'Factory being built'

1930

349 Baker, Mrs Matilda

351 Gunson, George

353 Higgins, Hugh

357-9 Pettigrew, Thos.

361-365 Rogers, Cyril E. R., grocer

1925

851 Gunson, Geo.

853 Maguire. Miss M.

857-9 Vacant

861-5 Rogers, Cyril grcr & wines spirits

Rosslyn st

Property number: 110116

SURVEYED PLACES

William Street	369	-381	Catholic Education - Northern Area (former Independent Church site)
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**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
- 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, citybased economy

Recommendations (if any)

None.

References (if any):**MMBW**

DP733 c1895 Independent Church and school site former Methodist Connexion reserve, see VGG 1865, 1742.

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 1970- shows this building as existing.

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

SURVEYED PLACES

William Street	383	-389	Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve
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**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
 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
 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

Graeme Butler & Associates 2015: Appendix 2:

1318

'Pinus canariensis'

'...in the genus Pinus, family Pinaceae, native and endemic to the outer Canary Islands (Gran Canaria, Tenerife, Hierro and La Palma) in the Atlantic Ocean.[2] It is a subtropical pine and does not tolerate low temperatures or hard frost, surviving temperatures down to about 6 to 10 ° C. Within its natural area, it grows under extremely variable rainfall regimes, from less than 300 mm to several thousands, mostly due to differences in mist-capturing by the foliage. Under warm conditions, this is one of the most drought-tolerant pines, living even with less than 200 mm per year...

Pinus canariensis is a large evergreen tree, growing to 30–40 m tall and 100–120 cm trunk diameter (dbh), exceptionally up to 60 m tall and 265 cm diameter.[2] The green to yellow-green leaves are needle-like, in bundles of three, 20–30 cm long,[2] with finely toothed margins and often drooping. A characteristic of the species is the occurrence of glaucous (bluish-green) epicormic shoots growing from the lower trunk, but in its natural area this only occurs as a consequence of fire or other damage. In fact, this pine is one of the most fire-resistant conifers in the world. The cones are 10–18 cm long, 5 cm wide,[2] glossy chestnut-brown in colour and frequently remaining closed for several years (serotinous cones)'

City of Melbourne online map:

1945 aerial imagery: two trees shown

MMBW DP 733 c1895: location shown as in fenced triangle reserve (shape since modified) north of Independent Church Reserve.

North Melbourne Parish Plan - Ornamental Plantation reserve, north of Methodist New Connexion reserve

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

SURVEYED PLACES

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.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 2 July 1906

'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

William Street

383 -389

Howard Street and
William Street
Reserve**Survey Notes:**

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.

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? 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
 7.1 Appreciating the natural landscape

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**MMBW**

DP733 1895 shows Independent Church and school at south end, rest fenced as two lots.

State Library of Victoria

Picture Collection:
 Airspy c1938- Canary island pines shown.

Property number: 110138

SURVEYED PLACES

William Street	420	-424	State Rivers and Water Supply Research and Testing Laboratories
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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: 2

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

Creation date (if available)? 1935-1941

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?

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.

SURVEYED PLACES

'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'.

VPRO

See VPRO PROV guide 028 Public Works Department - Building Services Agency Plans.

Newspapers:

'The Age' (Melbourne, Vic. : 1854 - 1954) Friday 22 August 1941

'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.I. 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

William Street

426

**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?

5.4 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**William Street****430****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? 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?

5.3 Developing a large, citybased 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**William Street****432****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
 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**

'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
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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: 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? **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

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.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 18 January 1886

`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

SURVEYED PLACES

Mr. Zeplin who sang Braga's serenata, 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...'

Probate

`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 Hormsey 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, Frederic[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 Wivell's Assembly Rooms "the celebrated English instrumentalists, the Zeplin Family, will perform the newest dance music, selection from the new opera Satanelle [Balfe], Jullien's latest composition, the Fern Leaves Waltz, &c.". Thereafter, as "Zeplin and Sons' Quadrille Band", they also advertised "Violin, harp, flageolet, 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 valse 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>;

[Advertisement], `The Argus' (17 January 1860), 3:

<http://nla.gov.au/nla.news-article5695541>;

[Advertisement], `The Argus' (12 October 1861), 8:

<http://nla.gov.au/nla.news-article5704943>; "THE

GOVERNOR'S BALL", The Australian News for Home Readers

(25 June 1864), 13: [http://nla.gov.au/nla.news-](http://nla.gov.au/nla.news-article63171010)

[article63171010](http://nla.gov.au/nla.news-article63171010); "THE NEW HAYMARKET THEATRE", `The

Argus' (5 August 1864), 7: [http://nla.gov.au/nla.news-](http://nla.gov.au/nla.news-article5751301)

[article5751301](http://nla.gov.au/nla.news-article5751301); [Advertisement], `The Argus' (6 June

1867), 8: <http://nla.gov.au/nla.news-article5768849>; "THE

GOVERNOR'S BALL", `The Argus' (26 November 1867), 5:

<http://nla.gov.au/nla.news-article5784530>; "MARRIAGE",

`The Argus' (28 January 1869), 4:

<http://nla.gov.au/nla.news-article5818563>; "INSOLVENT

COURT. SPECIAL EXAMINATION", `The Argus' (17

November 1876), 1s: [http://nla.gov.au/nla.news-](http://nla.gov.au/nla.news-article5837983)

[article5837983](http://nla.gov.au/nla.news-article5837983); [Advertisement], `The Argus' (15 July

1876), 12: <http://nla.gov.au/nla.news-article5895154>;

[Advertisement], `The Argus' (18 November 1876), 12:

<http://nla.gov.au/nla.news-article5910129>;

[Advertisement], `The Argus' (27 March 1877), 8:

<http://nla.gov.au/nla.news-article5916881>; "ROUND THE

WORLD IN EIGHTY DAYS", `The Argus' (29 March 1877), 5:

<http://nla.gov.au/nla.news-article5917182>;

[Advertisement]: "NEW MUSICAL PUBLICATIONS", `The

Argus' (23 June 1877), 12: [http://nla.gov.au/nla.news-](http://nla.gov.au/nla.news-article5926685)

[article5926685](http://nla.gov.au/nla.news-article5926685); Deaths", `The Argus' (30 September

SURVEYED PLACES

1881), 1: <http://nla.gov.au/nla.news-article5969499>;
 "Funeral Notices", 'The Argus' (23 October 1884), 1:
<http://nla.gov.au/nla.news-article6060010>; "DEATHS",
 'The Argus' (22 May 1899), 1: <http://nla.gov.au/nla.news-article9523899>;
 "DEATHS", 'The Argus' (25 September 1906), 1:
<http://nla.gov.au/nla.news-article9655540>;
 "DEATHS", 'The Argus' (11 August 1913), 1:
<http://nla.gov.au/nla.news-article7268952>
 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 Frekd 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: Unknown, 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 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

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

SURVEYED PLACES

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)

Other Comments Integrity - Generally original.

Streetscape - One of a generally homogenous and old streetscape, including 448-6, 456, 458 and 470-6.

Lewis, M. Australian Architecture Index:

`74770 Mahoney, T - 190 Collins St east Zeplin, George Melbourne VIC City of Melbourne registration no 218 [Burchett Index]. Fee 1.10.0 house William near cnr. William & Capel 1861 04 30'

see also

`77100 Builder: Brown, A C owner: Zeplin, - West Melbourne VIC City of Melbourne registration no 4449 [Burchett Index]. Fee 2.10.0 three-storey house Capel St 1871 06 14

77104 Builder: Dean, Joseph owner: Zeplin, - West Melbourne VIC City of Melbourne registration no 5496 [Burchett Index]. Fee 3.3.0 additions to house Capel St 1873 07 25'

Sands & McDougall Directory of Victoria

E Side

1893

316 Moody, George, grocer

Capel st

824 Zeplin, Fredk ., prof music

332 Vacant

386 Peppard, Thomas

338 Cullen, Patrick,

1880

Capel st

156 Zeplin, G, musician

160 Wade, Matthias

162 Peppard, Thomas

164 Smith, William

166 Davis, Richard

167 Robertson, John

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983

cite 1862, 1670; 1881-82 1346; 1896-97, 2033.

North and West Melbourne Conservation Study (1983)

History

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.

Description

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.

Integrity - Generally original.

Streetscape - One of a generally homogenous and old streetscape, including 448-6, 456, 458 and 470-6.

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.

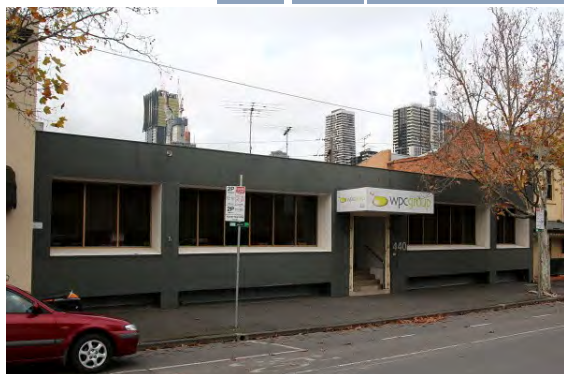
Recommendations

Repaint in original or typical colours; record verandah as restoration data; consider re-zoning to preserve residential form and use.

Property number: 110134

SURVEYED PLACES

William Street	438	-444	
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**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 approx.

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?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Single storey brick office building built around 1990.'

Property number: 110133

William Street	446		Howat's row houses, part 446-450 William 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

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?

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
446-450 C3

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

446 WILLIAM STREET WEST MELBOURNE 3003
Heritage Gradings
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
 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 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.

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

'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 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 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 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)

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

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

facade.

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

William Street

448

Howatt'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)?

Existing grading: **C**

Proposed Grading: **C**

Existing
Streetscape Level: **3**

Proposed
Streetscape Level: **2**

What date or era does the place represent (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?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Newspapers:**

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SURVEYED PLACES

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by Hugh Anderson

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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

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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

SURVEYED PLACES

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 out-offices and one stall stable 180 William Street, value £1050 plus furniture valued at £154 ; etc Carlton, South Melbourne.

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

448 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

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 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

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)

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

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 facade.

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: 110131

William Street**450****Howatt'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)?**Existing grading:** C**Proposed Grading:** C**Existing Streetscape Level:** 3**Proposed Streetscape Level:** 2**What date or era does the place represent (if any)?****Creation date (if available):** 1873

- 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
446-450 C3

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'

SURVEYED PLACES

'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 interest, 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

'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 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 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

SURVEYED PLACES

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 out-offices and one stall stable 180 William Street, value £1050 plus furniture valued at £154 ; etc Carlton, South Melbourne.

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

450 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

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 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.

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)

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

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

facade.

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: 110130

William Street **452**



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?**
- 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)
 452 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 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)?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? 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)**

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?

 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**

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

SURVEYED PLACES

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; ornament to verandah transplanted?
Statement of Significance
Not Assessed
Recommended Alterations
Verandah ornament (sympathetic - no recommendations)
door replaced (inappropriate - reinstate original
design/sympathetic alternative) canopy added
(inappropriate - remove)

Planning register online search results

`Property Address Walnut Tree Apartments 456-460
William Street WEST MELBOURNE VIC 3003
Permit Number Description Date Lodged
TP-1999-1362 11 lot subdivision 4/11/1999
TP-1998-274 Demolish one of the buildings and
alterations for a residential development with 11 units
and 15 car spaces 19/03/1998
Officer's Name Augarette Malki
Objections Received 0
Application Status Permit Issued
Decision Notice of Decision to Grant Permit - 28/05/1998
Permit - 11/08/1998'

MMBW

DP1027 1895 shown as 358-360, with iron fence, cellar

Ancient faces web site 2015

`William Howat (1850 - 1935) was born in 1850 to Howat
David Howat and Robertson Sarah Howat, and was an
only child. William died in 1935 in Melbourne West,
Australia at age 85.'

Newspapers:

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 26
April 1875
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estates, and was well known to pastoralists. He was an
enthusiastic collector of antiques. Born in Ayrshire,
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remained a bachelor. After a service at his home, which
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After making various bequests to relatives and friends
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Christian Association, Melbourne City Mission, Victorian
Sunday School Union, Victorian agency of British and
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Melbourne District Nursing Society, Eye and Ear Hospital
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SURVEYED PLACES

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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.

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

SURVEYED PLACES**William Street** 462**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
 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, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Two storey brick building built 1970's.'

Property number: 110126**William Street** 464 -468**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
 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, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Two storey brick office/residential building. Built & subdivided 1998.'

Property number: 110125

SURVEYED PLACES

William Street	470	Glance's row houses part 470-476 William 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: 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?

 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)

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.

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Israel Glance from Barbara Baker family tree

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Death: 02-May-1903 (2 May 1903) - Melbourne, Victoria

Parents: Levi Glanz

Spouse: Rebecca Abicicas'

Newspapers:

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Glance— Allan.— On the 27th April. by the Rev. S.

Bracewell. Lues, eldest son of Israel Glance, Esq., Victoria-

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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 RATEPAYERS 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

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Your obedient servant,
ISAAC GLANCE.
212 Victoria Street,
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'TERRIBLE DEATH of A Young LADY.

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'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.

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' 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

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, 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-

(Andrews)

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)

SURVEYED PLACES

1879, 1317-
(Andrews 192, 190)
Israel Glance owns 2 houses 8 rooms 16x93 £60 each
(land adjoining 30x90 £24 , Loudon)

Property number: 110124

William Street

472

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? 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)**

472 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

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 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)

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'Israel Glance Tailor Mordialloc 1 May 1903 86/995 VPRS 28/P0, unit 1117; VPRS 28/P2, unit 646 (N/A)'
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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

Israel Glance owns 2 houses 8 rooms 16x93 £60 each
(land adjoining 30x90 £24, Loudon)

Property number: 110123

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, 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
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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

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Woolfe (370), I Glance 17x93/99, lives in 376
(Loudon 180, 178; Howat)

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(Andrew)
Israel Glance owns 4 houses 2 x 8 rooms 16x93 £60
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1319- Isaac Glance owns B houses: 2 x 8 rooms 188
William Caldwell, 186 Isaac Glance 16x93 £60 each
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1879, 1317-
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SURVEYED PLACES

William Street	474	-476	Glance's row houses part 470-476 William 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: **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?

 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)**

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
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Construction Date
Source for Construction Date
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Builder Not Assessed
First Owner
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Condition Fair
Original Building Type
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Victoria st

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386 Harper, George

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176 Brown, Francis

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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

(Glance/ Louden)

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

(Louden 180, 178; Howat)

1884, 1308-

(Andrew)

Israel Glance owns 4 houses 2 x 8 rooms 16x93 £60

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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)

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**William Street****478****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?** **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)**

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

SURVEYED PLACES

Architectural Style
 Period
 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; differs in pattern - some new? Posts non-matching.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Verandah detail; verandah support (sympathetic - reinstate original design)

Property number: 110121

William Street **480**

**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? 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):**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

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? 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):**MMBW**

DP1027 1895 shows as 382-384

City of Melbourne online maps

Aerial view shows pitched roof and early house form behind parapets.

Sands & McDougall Directory of Victoria

1904

Right-of-way
 470 Young, Robert
 472 Myers, Henry
 474 Davles, Mrs Anna

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
 376 Gance, 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? 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?

5.3 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