

CITY NORTH HERITAGE REVIEW

North and West Melbourne (volume 4)



Former Robert Burns Hotel, 34 Courtney Street



Former Factory, 61 Flemington Road

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APPENDIX A – Draft Schedule to the Heritage Overlay

The following draft schedule includes the existing individual heritage overlays within the suburbs of North and West Melbourne located within the City North area. Note there have been some proposed name changes to the existing heritage overlays.

There are two existing heritage overlays in Courtney Street (HO290 and HO 291) that are recommended to be split into two separate heritage overlays because the groups of buildings do not relate to each other particularly well in terms of period or scale/type. For convenience sake in the draft schedule, the existing heritage overlay number has been retained for the 'one part' and the 'second part' left blank at this stage. It will be necessary to assign a new heritage overlay number to the 'second part' or it may be appropriate to assign a new number to both parts.

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

SCHEDULE TO THE HERITAGE OVERLAY

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
HO287	Former Shops 9-15 Blackwood Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO290	Former Factory 30-32 Courtney Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO	Former Robert Burns Hotel 34 Courtney Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO291	Edinburgh Castle Hotel & Former Shop 56-58 Courtney Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO	Three Basalt Cottages 60-64 Courtney Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO298	Burbage Terrace 180-186 Peel Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO306	Timber House 48-50 Villiers Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO871	Former Grain Store 11 Wreckyn Street, North Melbourne	Yes	No	No	No	No	No	-	No
	Former Exchange Hotel 37 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No
	Chelsea House 55 Flemington Road, North Melbourne	No	No	No	No	No	No	-	No
	Former Factory 61 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No
	Pair of Shops 65-67 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No

Melbourne Planning Scheme (Draft)

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	Phillymore & Ballymore 91-93 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No
	Villa 95 Flemington Road, North Melbourne	Yes	No	No	No	No	No		No
	Pair of Terrace Houses 66-68 Harcourt Street, North Melbourne	Yes	No	No	No	No	No	-	No
	House 14 Mary Street, North Melbourne	Yes	No	No	No	No	No	-	No
	Brick Duplex 16-18 Mary Street, North Melbourne	No	No	No	No	No	No	-	No
	Villiers Street Precinct 14-42 Villiers Street, North Melbourne	Yes	No	No	No	No	No	-	No

APPENDIX B

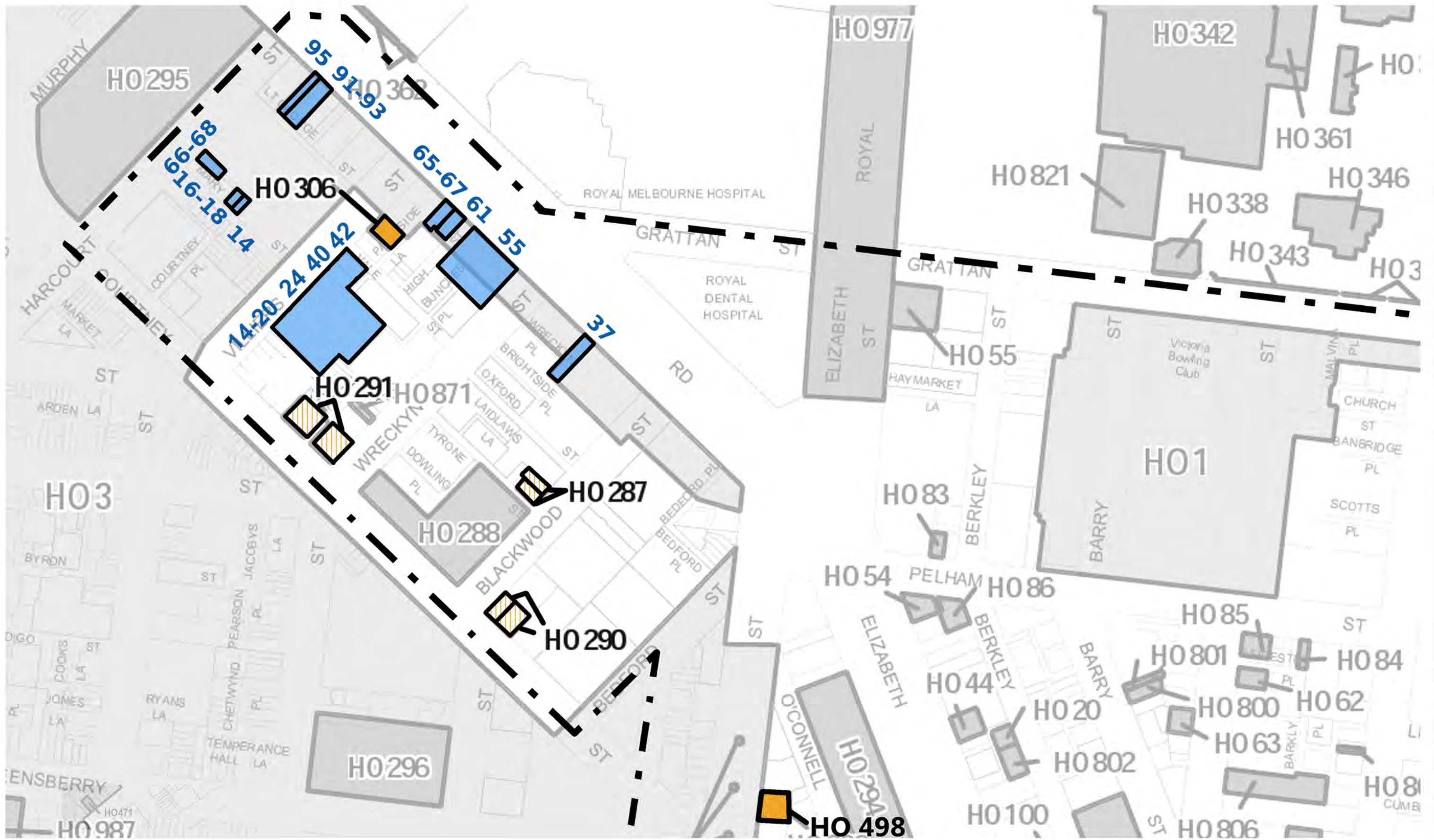
Map - Sites for the Heritage Overlay

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

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

- Existing heritage overlays, for which a citation had not previously been prepared (refer to Appendix C for the citations).
- Recommended heritage overlays. Most these of sites are currently part of HO3, however it is recommended that the boundaries of this precinct are partly truncated within the study area (refer to Appendix D for the citations).

Other existing heritage overlays for which a citation was not required, either because a recent one had been prepared (HO871) or because the site was included on the Victorian Heritage Register (HO288), have been 'greyed out'.



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

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

PROJECT TITLE
 City North Heritage Review
LOCATION

FOR Melbourne City Council
DRAWING NUMBER
 DRAWING TITLE
 NORTH MELBOURNE - Recommended HO

NORTH REVISION
 00 NOTES

JOB NUMBER 2011.16
DATE
DRAWN BY
ISSUE
SCALE
 MTS

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APPENDIX C

Citations - Existing Heritage Overlays

HO	Name	Page
HO287	Former Shops 13-15 Blackwood Street, North Melbourne	C3
HO290	Former Factory 30-32 Courtney Street, North Melbourne	C5
HO	Former Robert Burns Hotel 34 Courtney Street, North Melbourne	C8
HO291	Edinburgh Castle Hotel & Former shop 56-58 Courtney Street, North Melbourne	C11
HO	Three Basalt Cottages 60-64 Courtney Street, North Melbourne	C14
HO298	Burbage Terrace 180-186 Peel Street, North Melbourne	C17
HO306	Timber Duplex 48-50 Villiers Street, North Melbourne	C19
HO871	Former Grain Store 11 Wreckyn Street, North Melbourne	C22

FORMER SHOPS (HO287)

Address	13-15 Blackwood Street, North Melbourne
Date/period	1886/ Victorian
Building type	Commercial & Residential
Grading	C3
Previous Grading	C3



Significance

What is Significant?

The extant building at 13-15 Blackwood Street, particularly the façade featuring original windows and doors.

How is it Significant?

The building at 13-15 Blackwood Street, North Melbourne is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1886, the building is historically significant as it dates from a key phase of development in this part of North Melbourne subsequent to the opening of the nearby Meat Market in 1880.

(AHC Criterion A4)

The building is of representative aesthetic significance as an intact example of a Victorian shop and dwelling, featuring an early shop window that has been retained at number 13. The design of the façade is a good example of the period.

(AHC Criterion D2)

Description

The two storey building, comprising an attached pair of two storey shops with second storey dwellings, has a slate clad roof hidden behind the front parapet. Two chimneys are visible with stuccoed mouldings.

The treatment of the symmetrical façade is indicative of the later Victorian period, despite being less ornate than many examples. The basalt plinth has been painted and basalt steps are well worn. The walls are otherwise stuccoed with faint

tooled lines and a platband and cornice, above which is a panelled name plate with the date '1886' framed by panels of vermiculation and scroll-work.

The pattern of timber-framed openings (windows and doors) is intact and consists of pairs of double-hung sash windows to the first floor with moulded settings. To the ground floor are two large shop windows, of which no. 13 retains the original timber glazing bars whereas no. 15 has been replaced with a single, fixed pane of glass. There is a four-panelled timber door with central handle to each end of the building with a hopper window above.

History

The site is part of a quarter acre Crown Allotment (no 4, section 11) which was purchased in 1852 by D. McLennan.¹

Development in Blackwood Street was underway by the mid-1860s and five commercial operations were established between Tyrone and Oxford Streets on the west side by 1870 including a painter, wood-yard, confectioner, bootmaker and baker.² Many of these early buildings were likely to have been of light-weight construction, either timber and/or iron. The construction of the new Metropolitan Meat Market in 1880 however, nearby on the corner of Courtney Street, was an impetus for further development in this part of North Melbourne.³

The extant building was constructed in 1886.⁴ The building first appears as nos 13-15 in the directories as being occupied by the grocer, John Steel, who remained at the site until about 1890. By 1900, the building appears to have been used primarily for residential purposes and the occupants were Peter Whelan (no. 13) and Charles Mayer (no. 15).⁵

The extant building is depicted on the MMBW plans dating to the mid-1890s. The plans reveal large cellars, and to the rear, narrower wings and small sections of verandah. The allotment at no. 15 was slightly longer in order to provide access to the closets.⁶

Externally there has been no major change to the front of the building. The use of the building seems to have fluctuated between residential and/or commercial as an application for an illuminated sign was applied for in 1971.⁷

Recommendations

It is recommended that the pair of houses are be retained in the Schedule to the Heritage Overlay and that no. 9 is removed from the listing as the earlier single storey factory building, dating to 1937, has been replaced in recent years with a two storey office block.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

¹ Township Plan, Melbourne M314(13)
² Sands & McDougall's directories, various
³ Graeme Butler & Associates, *North & West Melbourne Conservation Study* 1983 [1985, & 1993], pxiii
⁴ The year is defined on the parapet.
⁵ Sands & McDougall's directories, various
⁶ MMBW plan 30 (1894) and detail plan 761 (1896)
⁷ Building Application Index, VPRS11,202

FORMER FACTORY (HO290)

Address	30-32 Courtney Street, North Melbourne
Date/period	1935/Interwar
Building type	Commercial
Grading	C3
Previous Grading	D3



Significance

What is Significant?

Original elements of the façade such as the unpainted, decorative face brickwork, and the remnant original window to the central bay.

How is it Significant?

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

Why is it Significant?

Built in 1935, the former factory is historically significant as it is indicative of the ongoing commercial development (from the late 19th century through to the mid-20th century) that occurred in this part of North Melbourne related to the nearby Meat Market.

(AHC Criterion A4)

The former factory is of aesthetic significance as a relatively ornate example of an Interwar period factory. Although partly altered, the building retains its decorative brickwork and contrasting areas of stucco.

(AHC Criterion E1)

Description

The single storey masonry building has a symmetrical façade divided into three bays by wide piers with a stucco finish. The roof is concealed behind a stepped parapet with a fin-like motif to the centre and panel below. The brickwork of the façade of the building, including plinth, is red with areas of contrasting clinker brick – horizontal band above the openings, outer edge of the parapet, and framing the central panel. The clinker bricks have been configured in different ways for decorative effect including headers (to the fin), soldier courses (parapet) and dog-tooth (diagonal bricks to the horizontal band).

One original, multi-paned, steel-framed window to the central bay remains intact however the outer bays have been altered and contain dark, aluminium-framed windows and doors. Initially, there had been a doorway to the west end and the original, pitched crossover has been retained in front. The eastern bay originally featured a window similar to the one retained in the central bay.

History

In 1852, J. Mayne purchased the quarter acre Crown Allotment on which the site is located.⁸

By the late 1860s, there had been considerable development in this part of Courtney Street and it seems at least one of the earlier buildings which occupied the site (probably located on the site of no. 32) was constructed at this time. It was a single storey building occupied by J. Brookman from about 1865 to at least 1870 and later Reuben Johnson, a bootmaker from around 1875 to 1895 (during which time the numbering changed from no. 29 to 32). The other early building thought to be located on the site of no. 30 (previously no. 28), was constructed by 1885 when it was being used as a bakery by Thomas Reid and later George Bell⁹

The 1890s MMBW plans reveal that there was a timber building to no. 30 and a masonry building to no. 32, with timber outbuildings to the rear (northern) boundary of each site. The early building at no. 32¹⁰ featured a cellar and a rear balcony while the building at no. 30 had been of two storeys.¹¹

In December 1934, William Robinson of Moorabbin applied for a permit to construct a new factory building as both owner and builder. The cost was estimated as £850.¹² The design was approved in January 1935, however it varies from the extant building in that it had a central doorway with sliding timber doors and windows to the flanking bays. In addition, none of the decorative brickwork to the upper part of the building is evident on the original drawings.

By 1936, the Premier Egg Packing Company occupied the building and by 1938 it was occupied by the Smorgon Brothers, wholesale butchers.¹³ The nearby Meat Market, established in 1880, continued to operate at this stage and many allied business were located in the vicinity.

By 1946, the building was owned by the Metropolitan Ice and Fresh Food Company, who also had other premises nearby on the east side of Blackwood Street.¹⁴ The Metropolitan Ice and Fresh Food Company applied for planning permission to alter the interior in 1946. No depiction of the façade was provided in the accompanying set of drawings, however the front doorway was to the west end (as it was known to be in the mid-1980s). The works were undertaken by the eminent architects Arthur & Hugh Peck, the builder was Hollow & Sons and the cost was £896.¹⁵

During the mid-1980s, the building was utilised by wholesale butchers, G. K. & M. Reynolds. At this stage, the original multi-paned, steel-framed window to the eastern bay was still in place and a roller door had been installed to the western bay.¹⁶ An application to construct a new opening was later approved in 1988.¹⁷

⁸ Township Plan, Melbourne M314(13), allotment 18, section 10

⁹ Sands & McDougall's directories.

¹⁰ MMBW, plan 30 (1894) and detail plan no. 761 (1896)

¹¹ Mahlstedt Fire Insurance Plan, map 22A (1923-28 series, section 2 north, version 1 [unaltered])

¹² Building Application 15,953: VPRS 11,201/P1/Unit 191 and VPRS 11,200/P2/Unit 337

¹³ Allom Lovell & Associates, *City of Melbourne Heritage Review*, 1999, Building Identification Form

¹⁴ Mahlstedt Fire Insurance Plan, map 24A (1923-28 series, section 2 north, version 4)

¹⁵ Building Application 23,720: VPRS 11,201/P1/Unit 291 and VPRS 11,200/P5/Unit 193

¹⁶ Graeme Butler & Associates, *North & West Melbourne Conservation Study*, 1985, Photograph on Building Identification Form

¹⁷ Building Application Index, VPRS11,202

Recommendations

It is recommended that the former factory be retained in the Schedule to the Heritage Overlay but be provided with its own listing in the Schedule, that is separated from the adjoining building at 34 Courtney Street, as it is from a later period of development.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study, 1985 & 1993, Graeme Butler & Associates
City of Melbourne Heritage Review, 1999, Allom Lovell & Associates

FORMER ROBERT BURNS HOTEL (HO?)

Address	34 Courtney Street, North Melbourne
Date/period	1866/Victorian and 1936/Interwar
Building type	Commercial
Grading	C3
Previous Grading	C3



Significance

What is Significant?

The original building, especially its form and remnant original openings, and to a lesser degree, the northern additions to Blackwood Street.

How is it Significant?

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

Why is it Significant?

Built in 1866, and operating for some fifty years, the former Robert Burns Hotel is historically significant as a survivor of the early phase of development of this part of North Melbourne during the mid-19th century.

(AHC Criterion A4)

The former Robert Burns Hotel is of representative aesthetic significance for being a largely intact, mid-Victorian period building. The relatively plain stucco treatment of the façade is indicative of the period.

(AHC Criterion D2)

Description

The two storey building consists of two distinct sections.

The corner, mid-Victorian section has painted, stuccoed walls with tooled lines above a basalt plinth. The roof is hidden by a parapet with a triangular pediment to the splayed corner, though two chimneys are visible from some locations. The expression is relatively plain in keeping with the period of construction, though there are some decorative features including a cornice, with a string course below, a platband and mouldings to the first floor windows.

A slightly recessed wall along Blackwood Street and section of varied detailing at ground level may indicate a former open way at ground level (which appears on the MMBW plan as a subway). At ground level the plinth is not consistent and the stucco detailing about the doorway differs to that elsewhere on the building. Modifications to other openings at ground level are also evident: the corner doorway has been blocked up, a new doorway has been introduced at the eastern end of the south elevation and the adjacent window has been closed. The larger openings either side of the corner at ground level contain recent stained glass windows.

The section at the north end of the site on Blackwood Street is face brick in English garden wall bond that has been painted. The cornice includes a row of soldier courses and it has a large, modern multi-paned window to the ground floor.

History

In 1852, J. Mayne purchased the quarter acre Crown Allotment on which the former hotel was built.¹⁸

In August 1865, the first licence for the Robert Burns Hotel was granted to James Stevens, who became insolvent a year later.¹⁹ The hotel first appears in the directories in 1866. The first licensee was James Stevens but there was fairly rapid turnover during the first few years of operation, and other licensees included Elizabeth Quinlan (1867) and William Smith (1868-9) James Bracken (1870) and N. Moloney (1875), Edward Ainsley (1880), R. J. Gibney (1885), Mrs Mary North (1890), A. Salway (1895) and Mrs H. Walsh (1900).²⁰

In the 1873 rate books, the hotel is described as being of brick and consisting of 8 rooms.²¹ By the mid-1890s, the masonry section at the north end of the site, with an address to Blackwood Street, had been constructed. Between them was an open area defined as a subway, which suggests the first floor section had been built. There were also three closets to the rear yard.²²

The hotel license was revoked by the Local Option Court in 1903 and by December 1904, the licensee Wilhelmina Smith filed for bankruptcy after her business was much reduced and she was unable to pay the landlord, Richard Gamaliel Stevens.²³ The hotel was one of 37 licenses that were rescinded in North Melbourne but was trading again in May 1905.²⁴

By 1936, it was being used primarily for residential purposes with six bedrooms on the first floor. There were wide, double timber doors to the northern end of the west elevation (Blackwood Street) enclosing what was described as a yard. At this stage, the wide corner windows had four divisions, the corner door had an upper glass pane, and there was no door to the west elevation.²⁵ Some of these changes may have occurred later during the Federation period.

In 1936 the Howlett Brothers P/L of the Metropolitan Meat Market applied for a permit to construct a bluestone (basalt) building with a rear timber section adjacent to the original 1866 building, to the northern end of the Blackwood Street façade. The builders were T. A. Pemberton & Sons of Moreland and the cost was estimated at £450.²⁶ The permit was initially for a red brick garage with bi-fold timber doors but was later amended to include a second storey and a roller door at ground level.

¹⁸ Township Plan, Melbourne M314(13), allotment 18, section 10

¹⁹ Ian Forbes & Barrie Gallacher, *North Melbourne Hotels*, p143

²⁰ Sands & McDougall's directories, various

²¹ Ian Forbes & Barrie Gallacher, *North Melbourne Hotels*, p143

²² MMBW plan 30 (1894) and detail plan, no. 761 (1896)

²³ *The Argus*, 14 December 1904, p8

²⁴ *The Argus*, 24 May 1905, p8

²⁵ Building Application 17,226: VPRS 11,200/P1/Unit 1980. Wide doors to the yard are also depicted on the contemporary Mahlstedt Fire Insurance Plan, map 24A (1923-28 series, section 2 north, version 1 [unaltered and version 4])

²⁶ Building Application 17,226: VPRS 11,201/P1/Unit 206 and VPRS 11,200/P1/Unit 1980

During the later part of the 20th century, the former hotel was being partly used as a men's hairdresser.²⁷ Later it was converted to a restaurant and housed the Bowery Restaurant and for some years now, Akita.

Recommendations

It is recommended that the former hotel be retained in the Schedule to the Heritage Overlay but be provided with its own listing in the Schedule, that is separated from the adjoining building at 30-32 Courtney Street as they are from different periods. A new HO number will need to be assigned to the site.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

²⁷ Ian Forbes & Barrie Gallacher, *North Melbourne Hotels*, p144

EDINBURGH CASTLE HOTEL & FORMER SHOP (HO291)

Address	56-58 Courtney Street, North Melbourne
Date/period	1858 (hotel) and 1870 (shop) / Mid- Victorian
Building type	Commercial
Grading	C2
Previous Grading	B3



Significance

What is Significant?

The two adjoining buildings comprising a hotel and a pair of former shops, in particular their façades. Original openings, where intact, are noteworthy, especially the arched windows of the shops. The Interwar canopies to the hotel entrances are also significant.

How is it Significant?

The Edinburgh Castle Hotel (56 Courtney Street) and former shops (58 Courtney Street) are of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The Edinburgh Castle Hotel and former shops are historically significant for their association with the early phase of development in this part of North Melbourne from the late 1850s. Both buildings were established by licensee Morgan Kennedy, and have been adapted in accordance with the evolving commercial needs and character of the area over the 19th and 20th century.

(AHC Criterion A4)

The Edinburgh Castle Hotel and former shops are of representative aesthetic significance as relatively intact mid-Victorian commercial buildings typical of the period, particularly the pair of former shops which retain intact most of their ground floor detailing. While the hotel retains its original form it has undergone alterations, including sympathetic remodelling in 1924, and further modifications some 60 years later in a less sympathetic manner.

(AHC Criterion D2)

Description

The adjoining buildings are both of two storeys with stuccoed exteriors and parapets which conceal their respective roofs. The remaining original first floor windows to both buildings are intact and have timber-framed double hung sashes.

The hotel at no. 56 was altered during the 1920s or Interwar period and although the form is reflective of its Victorian period of construction, the external detailing was modified and partly reflects the tastes of that period. It has a plinth and three entrance doors with cantilevered canopies featuring panelled decoration continuous with that of the adjacent section of walls. The parapet is stepped at the splayed corner and there are panels on which the building and date of the external modifications are identified. There is a cornice with widely spaced dentils below. Three large, single pane glass windows have been introduced at the corner.

The parapet above the two former, Italianate style shops has an ornate name plate with scrollwork and had been surmounted by two urns (only the base section survives). There are a cornice and string course below, quoining to either end of the first floor and channelled rustication to the eastern half at ground level. The openings to both levels have moulded settings except for the larger windows to the western half at ground level, which feature arched timber frames. The remnant entry has a four-panelled timber door and window above. Two chimneys are visible to the west end with moulded cappings and the ground floor pier below is basalt, though stuccoed to the south elevation (façade).

History

In 1852 C. B. Pead purchased the quarter acre Crown Allotment on the corner of Wreckyn and Courtney Streets, on which the two buildings are located.²⁸

The first Edinburgh Castle Hotel began at a nearby site to the west in Leveson Street by 1854. A license was granted to Morgan Kennedy with a 'recommendation to improve the premises.'²⁹ The hotel was depicted on the Kearney Plan of 1855 on the north-west corner of Leveson and Arden Streets.³⁰ In 1856, it was noted as being a timber building with 11 rooms, kitchen, shed and stable.³¹ In the following year, when Morgan's license was renewed, the hotel was noted as being in 'an unfinished condition.'³²

In July 1858, Kennedy obtained approval to transfer the license 'to a new house at the corner of Wreckyn and Courtney Streets, North Melbourne.'³³ In 1864, the building was described as having five sitting rooms and three bedrooms.³⁴ In the 1873 rate books, the building is described as being brick, with 13 rooms, a bar, as well as stable and loft.³⁵

The adjacent shop building at 58 Courtney Street was established by Morgan Kennedy in 1870 and was initially leased to three traders, two drapers (John McIntyre and Henry Kriese) and grocers (James and William Muir).³⁶ Morgan Kennedy, retained the license for the Edinburgh Hotel until approximately 1880. Subsequent licensees during the late 19th century were Frances Kavanagh (1885), George Brennan (1890), John Henley (1895) and Mrs S. Cashman (1900).³⁷

By 1896 the main front sections of the Edinburgh Castle Hotel and the adjacent shops had been constructed, with verandah sections to the rear. There was a cellar at the corner of the hotel. To the rear were some open areas, either pitched or bricked, some small outbuildings and closets to the rear lane, Hotham Place.³⁸

Additions and alterations were made to the hotel in 1924 as evident on the building's corner pediment. The changes were designed by Joy & McIntyre, engineers and architects, and constructed by L. Cockram for a cost of £3,000.³⁹ These works included the extant entrance canopies, timber doors with glass panels and leadlighting in a geometric pattern (now removed) and tiled dado to the exterior. The northern wing was enlarged with garage and kitchen at ground floor and bedrooms on the first floor.

²⁸ Township Plan, Melbourne M314(13), allotment 1, section 12

²⁹ The *Argus*, 10 May 1854, p5

³⁰ James Kearney (cmpl.), *Melbourne and its Suburbs*, 1855 [State Library of Victoria, online]

³¹ Ian Forbes & Barrie Gallacher, *North Melbourne Hotels*, p37

³² The *Argus*, 6 May 1857, p5

³³ The *Argus*, 24 July 1858, p5; 10 September 1858, p8. It is noted as being located at the current site in a funeral notice for the brother of Morgan Kennedy.

³⁴ The *Argus*, 23 June 1864, p3

³⁵ Ian Forbes & Barrie Gallacher, *North Melbourne Hotels*, p39

³⁶ Graeme Butler & Associates, *North & West Melbourne Conservation Study* 1985, & 1993, Building Identification Form

³⁷ Sands & McDougall's directories

³⁸ MMBW detail plan, no. 756 (1896)

³⁹ Building Application 6803: VPRS 11,201/P1/Unit 85 and VPRS 11,200/P1/Unit 798

Since the mid-1980s, there have been substantial and somewhat unsympathetic changes especially to the exterior of the hotel.⁴⁰ Large windows, nearly extending the full height of the building, have been introduced at the corner. The former shops at no. 58 has been altered to a lesser extent - the urns have been removed from the pediment as has the original recessed entry and associated windows. At some point the two buildings have been connected internally.

Recommendations

It is recommended that the Edinburgh Castle Hotel and former shops be retained in the Schedule to the Heritage Overlay but be provided with its own listing in the Schedule, that is separated from the adjacent group of houses at 60-64 Courtney Street/1A-1D Hotham Place, as they are of a different type and scale.

Extent of Designation

The land and the original buildings.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

⁴⁰ Building Application Index, VPRS11,202. Application 59,045, value \$250,000.

THREE BASALT COTTAGES (HO?)

Address	64 (part) Courtney Street and 1A Hotham Place (formerly 60-62 Courtney St), North Melbourne
Date/period	1860s/Mid-Victorian
Building type	Residential
Grading	C2
Previous Grading	C3



Significance

What is Significant?

The stone components of the three cottages, in particular the façades, and excluding the rear additions.

How is it Significant?

The three basalt cottages are of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The three basalt cottages are historically significant as indicative examples of the early phase of development in North Melbourne during the 1860s. It is likely that they were both constructed by the masons who first occupied the site - David Leslie and James Lyall.

(AHC Criterion A4)

The three basalt cottages are of representative aesthetic significance as remnants of the early phase of stone construction in the area. Typical of the period, they were of a modest scale and have restrained detailing.

(AHC Criterion D2)

Description

The group of three, single storey houses are constructed from basalt. They have a simple parapet and quoining to the windows and doors. The replacement stones to the openings of nos 60+62 have draft margins and are a lighter colour than the rest of the basalt. The quoining stones and those to the platband of nos 60+62 have an ashlar finish, and contrast with the other rock-face stones. The pointing to both buildings has been repaired.

The windows are timber-framed, double hung sashes, with those to nos 60-62 being multi-pained. There is a four-panelled door at no. 64 and window above, and the doorway at the east end (no. 60) has been converted to a window, though retaining the original dimensions of the opening.

A hip section of roof has been retained at the front of no. 64 whereas the roof of the adjoining houses has a broad gable. Both roofs are clad in corrugated sheet metal.

History

In 1852, J. Mahood purchased the quarter acre Crown Allotment 20, section 12, on which the three houses were built about a decade later.⁴¹ The land was initially developed soon after it was purchased, as timber dwellings had been constructed by 1857– for David Leslie (nos 60-62) and James Lyall (no. 64). By 1859 Leslie appears in the directories as the owner of two houses, one of which was occupied by T. Pickford between 1860 and 1862. In 1860, it is likely that no. 60 was replaced with a stone building for Leslie, as the value approximately doubled, and in the following year, it was listed as being of stone and brick. By 1862, three buildings were listed as stone construction and in 1863, nos 60-62 was noted as having 3 rooms and no. 64 as having 2 rooms.⁴²

It is likely that both owners constructed their own houses. David Leslie was listed as a mason in some editions of the Sands & McDougall's directories.⁴³ It is also known that Lyall was a mason.⁴⁴

The eastern building (nos 60+62) may have been built in two stages or subdivided, as by 1870, it was being occupied by Mrs Leslie and William Leet respectively. In 1873, Mrs Hughes occupied no. 60 and Mrs Leslie no. 62 and Mrs Catherine Hughes occupied no. 60 in 1885 (then no. 68). During the early 1880s, the listing at no. 64 changes to Thomas Lyall, who continued to reside there into the early 20th century.⁴⁵

The 1896 MMBW plan depicts the three stone buildings with both nos 62 (middle) and no. 64 (west) having cellars to the front of the building. To the rear were small verandahs and closets. The no. 62 allotment was much larger than that of no. 60 and was L-shaped.⁴⁶

In 1923, the architects and building surveyors, Wilson & Wright, were engaged by the Thomas Gazzard to undertake a substantial remodelling of the original basalt dwellings at nos 60-62, to convert the pair of houses to a factory with a truss roof, for £700.⁴⁷ Much of the building behind the façade was demolished and the red brick stable to the rear was also modified. The façade was remodelled so that a wide doorway was created, a large parapet with arched pediment and side piers was added, and the walls stuccoed. Multi-pained windows were installed along the east elevation to the laneway. Later metal-framed windows were installed to the façade.

In 1925, a petrol pump was installed outside the garage and in 1962, a part additional storey was constructed.⁴⁸ Lindsay Roberts automotive engineering occupied the site during the mid-1980s and the façade of no 64 was painted.⁴⁹ In recent years, the former factory has been returned to residential use, the basalt façade has been reinstated, and a two storey addition has been constructed to the rear.

⁴¹ Township Plan, Melbourne M314(13), allotment 1, section 12

⁴² Hotham Rate Books

⁴³ Sands & McDougall's directories, 1860 + 1862

⁴⁴ Graeme Butler & Associates, *North & West Melbourne Conservation Study* 1985, Building Identification Form

⁴⁵ Sands & McDougall's directories

⁴⁶ MMBW detail plan, no. 756 (1896)

⁴⁷ Building Application 5871: VPRS 11,201/P1/Unit 74 and VPRS 11,200/P1/Unit 663

⁴⁸ Building Application Index, VPRS11202

⁴⁹ 64 Courtney Street, c.1970 (Picture Victoria: ID 17,776 and 17,777); Graeme Butler & Associates, *North & West Melbourne Conservation Study* 1985, Photograph on Building Identification Form

Recommendations

It is recommended that the three houses be retained in the Schedule to the Heritage Overlay but be provided with their own listing in the Schedule, that is separated from the adjacent commercial buildings at 56-58 Courtney Street, as they are of a different type and scale. A new HO number will need to be assigned to the two adjoining buildings.

Because of the alterations at the site, the street numbering has changed. What is now 1A Hotham Place had been 60-62 Courtney St (therefore excise 1B-1D Hotham Place). In addition, it is only necessary to retain the front (southern) part of 64 Courtney Street as it has similarly been enlarged to the rear (and would create a convenient overlay with the adjacent 1A Hotham Place). It is also not necessary to retain 66+66A Courtney Street, which has a recent building on it, within the extent of designation. The latter's inclusion may have been an error in the first place as historic photographs from the later part of the 20th century (c.1970s-1980s) indicate that the site was vacant.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

BURBAGE TERRACE (HO298)

Address	180-186 Peel Street, North Melbourne
Date/period	c.1869/Mid-Victorian
Building type	Residential
Grading	C3
Previous Grading	C3



Significance

What is Significant?

The four brick houses including chimneys, in particular the cast iron decoration and surviving original tiling to the front verandahs.

How is it Significant?

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

Why is it Significant?

Burbage Terrace is historically significant as a remnant of an early phase of development in this part of North Melbourne during the late 1860s. They were built for William Burbage White, the original purchaser of the land, who briefly occupied one of the terraces.

(AHC Criterion A4)

Burbage Terrace is of representative aesthetic significance as a remarkably intact group of mid-Victorian terraces featuring polychromatic Flemish bond brick work, including quoining to the openings, and cast iron detailing. In addition, two of the group of four retain original terracotta tiling (nos 180+182).

(AHC Criterion D2)

Description

The group of four terrace houses date to the mid-Victorian period and have an expression typical of the period, that is, the detailing is more restrained than the more common and more ornate, later Victorian examples. They are all of two storeys with visible gable roofs clad in corrugated sheet metal and featuring prominent chimneys.

The façades feature polychromatic brickwork in Flemish bond, though the cream brick quoin detailing about the openings has been painted over in all but the northern house (no. 186). Most of the brickwork is dark brown; however, that too has been painted brown at no. 182. As such, the effect of the contrasting orange brick headers and flat arch above the doorways has been reduced. The dentillated band below the eaves gutter also features projecting alternating bricks.

Basalt has been employed for the window sills, entry step, verandah fence plinth and wall plinth (painted to the southern pair) and stucco to the moulded cappings of the chimney. There is also a stucco bracket and coping where the wing walls project above the verandah roof (end and middle walls).

The verandahs and balconies retain original cast iron detailing, friezes and balustrading, however the metal railing and fence to the verandah is unlikely to be original (it can also be seen to the pair of Federation houses to the rear at 79 and 81 O'Connell Street). The diamond pattern terracotta tiling is intact to the southern two terraces (nos 180 and 182).

All openings are original and contain pairs of French doors to the first floor and a double-hung sash window flanking the four-panelled timber door with a top light to the ground floor.

History

In 1854, W. White purchased the dog-legged shaped Crown Allotment in Peel Street on which the buildings are located and which extended through to O'Connell Street.⁵⁰

By 1865, there was no development in the section of Peel Street between Queensberry Street and Flemington Road, however by 1870, this situation had changed considerably. The group of four terraces were constructed for William Burbage White, probably in 1869. White on occasion occupied one of the houses (for instance, he is listed at no. 3 Burbage Terrace [no. 184] in 1872 and at no. 1 in 1873 [no. 180]).⁵¹ During the early 1870s, Burbage Terrace was listed as including six residences; however it is likely that one or two of the houses may have had more than one occupant, as an advertisement from 1871 offered board and residence for two single gentlemen.⁵²

During the 1890s, the terraces were identified as nos 60 to 66 Peel Street and their footprint largely corresponded with the extant buildings. There were some small adjoining timber sections to the rear of each attached pair with a mirrored rear wing - nos 60 and 62 (now 180 and 182) and nos 64 and 66 (now 184 and 186). There was no development directly to the east in O'Connell Street at this stage.⁵³

Recommendations

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

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

⁵⁰ Township Plan, Melbourne M314(13), allotment 3, section 60. The area was about a fifth of an acre

⁵¹ Sands & McDougall's directories, various

⁵² *The Argus*, 20 September 1871, p1

⁵³ MMBW plan 30 (1894) and detail plan 761 (1896)

TIMBER HOUSE (HO306)

Address	48-50 Villiers Street, North Melbourne
Date/period	1854/Early Victorian
Building type	Residential
Grading	A3
Previous Grading	A3



Significance

What is Significant?

The original timber building including weatherboards, doors, and windows, and the roof form.

How is it Significant?

The timber house is of historic and representative significance to the City of Melbourne.

Why is it Significant?

The timber house is historically significant as a rare surviving timber structure indicative of the early phase of development in North Melbourne (and Melbourne more broadly) during the mid-19th century. As such, this building is a rare testament in the suburb.

(AHC Criteria A4 and B2)

The timber house is of representative aesthetic significance as a largely intact, rare example of an early timber residence with original multi-paned windows and timber architraves. It has the potential to provide information about the early history of Melbourne and it is possible that the building may have been prefabricated or be comprised of imported timbers.

(AHC Criteria C2 and D2)

Description

The double fronted house clad in weatherboards is elevated from street level with steps at the northern end of the verandah.

The hip roof and verandah roof are clad in corrugated iron sheeting and there is a square, squat brick chimney to the rear side. Reportedly there are timber shingles below the existing roof cladding. Some deformation is evident at the south end, suggesting it may have been built in two stages.⁵⁴

The verandah has square timber posts, a balustrade of timber pickets, with varying upper profiles indicating different replacement phases, and later weatherboards enclosing the south end of the verandah. The undercroft is also clad in timber boards. To each half, there is a door flanked by a multi-paned, double-hung sash window with a moulded timber architrave.

To the rear, the wall of the northern half is clad in sheeting with timber battens. There are some louvred windows to the northern half whereas the southern half appears to retain original detailing. A single storey red brick addition with a gable roof has been constructed during the mid-20th century along the northern boundary.

History

In 1852, John Freer purchased three adjacent quarter acre Crown Allotments (nos 12, 13 and 14, section 12) in Villiers Street, with the extant building being located on allotment 12.⁵⁵ Freer sold a slightly larger parcel of land (which included 46 Villiers Street) in April 1853 to John Corcoran for £464, a considerable profit.⁵⁶ The existing house was erected in 1854 and was leased to Robert McFarland for over a decade.⁵⁷ Over the next few years it was variously noted in the rate books as being comprised of 4 to 8 rooms with kitchen, although the NAV was consistent.⁵⁸ It is possible this house was prefabricated or imported because there was considerable trade in such items, due to the housing shortage caused by the population explosion associated with the Gold Rush.

It was not until 1862 that the house was first listed in the Sands & McDougall's directories. In that year, according to municipal statistics of the 1,740 houses in North Melbourne (then known as Hotham) about three-quarters were timber.⁵⁹

In 1866, Corcoran divided the building into two dwellings.⁶⁰ Thomas Curtis and Mrs Downing were the tenants, with 3 and 4 rooms each.⁶¹ Subsequently, it was part rented by Michael Moylan, who lived there for about five years.⁶² During the rest of the 19th century, there was a regular turnover of occupants, however some lived there for more than five years such as William Williams (c.1875-80). During this period, the numbering fluctuated between being 46-48 and 48-50.⁶³

The 1890s MMBW plans indicate that there were separate steps at each end of the building, that is, one for each separate residence. To the rear of no. 48, there was a small timber addition along the northern boundary and a timber stable attached to no. 50. Also to the rear were a small closet and a small timber outbuilding to the east fence of no. 48.⁶⁴

Initially the holdings included the parcel of land to the south (no. 46), however this was subdivided in 1880 by Richard Feehan, the executor of John Corcoran's estate. The extant parcel of land came into being at that stage and was acquired by Mary Dempsey. Subsequently it was inherited by David Dempsey in 1890 and then by Elizabeth Carroll in 1922.⁶⁵ She and her husband, James Carroll, a dairyman, lived at the site. Elizabeth died in 1946 and her husband followed 10 years later, when the property was inherited by Eileen Carroll, whose address was noted as 50 Villiers Street.⁶⁶

⁵⁴ Graeme Butler & Associates, *North & West Melbourne Conservation Study* 1985, & 1993, Building Identification Form. Township Plan, Melbourne M314(13)

⁵⁵ Application 45,460 (Land Victoria)

⁵⁶ Graeme Butler & Associates, *North & West Melbourne Conservation Study* 1985, & 1993, Building Identification Form. Sands & McDougall's directory, 1865. R. McFarland is listed in that year at no. 48.

⁵⁷ Hotham Rate Books, 1855-1863.

⁵⁸ Graeme Butler & Associates, *North & West Melbourne Conservation Study* 1985, pxi

⁵⁹ Graeme Butler & Associates, *North & West Melbourne Conservation Study* 1985, & 1993, Building Identification Form.

⁶⁰ Hotham Rate Books, 1866, entry nos 1944-1945

⁶¹ M Moylan is however first listed in the Sands & McDougall's directories in 1864 at no. 50.

⁶² Sands & McDougall's directories, various

⁶³ MMBW plan 30 (1894) and detail plan 756 (1896)

⁶⁴ Application 45,460 (Land Victoria)

⁶⁵ Certificate of Title, 4987/281

Recommendations

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

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

FORMER GRAIN STORE (HO871)

Address	11 Wreckyn Street, North Melbourne
Date/period	c1900/Federation
Building type	Commercial
Grading	C3
Previous Grading	D3



Significance

What is Significant?

The building, especially the façade to Wreckyn Street and the rear elevation to Hotham Place.

How is it Significant?

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

Why is it Significant?

The former Grain Store is historically significant to the City of Melbourne for being representative of the small scale commercial operations that occurred in this part of North Melbourne during the Federation period. It also has associations with P J Hogan, who developed his grain merchant business in this part of Wreckyn Street during the first two decades of the 20th century.

(AHC Criterion A4)

The former Grain Store is of aesthetic significance for a largely intact, Federation period commercial building, whose scale belies the quality of the design including white tuck-pointing, dogtooth coursing and basalt sills.

(AHC Criterion E2)

Description

The building occupies the whole site and extends between Wreckyn Street and the rear laneway, Hotham Place. Due to the slope of the site, there is a full lower level to the rear part of the site.

The façade of the Federation period building is divided into two bays by wide lesenes (pilasters without capitals) with a large rendered panel to the gable end above, which conceals the gable roof clad in sheet metal. The red brick walls retain some areas of the original white tuck-pointing. The brick work is distinguished by bullnose bricks to the door opening and a course of diagonal bricks (dog-tooth or cogging) to the panels. There are also plinth bricks to the plinth and the lower level of gable panel.

The window sills are basalt, as is the front step. There are three openings to the façade, all with flat arches and voussoirs, which have modern aluminium-frames: a door, a window and smaller window to basement/cellar. To the rear however, timber-framed, double-hung sashes have been retained and there is a modern balcony to the first floor and a timber beam to the upper part of the façade.

History

In 1852 C. B. Pead purchased a quarter acre Crown Allotment (allotment 2, section 12) in Wreckyn Street, on which the building is located.⁶⁷ According to the Cox Plan, there was construction in this part of Wreckyn Street in 1864.⁶⁸ A late 19th plan shows that there was a small timber building to the front part of the site with a large cellar and a timber stables to the north-west corner. The rear yard was surfaced with bluestone pitches.⁶⁹ At this stage, the house was being occupied by John Keogh.⁷⁰

By June 1899, P. J. Hogan had taken over the site as he offered the pre-existing building for sale and removal, which was described as '... a four-roomed weatherboard house'. In the same notice, he called for tenders to enlarge his premises.⁷¹ In the 1899 directory, the site is listed as vacant and in the following year it was being occupied by P J Hogan & Co, grain merchants.⁷² Hogan's business expanded over the next few years as in 1901 he called for tenders for a brick and iron grain store for the adjoining site to the south (no. 9).⁷³ Subsequently there is no directory listing for no.9 and in 1908, he took over the adjacent site to the north (no. 13), which had been the Duke of York Hotel.⁷⁴

In 1923, the subject building was described as follows in an auction notice for the estate of the late P J Hogan, which also included nos 5,7, 9 & 13 Wreckyn Street, as well as other properties in the vicinity:

1-story, brick produce store with iron roof, and wood and glass office partition and large basement under, opening on to right-of-way. Land 20ft x 70ft to wide R.O.W. Occupied by the late Mr Hogan as a store.⁷⁵

Patrick John Hogan had died at his residence, *Avondale* in South Road, Brighton on 25 December 1922. At his death, his estate was worth £64,000 and he made bequests to a few Catholic charities and hospitals.⁷⁶

By 1938, the Acme Trading & Agency Co occupied the site and in 1940, it was being used for storage by A Besson.⁷⁷ Timber-framed openings remained in place to the façade at least until the mid-1960s and included a timber door with a tripartite highlight window above.⁷⁸ The main window also had a tripartite format with larger panes to the lower part. At this stage, Modern Amusement P/L occupied the site and had for about a decade. From a contemporary advertisement, it is evident that they company hired jukeboxes and the like.⁷⁹

⁶⁷ Township Plan, Melbourne M314(13),. Pead also purchased the adjoining allotment at the corner of Courtney Street.

⁶⁸ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

⁶⁹ MMBW plan 30 (1896) and detail plan 756 (1897)

⁷⁰ Sands & McDougall Directories, 1896-1898

⁷¹ The *Argus*, 3 June 1899, p3

⁷² Sands & McDougall Directories, 1899-1900

⁷³ The *Argus*, 25 February 1901, p2. The building at no. 9 was designed by the architect and surveyor, E W M Couch who may have also designed the subject building.

⁷⁴ Sands & McDougall Directories, 1901-1910

⁷⁵ The *Argus*, 7 July 1923, p2.

⁷⁶ The *Argus*, 29 December 1922, p1 and 7 June 1923, p8

⁷⁷ *City of Melbourne Heritage Review* 1999, Allom Lovell & Associates, citation for site

⁷⁸ K J Halla, 'Corner [of] Courtney Street NE [and] Wreckyn Street NW, North Melbourne', 1964 {SLV: H36133/335}

⁷⁹ The *Argus*, 7 May 1955, p40 and 28 July 1956, p35

Recommendations

It is recommended that the Former Grain Store at 11 Wreckyn Street be retained in the Schedule to the Heritage Overlay but the name be changed from warehouse.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

City of Melbourne Heritage Review 1999, Allom Lovell & Associates

APPENDIX D

Citations - Recommended Heritage Overlays

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

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

Name	Page
Former Exchange Hotel 37 Flemington Road, North Melbourne	D3
Chelsea House 55 Flemington Road, North Melbourne	D6
Former Factory 61 Flemington Road, North Melbourne	D8
Pair of shops 65-67 Flemington Road, North Melbourne	D10
Phillymore & Ballymore 91-93 Flemington Road, North Melbourne	D12
Villa 95 Flemington Road, North Melbourne	D15
Pair of Terrace Houses 66-68 Harcourt Street, North Melbourne	D17
House 14 Mary Street, North Melbourne	D20
Brick Duplex 16-18 Mary Street, North Melbourne	D22
Villiers Street Precinct 14-42 Villiers Street, North Melbourne	D24

FORMER EXCHANGE HOTEL

Address	37 Flemington Road, North Melbourne
Date/period	1873/Victorian
Building type	Commercial
Grading	A3
Previous Grading	A3



Significance

What is Significant?

The building, especially the intact components of the façade (stucco work and original windows), and its form generally.

How is it Significant?

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

Why is it Significant?

Built in 1873, the former Exchange Hotel is historically significant as a reminder of the early development along Flemington Road, especially the plethora of hotels, most of which have been demolished. Flemington Road was the major road out of Melbourne to the goldfields in Ballarat and Bendigo.

(AHC Criterion A4)

The former Exchange Hotel is of aesthetic significance as a relatively intact and fine example of the Renaissance Revival style. Elements of note are the treatment of the first floor windows set in aedicules with palm capitals as well as channelled rustication and segmental arch openings to the ground floor.

(AHC Criterion E1)

Description

The former Exchange Hotel is a two storey brick building with a Renaissance Revival façade.

It has a hipped roof hidden behind the parapet, which is clad with corrugated metal sheeting, and stuccoed chimneys visible to both side elevations, with some chimney pots and moulded cappings.

The façade features ornate stucco detailing with channelled rustication to the ground floor which contrasts with the smooth finish to the first floor, also defined by quoining. There are alternating brackets and panelling to the cornice below the parapet with stop ends and scroll work to either side. The parapet has pier-like projections suggesting there may have been further ornamentation above.

The configuration of segmental arch openings is regular to both levels. The three, double-hung sash windows to the first floor have aedicules defined by pilasters with palm leaf capitals. Below the windows are bands with panelling and either bottle balustrading (central) or cast iron grilles (flanking). The central Serlian (tripartite) window has a keystone and triangular pediment with acroteria above and the flanking windows have arched pediments. There are alternating doors and windows to the ground floor openings. The eastern window has a timber frame consisting of two arches with capitals however the window is multi-paned, metal-framed, as is the western window with a metal arched frame. The east doorway has a large glass pane, though with a dog-tooth transom, and the west doorway has a modern door. An earlier photograph shows a four-panelled east door and panelled door to the basement.¹

The wall to the east elevation is unpainted red brick, whereas the west elevation is a combination of stucco and painted brick. A modern metal grill is set within basalt edging in the front pavement.

History

In 1852, T B Payne acquired the quarter acre Crown Allotment 10, section 11, which included the subject site.² Payne also purchased the adjoining allotment 11 on the corner of Flemington Road and Wreckyn Street.

The Exchange Hotel was built in 1873 for Charles Wright, who also owned several other hotels in Melbourne. Wright was owner for at least 20 years.³ In an auction notice of 1874, it was described as follows:

built of brick, handsomely stuccoed; containing two rooms, kitchen, pantry, and cellar on basement floor; bar, commercial room, bar parlour on ground floor; and five bedrooms on first floor. The yard is pitched with stone cubes and is well drained, and has six stall stable, large coach house and shed.⁴

In December 1876, the architect John Box requested tenders for hanging wallpaper at the site.⁵ William Arnold was the licensee at this stage.⁶ During the 1870s and 1880s, there was a regular turnover of licensees which included S. Ackerley (1875), William Hawkins (1887), and John Gullivan who retained it from 1888 to 1901.⁷

The extant building appears on the 1890s MMBW plans. A cellar to the north-east corner of the building is delineated on the plans as well as a flap to the street pavement, both of which are still evident. The rear yard was paved and to the west boundary there were stables and two closets. There was also a small outbuilding to the south boundary.⁸

In 1903, the architect Edwin Ruck invited tenders for some renovations to the Exchange Hotel, including painting and papering.⁹ The site however ceased operating as a hotel in the following year, being one of many hotels in North Melbourne whose licences were revoked at that time. Some compensation was paid; £938 in the case of the last licensee, Mrs M. A. Noble.¹⁰

¹ Ian Forbes & Barrie Gallacher, *North Melbourne Hotels*, p52

² Township Plan, Melbourne M314(13), allotment 10, section 11

³ Graeme Butler & Associates, *North & West Melbourne Conservation Study*, 1985 & 1993, Building Identification Form, and Sands & McDougall's directories

⁴ *The Argus*, 7 January 1874, p2

⁵ *The Argus*, 28 December 1876, p2. Record no 17,980 M Lewis, *Australian Architectural Index*

⁶ *The Argus*, 27 May 1876, p12

⁷ Ian Forbes & Barrie Gallacher, *North Melbourne Hotels*, p51; Sands & McDougall's directories

⁸ MMBW plan 30 (1894) and detail plan, no 763 (1896)

⁹ *The Argus*, 24 July 1903, p2

¹⁰ Ian Forbes & Barrie Gallacher, *North Melbourne Hotels*, p51

During the 1980s, it was being used as offices.¹¹ The building is currently used as a day spa.

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

It is recommended that this part of HO3 (part of Flemington Road and the block bound by Harcourt/Courtney and Villiers Streets) be excised from the precinct. This part of HO3 has an inconsistent streetscape with only a few graded buildings, which are from different periods and are often separated by groups of ungraded buildings.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985 & 1993, Graeme Butler & Associates

¹¹ Building Application Index, VPRS 11,202

CHELSEA HOUSE

Address	55 Flemington Road, North Melbourne
Date/period	1955/Post-War
Building type	Commercial
Grading	C2
Previous Grading	D3



Significance

What is Significant?

The building, especially the general form, the regular patterning of the fenestration and the blue spandrel panels.

How is it Significant?

Chelsea House is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Chelsea House is historically significant as one of the earliest examples of curtain wall office buildings in Melbourne, which were constructed during the middle to late 1950s.

(AHC Criterion A4)

Chelsea House is of aesthetic significance as a largely intact, mid-20th century example of the International style, with its prismatic form and extensive use of glazing, including the striking use of blue spandrel panels.

(AHC Criterion E1)

Description

Situated on a corner site, the multi-storey office building is indicative of the International style of the mid-20th century. It has a prismatic form with a flat roof and three prominent elevations/façades – to Flemington Road as well as Wreckyn and High Streets – consisting of a curtain wall of alternating bands of transparent glass and blue glass spandrel panels, all with metal framing which creates a grid expression to the upper levels. Every third transparent glass panel contains two awning windows. The recessed fifth floor addition features similar detailing.

Much of the ground floor to Flemington Road is differentiated from the rest of the building as it includes a recessed entry and stair and walkway to several shops. It has a part reinforced concrete base and piers, as well as a cantilevered canopy because of the slope, there is a partially visible basement car parking level with grilles.

History

In 1852, John Freer and James Mayne each purchased a quarter acre Crown Allotment (8 and 9, section 12), on which the subject site is located.¹²

By the mid-1890s, the site had been developed with various brick and timber buildings.¹³ On the corner of Flemington Road and Wreckyn Street there was a large Engineer's Shed; adjoining it was the Horse Market Hotel; and further to the west were four smaller buildings (probably shops, or the like), all extending to the front boundary along Flemington Road. To the rear, and intersecting with High Street, was a right-of-way which extended behind the Horse Market Hotel. There were a few small, brick or timber buildings on either side of the right-of-way, which addressed the east side of High Street.

Some of the earlier buildings at the corner of Flemington Road and Wreckyn Street were demolished during the mid-1920s to make way for a service station constructed in 1926.¹⁴ The service station was subsequently removed by June 1955 to make way for the existing office building for Norman Smorgon and Sons (a firm of food preservers, meat, rabbit and poultry exporters, canners and smallgoods manufacturers based in Somerville Road, Brooklyn). The architect was Harry Ernest of Princes Hill and the engineers were J. L. and E. M. Daly of Kings Street, Melbourne. The works were undertaken for £250,000 by H. T. McKern and Sons Pty Ltd of 84 Racecourse Road, North Melbourne. Initially, it was four storeys high with a U-shaped plan and did not have a recessed section to the street level.¹⁵ The Smorgon Company had acquired the land in stages from 1901, the first part being on Flemington Road in the middle of the block between Wreckyn and High Streets.¹⁶

At the time of its construction, spandrel panels were only available in two colours – blue and black – and although the architect preferred the black, the client requested the blue. Chelsea House was one of the earliest curtain walled office blocks in Melbourne.¹⁷ Other contemporary examples include Gilbert Court, designed by John a la Gerche, and completed in 1955, which also has blue spandrel panels (100 Collins Street, Melbourne); ICI house by Bates, Smart & McCutcheon from 1955 to 1958 (1 Nicholson Street, East Melbourne); and the c.1957, former E'TA factory by Grounds, Romberg & Boyd on which black spandrel panels were employed (254 Ballarat Road, Braybrook).

There was a proposal for an additional storey submitted in 1963 but it was cancelled. The building has been referred to as Chelsea House since at least 1980. There have been various internal changes and the entry was refurbished in 1992.¹⁸

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

¹² Township Plan, Melbourne M314(13). Freer also bought the adjoining allotment nine on Flemington Road and six allotments between Villiers and Wreckyn Street (5, 6, 7, 12, 14 and 15)

¹³ MMBW plan 30 (1894) and detail plan no.761 (1897)

¹⁴ Building Application Index, VPRS 11,202 for 47-49 Flemington Road

¹⁵ Building Application: 29,160: VPRS 11,200/P7/Units 1008-1010; and VPRS 11,201/P1/Unit 366

¹⁶ Certificate of Title 2850/991, in VPRS 11,200/P7/Units 1008

¹⁷ Simon Reeves, 'Memories of Modernism: the role of oral history in the assessment of post-war heritage', *Modern (Un)loved: Conservation of Twentieth Century Heritage*, 2009 AICOMOS conference, p2

¹⁸ Building Application Index, VPRS 11,202 for 55 Flemington Road

FORMER FACTORY

Address	61-63 Flemington Road, North Melbourne
Date/period	1927/Interwar
Building type	Commercial
Grading	C2
Previous Grading	-



Significance

What is Significant?

The extant building and original detailing including steel-framed windows and contrasting sections of render and face brickwork to the façade.

How is it Significant?

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

Why is it Significant?

The former factory is historically significant for being representative of the small-scale industrial development that is characteristic of this part of North Melbourne, due to Flemington Road always having been a major thoroughfare. During the Interwar period, there was some renewal of earlier buildings and subsequently these have been replaced or heavily altered.

(AHC Criterion A4)

The former factory is of representative aesthetic significance for being a remarkably intact Interwar period factory building. Although most of the brickwork has been painted, the original surface treatments remain evident and the original steel-framed windows survive.

(AHC Criterion D2)

Description

The single storey factory building has a gabled, corrugated metal sheet clad roof. The brick walls are of stretcher bond. The building's short elevations (the façade and rear wall) are symmetrical with stepped parapets and rendered cappings. The lower parts of the downpipes are chased into the walls of the façade.

The façade has a soldier brick course below the capping and the upper part of the wall has a rendered finish though the lower part, below the lintel to the door and windows, is face brick. A cross motif of brick headers is also evident above the front entrance, but also has been painted over. Similarly, the side walls are painted but not the rear wall, where the red brick is evident.

There is a symmetrical configuration of openings to the façade – a central metal roller door with original multi-paned metal-framed windows including a middle row of hoppers to either side. There are three similar windows as well as double timber doors to the side elevation. To the rear elevation, one multi-paned window remains intact though the other window opening has been in-filled with brick.

History

John Freer was the first purchaser of the quarter acre Crown Allotment 10 in section 12, which included the subject site, in 1852. Freer also bought the adjoining allotment 9 on Flemington Road and six allotments between Villiers and Wreckyn Streets.¹⁹

By the mid-1890s, there were two timber buildings on the site.²⁰ They had differing footprints – no. 61 was wider than no. 63 - but shared a verandah over the pavement. There was also a small timber building at the rear of 61 Flemington Road, which had the address of 15 High Street. The rear yards of nos 61 and 63 were asphalted while the yard to no. 15 was paved and there were three closets to the rear laneway.

The extant factory building was constructed for £1000 in 1927 by George Muller, who was also the owner. His contemporary address was 5 Errol Street, North Melbourne and the drawings were prepared by D. Ivers. Initially the building had a pair of timber doors to the front entry, which included a smaller trap/access door.²¹

In 1930, the occupant was Russell Manufacturing Co., engineers (part of the Repco group); between 1950 and 1960, it was Pauer & Co. (works), and by 1970, it was being used for storage.²²

It has been used as a garage, as indicated by the current signage to the façade and east wall of the adjacent building at 65 Flemington Road.

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

The site has not previously been identified.

¹⁹ Township Plan, Melbourne M314(13), allotment 10, section 12

²⁰ MMBW plan 30 (1894) and detail plan, no 761 (1897)

²¹ Building Application 9764: VPRS 11,202/P1/Unit 122

²² Sands & McDougall's directories

PAIR OF SHOPS

Address	65 - 67 Flemington Road, North Melbourne
Date/period	1915/Federation
Building type	Commercial
Grading	C2
Previous Grading	E3



Significance

What is Significant?

The building, including the original Federation period detailing to the façade, of which face brick and render is still evident below the paintwork, and to a lesser extent, the mid-20th century shopfront.

How is it Significant?

The pair of shops at 65-67 Flemington Road, North Melbourne are of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1915, this pair of shops is historically significant for being representative of the development which occurred in North Melbourne during the Federation period.

(AHC Criterion A4)

These shops are of representative aesthetic significance as a relatively intact pair of Federation period commercial buildings. The combination tuck-pointed brick and stucco banding, with restrained detailing as compared to late Victorian examples, is indicative of the period.

(AHC Criterion D2)

Description

The two storey building, comprising an attached pair of shops and dwellings, has a corrugated metal sheet clad roof hidden behind the front parapet.

The combination of simplified detailing to the cornice with a wide frieze below that includes two string courses, and relatively plain detailing to the parapet (name plate and scrollwork) are indicative of a transitional Federation period building with some late Victorian detailing. The façade is painted brick with evidence of remnant tuck-pointing. The east elevation is generally unpainted red brick with painted signage relating to the adjacent business at no. 63.

The configuration of timber-framed windows to the first floor is intact and consists of pairs of double-hung sashes with rendered mouldings and sills, unusually with an inner frame of brickwork. The large shop windows and glazed doors to the ground floor are chrome-framed and date to the mid-20th century. The window to no. 67 retains louvres to the upper part and both have maroon tiles below.

History

John Freer was the first purchaser of the quarter acre Crown Allotment 10 in section 12, which included the subject site, in 1852. Freer also bought the adjoining allotment 9 on Flemington Road and six allotments between Villiers and Wreckyn Street.²³

Development had begun in this part of Flemington Road by 1880, it is likely that the original building at no. 67 was constructed prior (c.1880) to that at no. 65. By 1885, no. 65 was occupied by William Rogers and no. 67 (then no. 84) by M. Mulconry, saddler.²⁴

By the mid-1890s, the land had been developed and there were two timber buildings on the site with differing footprints to the current brick buildings, with no. 65 narrower than no. 67. The footprint of no. 67 also appeared to be longer and its rear yard was brick paved. There were also three closets at the rear of no. 65.²⁵ At the turn of 20th century (1901), both buildings were noted as consisting of 4 rooms each in the rate books.²⁶

It seems as though the current buildings were constructed in phases over a two to three year period, for in 1912, they were listed as being wood shops; during 1913 and 1914, they were listed as brick and wood shops; and from 1915, as brick shops. The value of the properties also increased considerably at this time and they are noted as having 6 rooms.²⁷

From about 1895 through to 1915, there was no change to the occupants: Mrs Anne Gillooly at no. 65 and M. Mulconry, saddler at no. 67. Michael Mulconry however owned both properties. The Mulconry family remained at no. 67 until at least 1950 and were listed as leather goods or whip thong makers. In 1930 a hairdresser was listed at no. 65 and in 1940, and in 1960, there was a confectioner at this address. In 1970, an instruments business was listed at no. 65 and a metal working machinery business at no.67.²⁸

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

²³ Township Plan, Melbourne M314(13), allotment 10, section 12

²⁴ Sands & McDougall's directories

²⁵ MMBW plan 30 and detail plan, no. 761 (1897). There was a masonry building at the west end of the rear lane at the time with an address of 13 High Street.

²⁶ Hotham Rate Books, 1901, entries 1111-1112

²⁷ Melbourne Rate Books, Hopetoun Ward.

²⁸ Sands & McDougall's directories and rate books

PHILLIMORE & BALLYMORE

Address	91-93 Flemington Road, North Melbourne
Date/period	1887+1889/Late Victorian
Building type	Residential
Grading	C2
Previous Grading	C3



Significance

What is Significant?

The front of each house, primarily their façades and excluding the rear additions.

How is it Significant?

Phillimore and *Ballymore* are of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Built during the late 1890s, *Phillimore* and *Ballymore* are historically significant as they are indicative of the late 19th century phase of development in this part of North Melbourne. In addition, the site has associations with John Enticott, an early importer of galvanised corrugated iron.

(AHC Criterion A4)

Phillimore and *Ballymore* are of aesthetic significance as examples of late Victorian terrace housing. Although altered to the rear, their façades remain largely intact, with elements of note including the cast iron work and distinctive mouldings to the ground floor openings.

(AHC Criterion E1)

Description

The buildings consists of an attached pair of relatively wide terrace houses, which originally were two storey. Advantage has been taken of the ground level slope and much of the buildings are now three storeys because of a modern addition to the rear.

The stuccoed façade, with an array of decorative mouldings and cast iron work, is indicative of the later Victorian period. The parapet hides the roof, which is clad in corrugated metal sheeting, and has arched name plates with their respective names and date - 'Phillimore 1887' and 'Ballymore 1889', with flanking sections of bottle balustrading. Below is a moulded cornice, side brackets and there is vermiculation and scroll work to the wing walls.

The verandah and balcony have fluted cast iron columns, friezes, brackets, and balustrading. The front palisade fences are also cast iron on a basalt plinth with ornate stuccoed piers at either end. The houses are set back with a small front garden and a brick path.

The pattern of timber-framed, openings is intact to the ground floor and consists of panelled, tripartite windows and modern panelled doors with top and side lights. Both the windows and doors feature distinctive squared mouldings to their upper sections. There may have been some change to the first floor (particularly at no. 93), though the extent is difficult to determine because of the translucent screening. It is evident there is a combination of doors and full-height windows at this level.

History

In 1852, T. Stephens first purchased the quarter acre Crown Allotment 10 in section 13, which included the subject site.²⁹

Although according to the dating on the building, *Phillimore* (no 91) and *Ballymore* (no. 93) were built in 1887 and 1889 respectively, they do not appear in the Sands & McDougall's until 1890, when John Smyth is listed at no. 91 and no. 93 appears to be vacant. It was two years later in 1892, that no. 93 was first occupied by Patrick Quinn, and J. Smyth continued to occupy no. 91. In 1900 the occupants were listed as George Pendergast and Mrs Ellen Quinn.³⁰

The buildings appear on the mid-1890s MMBW plans.³¹ At this stage, they had smaller rear wings and no. 91 had a rear verandah and timber stables to the eastern boundary and two closets to the southern boundary. The building at no. 93 was slightly longer than that at no. 91 and had a smaller section at the southern end as well as closet to the rear George Street.

The houses were built for John Enticott, an iron merchant, tin and coppersmith. Enticott established his business during 1858, and is said to have pioneered, amongst other things, the distribution of the new product, galvanised corrugated iron.³² He was advertising the material from at least mid-1864.³³

Enticott was born at Chard, Somerset, where he was apprenticed to a plumber and glazier. He retired in 1901, leaving his business to his sons and residing at Rosemont Cottage, Alphington.³⁴ He died on 26 September 1913 and his estate was valued at £32,218.³⁵

The properties were retained by the Estate of J. Enticott until at least 1953, when they were made available for sale. At this time, both were tenanted and no. 91 was described as having 8 rooms, one more than no. 91.³⁶ By 1970, they were being used for commercial purposes and three companies were listed at the site.³⁷

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

²⁹ Township Plan, Melbourne M314(13), allotment 11, section 13

³⁰ Sands & McDougall's directories, various

³¹ MMBW plan 31 (1894) and detail plan 761 (1897)

³² Graeme Butler & Associates, *North & West Melbourne Conservation Study*, 1985 & 1993, Building Identification Form

³³ *The Argus*, 2 August 1864, p8

³⁴ Graeme Butler & Associates, *North & West Melbourne Conservation Study*, 1985 & 1993, Building Identification Form

³⁵ *The Argus*, 3 December 1913, p15

³⁶ *The Argus*, 4 February 1953, p14

³⁷ Sands & McDougall's directory

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

VILLA

Address	95 Flemington Road, North Melbourne
Date/period	1916/Federation
Building type	Residential
Grading	C2
Previous Grading	D3



Significance

What is Significant?

The extant building, including its asymmetric form and original external treatments, some of which have been painted over.

How is it Significant?

The villa at 95 Flemington Road, North Melbourne is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1916, the villa is historically significant for being representative of the development which occurred in North Melbourne during the Federation period, of which there are few remnants on Flemington Road.
(AHC Criterion A4)

The villa is of representative aesthetic significance for being a largely intact, semi-attached Federation villa with many features typical of the period including the terracotta tiled roof, exposed rafter ends, projecting bay, timber fretwork, roughcast stucco and some decorative glass.
(AHC Criterion D2)

Description

The asymmetrical, single storey, brick Federation villa sits against the wall of the adjoining house to the east. It is set back on a sloping site from the timber picket fence with a small garden area in front. It has a gable and hip roof clad in terracotta tiles with exposed rafter ends. Two red brick chimneys are visible with a band of rough cast stucco to the capping and a terracotta chimney pot.

The front part of the house features a projecting bay with casement windows, awning windows above with lead lighting and some stained glass, timber fretwork to the gable and a porthole window to the side. The entrance is accessed by a side verandah with a timber stair, deck, rail and turned post.

To the front, the lower part of the brick walls are tuck-pointed, now painted over, separated from an upper band of roughcast stucco (including the corbelled wing wall) by a moulded dado. There is also a smooth stucco band at the level of the window sills. The red brick walls to the side and rear walls are unpainted. There is some cracking and displacement to brickwork below the window of the projecting bay and evidence of modifications to the rear brickwork.

History

In 1852, F Clarke first purchased the quarter acre Crown Allotment 11 in section 13, which included the subject site. Clarke also bought allotment 8 at the corner of Flemington Road and Villiers Street.³⁸

Development in this part of Flemington Road was under way by 1880 and there may have been an earlier building on this site from about 1885 to about 1893, that was occupied by the Besserts, initially James and later Mrs Elizabeth.³⁹ There is no major building however outlined on the MMBW plans from the mid-1890s. At this time the site appears to have been vacant, and was part of a larger holding on the corner of Flemington Road and Harcourt Street with a timber house at the south-west corner (Harcourt and George Streets). The only suggestion of an earlier building is a curiously lone closet in what would now be the rear yard of no. 95.⁴⁰

In May 1916, Catherine Fitzgerald of 40 Elizabeth Street, Melbourne made an application for the extant villa to be constructed at a cost of £500. The builders were Dunlop and Hunt of 317 Collins Street, Melbourne.⁴¹ The original permit drawings indicate that the house had been conceived to be built along the western boundary though there is a reversed sketch outline on the block plan to indicate the current orientation. The specification indicated that a cyclone fence was proposed and a similar fence was still in place in 1985.⁴²

The building remained in use as a dwelling for over 60 years, with the Kidd family (initially Cecil and later Mrs M. E.) residing there at least between 1930 and 1970,⁴³ until an application was made to convert it to offices in 1979.⁴⁴ In recent years, the face brick work to the front has been painted over.

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

³⁸ Township Plan, Melbourne M314(13), allotment 11, section 13

³⁹ Sands & McDougall's directories

⁴⁰ MMBW plan 31 (1894) detail plan 761 (1897)

⁴¹ Building Application 153: VPRS 11,201/P1/Unit 2 and VPRS 11,200/P1/Unit 24

⁴² Graeme Butler & Associates, *North & West Melbourne Conservation Study*, 1985 & 1993, Building Identification Form

⁴³ Sands & McDougall's directories

⁴⁴ Building Application Index: VPRS 11,202

PAIR OF TERRACE HOUSES

Address	66-68 Harcourt street, North Melbourne
Date/period	1877-78/Victorian
Building type	Residential
Grading	C3
Previous Grading	-



Significance

What is Significant?

The pair of terrace houses, especially the original stucco and cast iron detailing to the façades and front fences.

How is it Significant?

The pair of terrace houses is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1877-78, these terraces are historically significant as being one of the few remaining Victorian period houses in this part of North Melbourne, with much of the contemporary fabric since demolished.

(AHC Criterion A4)

The pair of terrace houses is of aesthetic significance as a fine example of a Victorian terrace featuring ornate decoration. Elements of note include the treatment of the ground floor façades with channelled rustication and arched openings.

(AHC Criterion E1)

Description

The building comprises an attached pair of two storey Victorian terraces. Both have a gable roof clad with corrugated metal sheeting but the original chimney shafts have been removed.

The walls to each façade have a stucco finish and are articulated with a variety of decorative treatments, including rusticated channelling to the ground floor and faint tooled lines to the first floor. The wing walls, which extend through to the front boundary, have blind niches to the verandah and various decorative work including brackets and incised panels. The side (north) elevation to the front section has been bagged and painted.

To the front, the verandah and balcony retain original cast iron elements such as fluted columns, friezes and brackets, as well as balustrading. The ground floor verandah decks have been concreted, with basalt steps, though there is a stone flag at the entry to no. 66. The front fence has a basalt plinth, painted to no. 68, and cast iron palisade with major and minor shafts, and stuccoed pillars.

The pattern of openings is intact and consists of pairs of timber-framed double-hung sashes to the first floor, tripartite arched framed window and four-panelled timber door with fan light above, to the ground floor of each dwelling. There is a dog-toothed rendered fringe and rosette below the sills of the ground floor windows.

The rear, face brick wings are also largely intact, though they have small extensions to the east end. The original windows to the rear are multi-paned.

History

G. F. Betcher was the first purchaser of the quarter acre Crown Allotment 15 in 1852, which included the subject site.⁴⁵ Betcher also purchased five other adjoining allotments between Harcourt and Villiers Street (nos 3, 4, 5, 6 and 16).

Edward Cohen acquired the land soon after and subsequently it was transferred to Edward München and then Thomas Rafferty in October 1856, who retained it for about 14 years.⁴⁶ It changed ownership more rapidly during the 1870s; first to William Kensington (1870), Michael Sheehan (1871) and Agnes Crawford (1877).⁴⁷

Development in Harcourt Street had commenced by the mid-1860s and a pair of 3 room timber houses had been erected on the site. They were demolished in 1876 and during the following year one brick house had been built and was being occupied, and the adjoining house was in the process of being constructed. In the following year, they had both been completed and consisted of 5 rooms each.⁴⁸ In 1879, they were occupied by Mrs B. Edwards (no. 64) and William Hutton (no. 66).⁴⁹

It is likely that the houses were put up for auction in January 1881 and again in September 1882. In the advertisement, the site is described as:

Land, having frontage of 28ft to Harcourt-street, by a good depth to a road or way 10ft wide, on which are erected two two-story brick houses, each containing five rooms and bathroom, fitted with gas, register grates, colonial ovens, and in front, balcony, verandah, and iron palisade fence.⁵⁰

The extant buildings at nos 66 and 68 Harcourt Street appear on the 1890s MMBW plans but are numbered 24 and 26. At the time, they each had a small closet to the rear laneway boundary.⁵¹

Joint ownership of the two sites was maintained until the mid-1920s, when Florence Jacobs acquired no. 68 in 1924 and Simon Yescovitch acquired no. 66 a year later.⁵²

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

⁴⁵ Township Plan, Melbourne M314(13), allotment 15, section 13

⁴⁶ Application 3173 (Land Victoria)

⁴⁷ Certificates of Title: 376/014, 429/770 and 995/932.

⁴⁸ Hotham Rate Books

⁴⁹ Sands & McDougall's directories and Hotham Rate Books

⁵⁰ The Argus, 1 January 1881, p3 and The Argus, 30 September 1882, p14

⁵¹ MMBW plan 31 (1894) and detail plan, no. 761 (1897)

⁵² Certificate of Title: 2878/479

Previous Studies/Identification

Not previously identified but had been part of HO3.

HOUSE

Address	14 Mary Street, North Melbourne
Date/period	c.1872/Mid-Victorian
Building type	Residence
Grading	C3
Previous Grading	D3



Significance

What is Significant?

The form and stuccoed external treatment of the extant house.

How is it Significant?

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

Why is it Significant?

Built c.1872, the house is historically significant as a remnant of the early phase of development in North Melbourne when there were many more houses of this type in the smaller side streets. It replaced an earlier timber building. (AHC Criterion A4)

The house is of representative aesthetic significance for being a remarkably intact example of the restrained approach to house design during the mid-19th century and of which there are few illustrations. (AHC Criteria B2 and D2)

Description

The restrained expression of the façade is indicative of the mid-Victorian period. The two storey building has a corrugated metal sheet clad roof, gable to the front section, which is pierced by a chimney, and skillion to the rear.

The walls have a stone-faced, basalt plinth, which have been painted, and basalt steps. Otherwise, the walls are stuccoed with faint tooled lines to the façade and front sections of the side elevations. There is some cracking to the front wall and the windows sills are also stuccoed.

The configuration of timber-framed openings is intact and consists of a pair of double-hung sashes to the first floor and single double-hung sash to the ground floor, with one first floor window retaining an original vertical glazing bar. There is a four-panelled timber door to the side with a top light above.

History

In 1852, G. F. Betcher purchased the quarter acre Crown Allotment 15, which included the subject site. Betcher also purchased four other adjoining allotments in 1857 between Harcourt and Villiers Streets (nos 3, 4, 5, and 16) and had previously acquired allotment 6 in 1852.⁵³ This land was subdivided soon after and Edward Cohen bought the extant parcel of land. It was subsequently transferred to Alexander Crow in November 1853, Patrick Scully in 1858, and Alex Anderson in 1866.⁵⁴

By 1863, Patrick Scully was living in a 4 room timber house with stables on the site. In 1866, only a stables was listed at the site.⁵⁵ Robert Scratchard, an engine driver who lived in Hotham (now North Melbourne) acquired the site in September 1867 and retained it for some 30 years before his death in 1896. Subsequently, ownership passed to his wife, Rose.⁵⁶ Robert Scratchard was first listed in 1872 edition of the Sands & McDougall's though the site was unnumbered (along with several others). By 1874, a 3 room, brick house had been constructed for Scratchard. In 1880 and 1885, it was noted as having 5 rooms.⁵⁷ He continued living at the site at least until 1895 and in 1900, Mrs Rose Scratchard was listed as the occupier.⁵⁸

The extant building appeared on the MMBW plan in 1894.⁵⁹ At the time, there was a substantial timber outbuilding to the rear (north) boundary. By 1897, the latter had been demolished and a new section attached to the rear of the house, with a kitchen sink and bricked paving, constructed. There was also a closet to the rear laneway.

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates

⁵³ Township Plan, Melbourne M314(13), allotment 15, section 13
⁵⁴ Application 49,018 (Land Victoria)
⁵⁵ Hotham rate books
⁵⁶ Application 49,018 (Land Victoria)
⁵⁷ Hotham rate books
⁵⁸ Sands and McDougall's directories
⁵⁹ MMBW plan 31 (1894) and detail plan, no. 761 (1897)

BRICK DUPLEX

Address	16-18 Mary Street, North Melbourne
Date/period	Late 1870s/Victorian
Building type	Residence
Grading	C3
Previous Grading	D3



Significance

What is Significant?

The form of the building with original windows, including vertical glazing bars, and doors.

How is it Significant?

The brick duplex is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The brick duplex is historically significant as a remnant of the early phase of development in North Melbourne when there were many more houses of this type in the smaller side streets.

(AHC Criterion A4)

The brick duplex is of aesthetic significance for being a remarkably intact example of the restrained approach to residential design during the middle part of the 19th century and of which there are few illustrations. Of note, are the original windows with vertical glazing bars.

(AHC Criteria B2 and D2)

Description

The two storey building consists of an attached pair of dwellings. It has a hip roof clad with unpainted, corrugated metal sheeting and is pierced by two broad chimneys.

The simple expression of the façade is indicative of the mid-Victorian period. The walls are English garden bond, brown brick with a lower band (plinth) of remnant stucco evident to the side elevation, with a rock-faced basalt plinth and basalt steps. The handmade bricks of the façade have been sandblasted or the like and the stucco has only been retained to the upper surface of the window sills. A later 20th century photograph however shows there was no stucco to the façade by that stage.⁶⁰

The original configuration of timber-framed, openings (windows and doors) is intact and is mirror opposite to each dwelling. There is a single double-hung sash window on the ground floor and another above, all with vertical glazing bars. The four-panelled timber door with central handle at each end of the building has a top light above.

History

G. F. Betcher was the first purchaser in 1852 of the quarter acre Crown Allotment 15, which included the subject site.⁶¹ Betcher also purchased another five adjacent allotments between Harcourt and Villiers Street (nos 3, 4, 5, 6 and 16). Soon after, the land was subdivided and the subject parcel of land was purchased by Edward Cohen, who also bought the adjacent land at no. 14 Mary Street. Subsequent transferrals were to John Crisp (1855), Joseph Green (1869), Samuel Clay (1872), Mary Bent (1875), Fanny Roberts (1878), and Anthony Byrne (1885).⁶²

By 1863, Joseph Green was however listed as the owner and occupier of a 4 room, timber dwelling. It was still listed as a wooden building in 1874 when Patrick Walsh occupied the site. By 1880 however a pair of 3 room brick houses had been erected on the site, one of which (no. 16) was being occupied by Richard and Fanny Roberts. Richard was noted as being a stonemason and James Scratchard, presumably a relative of the adjoining neighbour, Robert at no 14, was renting no. 18.⁶³ Richard Roberts was nominated as the occupant in the directories from 1878 through to 1882.⁶⁴ The Roberts' were known to have been living there at least until mid-1883 as Fanny Roberts (the contemporary owner) was described in the *Argus* as:

suffering from contusions about the face and neck and other injuries, said to have been caused by her husband, but she refused to remain in the institution (Melbourne Hospital) and as her injuries were not dangerous she was allowed to go home.⁶⁵

The 1890s MMBW plans show the extant building had been erected and at this stage they had a small verandah to the rear. Both had rear timber sections, however that to no. 18 was larger, and each had a closet to the north boundary. The rear yard of no. 18 was paved.⁶⁶

During the 20th century, owners included Isabella A'Beckett (from 1903) and Rose Hannah Hazell (from 1919), who lived at no. 16. Hazell died in 1951 and the probate was given to Emily Ellen Noble in early 1952, then noted as living at 16 Mary Street. Noble retained ownership of the site until 1979.⁶⁷

Recommendations

It is recommended that the site be removed from HO3 and included as an individual overlay in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

North & West Melbourne Conservation Study 1985, & 1993, Graeme Butler & Associates.

⁶⁰ Karl Halla, 'Mary Street, north-east side, North Melbourne', 1960-1980 (Picture Victoria, ID:8192)
⁶¹ Township Plan, Melbourne M314(13), allotment 15, section 13
⁶² Application 33,944 (Land Victoria)
⁶³ Hotham Rate Books
⁶⁴ Sands and McDougall's directories. In 1883, J Georghan is however listed.
⁶⁵ The *Argus*, 25 June 1883, p6
⁶⁶ MMBW plan 31 (1894) and detail plan 761 (1897)
⁶⁷ Certificate of Title, vol. 2946/folio 171

VILLIERS STREET PRECINCT

Address	14-42 Villiers Street, North Melbourne
Date/period	Interwar
Building type	Mostly light industrial
Grading	Refer schedule
Previous Grading	Refer schedule



42 Villiers St



38 Villiers St



24 Villiers St



14 Villiers St

Significance

What is Significant?

The land and the factory/warehouse and hospital buildings located in Villiers Street (nos 14, 24, 38 and 42).

How is it Significant?

The Villiers Street Precinct is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The Villiers Street Precinct is historically significant as an indicative example of light industry redevelopment that occurred in this part of North Melbourne during the Interwar period, when earlier, predominately residential buildings (either timber or brick) were replaced by larger-scale, brick buildings.

(AHC Criterion A4)

The Villiers Street Precinct is of representative significance for retaining a largely intact group of Interwar period, non-residential buildings for instance, three of the buildings (nos 24, 38 and 42) retain their original steel-framed, multi-paned windows. The group consists of three former factories (nos 14, 38, and 42) and one, still operating animal hospital (the Lort Smith at no. 24), which is the most distinctive building of the group with its port-hole windows and horizontal glazing bars, and concrete hood.

(AHC Criteria D2 and E2)

Description

The precinct extends along the south side of Villiers Street from Vale Street and part way to Courtney Street. The buildings all date to the Interwar years, that is, the 1920s and 1930s. Two of the buildings are double storey and two are single storey. Generally the roofs are hipped (including gambrel) or gables and either partly or fully obscured by a parapet.

The façades, and some side elevations to the buildings, have been painted in a neutral colour. Originally, the façades were face brick, sometimes with contrasting areas of render. Generally the brickwork was red, as viewed to the rear of no. 38 Villiers Street. Further articulation of the façade, was provided by variation in the brickwork with a mainly horizontal emphasis such as speed lines, which were typical of the 1930s, especially industrial buildings. Multi-paned, steel-framed windows were typically employed on factory buildings and the like and are evident on each of the four buildings, although only to the ground floor of the Lort Smith Hospital at 24 Villiers Street, (timber-framed, double hung sashes have been used to the first floor). The latter building exhibits Moderne style detailing such as a concrete canopy and porthole windows.

Vehicular access is provided by a roller or tilt door to the façade (or in the case of no. 42 to the side/Vale Street elevation). There is car parking provided to the rear of the Lort Smith Hospital (no. 24) and vehicular access to side of no. 14 also.

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

History

Land was made available in this section (no.12) of North Melbourne in 1852. Originally the land was divided into quarter acre parcels. Crown Allotments covered by the precinct were purchased by J. Freer (no. 14), J. Ferguson (no. 15), H. Patterson (no. 16) and G. Ruddle (no. 17).⁶⁸

By the mid-1860s, this part of Villiers Street had been developed and Vale Street (the northern edge of the precinct), which extends between Villiers and Wreckyn Streets, had been created.⁶⁹ At this stage, nos 26, 28, 40 and 42 Villiers Street were identified in the directories. George Ruddall,⁷⁰ a house agent, was listed at no. 20 during the 1870s, and there was a livery stables operating at no. 26 from the 1860s into the 1880s.⁷¹

By the mid-1890s there were numerous small timber and masonry dwellings in the precinct area.⁷² Some sites had several dwellings to the rear, with access to one side of the site from the street, or via a rear lane. There were three buildings to 14 Villiers Street, a large building was constructed to the front boundary with smaller dwellings numbered 14 and 16 to the rear. At 24 Villiers, (then numbered 22) there was a dwelling fronting the footpath, with nos. 20 and 18 to the rear. At nos. 26 and 28, there were buildings fronting the street and a side boundary with large yards, no. 26 may have still been operating as a stables. There were two attached masonry buildings at nos. 36 and 38, the dwelling at no. 38 was built to the front boundary, with a smaller dwelling to the rear at no. 2 Parkside Lane, which exited to Vale Street. There were timber dwellings to nos. 40 and 42 Villiers Street with a stable along the rear boundary to no. 42.⁷³

In 1920, a number of tenanted, weatherboard cottages were offered for sale in Villiers Street by the trustees of the Estate of G. Rudall.⁷⁴ There were three weatherboard cottages (Lot 2, nos 18, 20 and 22, which now corresponds to no. 14) as well as another two at 40+ 42 Villiers Street (lot 3, now no. 40).⁷⁵ The details correlate with details from the earlier MMBW plans indicating that there had been no major change during the intervening 25 year period.⁷⁶

⁶⁸ Township Plan, Parish of Jika Jika at North Melbourne M314(13). Section 12, allotments 15 to 17.

⁶⁹ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

⁷⁰ The spelling of the earlier 'G. Ruddle' may have been misspelt

⁷¹ Sands & McDougall's directories, various

⁷² MMBW Plan 31 (1894)

⁷³ MMBW Plans 756 + 761 (1897)

⁷⁴ The spelling varies between G Ruddle (as listed in the township plan) and G Ruddall (as listed in the directories).

⁷⁵ The *Argus*, 2 June, 1920, p2

⁷⁶ MMBW Plans 756 + 761 (1897)

Construction of the existing fabric began during the mid to late 1920s, commencing with the building at 40-42 Villiers Street. In 1926, a single storey factory, which was owned (and possibly constructed) by John T. Mahony, was designed by the architect Robert Sloan.⁷⁷ In 1933, a second storey was added, with similar window detailing and retaining the parapet form.⁷⁸ By early 1937, Cainer Bros operated a clothing manufacturing factory at the site however in July of that year, machinery (a boiler operated cutting machine and sewing machines) was being offered for sale and the factory was auctioned shortly after in October.⁷⁹ In 1981, more offices were introduced internally.⁸⁰

In 1927 the brick factory was erected at 14-22 Villiers Street by North Brighton builder S. A. Monat for Samuel Lees of Elwood, who also designed the building.⁸¹ Tecalemit, Lubrication Specialists, were utilising the building during the early 1940s, as well as occupying the adjacent building at 10 Villiers Street (late 19th century, of which only the front wall remains with apartments to the rear). The building at this stage was unpainted and a large timber doors to the central part of the façade with flanking multi-paned, steel-framed windows.⁸² Tecalemit had been registered as a new company in 1941.⁸³ Alterations were made to the building in 1947 by the then owner, Cyclax (Aust.) Pty Ltd.⁸⁴

The next major phase of construction occurred during the mid to late 1930s when nos 24 (Lort Smith Hospital) and 38 were built, beginning with the former in 1935. The original application in September was for a smaller building (that is excluding the section with a garage entry). The building was designed by the noted architect Leighton Irwin and constructed by Harry Roberts of North Brighton.⁸⁵ Irwin was specialised in hospitals and was responsible for the Prince Henry's (1939, St Kilda Road, now demolished) and the Heidelberg Repatriation (1943).⁸⁶ The foundation stone was laid on 13 November 1935 by Lady Fairbairn,⁸⁷ a well-known Melbourne charity worker and sportswoman.⁸⁸ The building was officially opened five months later 16 April 1936 by the chancellor of the University of Melbourne, Sir James Barrett, when it was described as being:

Built of natural brick, with white facings, red shutters, and a blue door, the new hospital cost £8,000 and contains an operating-room, dispensary, office, boardroom, consulting-rooms, various loose-boxes [stalls], garage, and caretaker's quarters. It will carry on the work of the league's former hospital, which has been housed in the University buildings since 1930.

Lady [Francis] Lyle gave £5,000 toward the building, and other benefactors gave £1000. An appeal to the public will be made to raise the remaining £2,000 and to establish a trust fund to maintain the hospital as a charitable institution.⁸⁹

A number of changes at the site have been made over the years such as the northern extension of the main building (where the garage is located), as well as the construction of a crematorium in 1979, and major alterations in 1980 and 1983 including a new wing to the eastern boundary.⁹⁰ The Lort Smith-Lyle Animal Hospital became the second animal welfare institution to be established in North Melbourne, some twenty years after the Lost Dog's Home was opened in Gracie Street c.1912. Although there has been competition between the two institutions in the past, there is now cooperation with different emphasis to their operations.⁹¹ The hospital is still operating today as the Lort Smith Animal Hospital, one of the largest such in the world.⁹²

⁷⁷ Application no. 8844: VPRS 11,201/P1/unit 111. This was at a cost of £1200.

⁷⁸ Application no. 14,452; VPRS 11,200/P2/unit 303 and VPRS 11,201/P1/unit 174. The architect for these works was H W L Schuchard and the cost was £800. The front entrance was relocated at this stage.

⁷⁹ *The Argus*, 5 January p12, 17 July p7 and 15 October p14, 1937

⁸⁰ VPRS 11,202, Application no. 53,797

⁸¹ Application no. 10,106: VPRS 11,200/P2/unit 198; VPRS 11,201/P1/unit 126. The factory cost £1500.

⁸² 'Tecalemit [sic] Lubrication specialists, 14 Villiers Street, North Melbourne', c.1943 [Photograph held by the State Library Victoria, image no: a38030]

⁸³ *The Argus*, 16 May, 1937, p2

⁸⁴ Application no. 24,166: VPRS 11,201/P1/unit 298. The works were carried out by Prentice Builders Pty Ltd of Hawthorn and cost £2900. The drawings of these works do not survive.

⁸⁵ Application no. 16,665: VPRS 11,200/P1/unit 1888; VPRS 11,201/P1/unit 199 The works cost £4600;

⁸⁶ Philip Goad, *Melbourne Architecture*, pp135 & 210

⁸⁷ *The Argus*, 13 November, 1935, p6

⁸⁸ *The Argus*, 17 June, 1948, p5

⁸⁹ *The Argus*, 17 April, 1936, p4

⁹⁰ VPRS 11,202

⁹¹ Felicity Jack, Faithful Friends, A History of Animal Welfare in North Melbourne, The Hotham History Project, 2000, The Annals of Hotham, Vol. 2, North Melbourne Library pp 19 13, 84. Lady Francis Lyle who had cared for lost dogs at her home in Toorak.

⁹² <http://www.lortsmith.com>

In October 1938, an application for a brick factory at 36-38 Villiers Street was made for Edward Casper by Athol Jacobson, builder of Hawthorn.⁹³ Changes were made during the application phase, as the uppermost part of the parapet was added, although the central line of projecting bricks are not evident on the drawings. Initially, there was a pair of large timber doors to the northern end of the façade. By June 1939, the A.B.C. (Ace Bedding Comforts) company was operating from the site.⁹⁴ In 1951, it was one of three factories in Carlton and North Melbourne, which were offered for sale by the trustees of Edward Casper's estate.⁹⁵

Recommendations

It is recommended that the Villiers Street Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation

Refer to the map.

Previous Studies/Identification

Not previously identified.

⁹³ Application no. 19,881: VPRS 11,200/P5/unit 68 and VPRS 11,201/P1/unit 239. The building cost £860.

⁹⁴ The *Argus*, 23 June, 1939, p18

⁹⁵ The *Argus*, 16 June, 1951, p4

Villiers Street Precinct Schedule

Name	Address	Proposed Grading	Previous Grading	Date/Period	Description
Former Factory	14 Villiers Street	D2	-	1927/ Interwar	The single storey brick factory, whose walls have been painted, has a hipped roof with a gablet hidden behind a parapet, which has a cornice and a curvilinear middle section. The façade is divided into three bays by four wide pilasters. The outer pilasters extend above the parapet, whereas the central pair stop short of a large, rendered panel, whose upper arched margin relates to that of the parapet. The concrete lintel above the openings of the northern and southern bay, are evident below the paintwork. Although the original, curved concrete hood concrete above the central doorway has been retained, the openings are not original. There are two door openings, a roller door doorway to the north end and central doorway with a modern glazed door and surrounding lights. Refer to Tecalemit image, 1943 (SLV: a38030)
Lort Smith Hospital	24 Villiers Street	C2	-	1935/ Interwar	Designed by Leighton Irwin, a specialist hospital architect. The northern third is an extension, probably dating to 1959. To the east boundary is a later 20 th century building. The main building has a hipped roof, clad in glazed, terracotta tiled, is partly obscured by a parapet is pierced by an unpainted, cream brick chimney with upper courses of projecting and contrasting brown tapestry bricks. There is a simple cornice-like capping to the parapet. The brickwork is painted and there is an indented brick course level with the first floor window sills which extends across the façade. Above most of the ground floor openings, is a narrow concrete canopy, except the large tilt garage door at the northern end. The banks of windows are steel-framed and there are brick planter boxes on either side of the main door. There is a rendered band/architrave surrounding the upper windows, which are timber-framed with timber shutters (though three are missing). There are two porthole windows, also with a rendered surrounding band to either end of the original section of the building. All the other windows have horizontal glazing bars. To the rear, the detailing of the northern extension varies slightly. The brick fence to the south of the street frontage has indented speed lines.
Former factory	38 Villiers Street	C2	-	1938/ Interwar	Single storey brick (painted to the façade) building has stepped parapet which conceals a gable roof clad with corrugated metal sheeting. There is a vertical row of protruding bricks to the centre of the parapet and speed lines to either side. Original double timber doors to

Name	Address	Proposed Grading	Previous Grading	Date/Period	Description
					the north end have been replaced by a roller door however the multi-paned, steel-framed windows with hoppers are probably original. A rendered concrete lintel spans width of the façade.
Former factory	42 Villiers Street	C2	-	1926/ Interwar	The double storey brick building at the corner of Villiers and Vale Streets is a two storey building (the second storey was added in 1933). The triangular parapet to the west and east elevation hides a gable roof clad in corrugated sheeting. There is a cross motif near the apex of the parapet. The windows are multi-paned, steel-framed with hoppers, rendered concrete lintels and raked sills. A recessed band/lintel encircles the building to the ground floor however there are separate lintels to each first floor window. There are two recessed doorways with stairs at the southern end of the façade (west elevation) and large roller door to the Vale Street or east elevation.

APPENDIX E – Table & Map

North & West Melbourne Precinct (HO3), part within the City North area

The following table and map provide details of the review of the part of HO3 (North & West Melbourne Precinct) within the City North area. The second table provides details of the sites recommended to be removed from HO3, most of which would be included in a new heritage overlay. Most are graded but some are ungraded.

Refer to volume one for definition of gradings. It should be noted that in some cases, it was uncertain what the 'previous grading' was meant to be. In these instances, both gradings have been recorded.

Table

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

- Lowered, where unsympathetic change has occurred.
- Removed, because the earlier building has been demolished.
- Raised. The reason varies as follows:
 - The previous E grading is no longer used so the sites had to be re-graded- either raised to D (or possibly C) or lowered, that is become ungraded.
 - In two instances (nos 62 and 64 Capel Street), the sites have been included on the VHR, and their previous grading was inconsistent with recognition of their State significance.
 - There had been some inconsistencies in the earlier gradings and some more modest-scaled buildings (especially Victorian period, single storey houses) had been graded 'D' even though they were largely intact and illustrative of a less common type. Many of these have been re-graded to 'C'.
 - Some Federation and Interwar period buildings are considered to be better examples than their previous graded indicated.
- Additional listings, especially in Peel Street, both at the south end of (between Dudley and Victoria Streets) and also the north end (near Flemington Road). There were also a few at the north end of Capel Street.
- There are lists of previously ungraded sites that are recommended to be removed.

Map

The map outlines the recommended boundary revisions, which occur at the northern end of the study area. The principal changes are as follows:

- Include nos 241-243 and 245 Peel Street.
- Remove a large section extending west from Bedford Place [that is the west side of 1 Flemington Road, Turf Club Hotel] along Flemington Road as far as the North Melbourne Primary School (HO295). In addition, the block bound by Harcourt Street (West), Courtney Street (south) and Villiers Street (east).
- Remove a section along Elizabeth Street, the block between Victoria Street and Queensberry Street (nos 527 to 607), which is proposed to be included in another precinct.

Appendix E North & West Melbourne Precinct (HO3), part within the City North area

Graded Sites to be retained in HO3

Name	Address	Proposed Grading	Previous Grading	Notes
House	16 Capel Street, West Melbourne	B2	B2	
Terrace houses	18-26 Capel Street, West Melbourne	B2	B2	
Pair of houses	32-34 Capel Street, West Melbourne	B2	B2	
House	36 Capel Street, West Melbourne	B2	B2	
House	38 Capel Street, West Melbourne	C2	E2	New fence
Houses	42-44 Capel Street, West Melbourne	-	E2	Original single storey row demolished. Replaced with two storey row.
House	62 Capel Street, West Melbourne	B2	C2	H0461
House	64 Capel Street, West Melbourne	B2	C2	H0462
Houses	66-78 Capel Street, West Melbourne	-	E2	Original single storey row demolished. Replaced with two storey row
Terrace group (Part)	80-82 Capel Street, West Melbourne	C2	C2	
Terrace group (Part)	84-86 Capel Street, West Melbourne	C2	C2	
Pair of former houses	120-122 Capel Street, North Melbourne	C1	D1	Should be separated into two listings: 120 (D) and 122 (C)
Pair of houses	124-126 Capel Street, North Melbourne	C1	C1	
House	128 Capel Street, North Melbourne	C1	D1	
Group of houses	130-34 Capel Street, North Melbourne	C1	C1	
Pair of houses	136-138 Capel Street, North Melbourne	C1	C1	
Lorne Terrace (part)	144 Capel Street, North Melbourne	D1	C1	Part of row, nos 144-150, windows & verandah altered, missing lower part of column and fence
Lorne Terrace (part)	146 Capel Street, North Melbourne	D1	C1	Part of row, nos 144-150, windows & verandah altered, missing lower part of column and fence
Lorne Terrace (part)	148 Capel Street, North Melbourne	D1	C1	New lacework Part of row, nos 144-150, should be copied as per no. 150
Lorne Terrace (part)	150 Capel Street, North Melbourne	C1	C1	Most intact of group of 4, nos 144-150
House (part terrace group)	152 Capel Street, North Melbourne	C1	C1	
House (part terrace group)	154 Capel Street, North Melbourne	D1	C1	Balcony altered

Name	Address	Proposed Grading	Previous Grading	Notes
House (part terrace group)	156-158 Capel Street, North Melbourne	C1	C1	Preferably separate to in two separate entries, both C.
Houses (part terrace group)	160-162 Capel Street, North Melbourne	C/D1	C1	Separate no. 160 (C) and no. 162 (D)
House	198 Capel Street, North Melbourne	C2	-	Largely intact single storey Victorian house, one of few remaining in street
Clare	202 Capel Street, North Melbourne	C2	-	Unusual Federation example, with parapet and roughcast render to first floor, timber fretwork to recessed porch. Modern fence.
Pair of houses	204-206 Capel Street, North Melbourne	B2	B3	
Warehouse	9 Cobden Street, North Melbourne	D3	-	Federation/Interwar arched parapet
Warehouse	11 Cobden Street, North Melbourne	D3	-	Interwar large triangular parapet
House (part of group)	15/15A Cobden Street, North Melbourne (includes 1-3 Princess Street)	C2	D2	Although altered, an unusual group
Claremont Terrace (part)	29 Cobden Street, North Melbourne	D2	D3	Less intact
Claremont Terrace (part)	31 Cobden Street, North Melbourne	C2	D3	An intact component
Claremont Terrace (part)	33 Cobden Street, North Melbourne	C2	D3	An intact component
Claremont Terrace (part)	35 Cobden Street, North Melbourne	D2	D2	Less intact
	41 Cobden Street, North Melbourne	C2	D3	Largely intact externally
House	4 Courtney Street, North Melbourne	C3	C3	
House	2 Dudley Street, North Melbourne	C3	C3	
Turf Club Hotel	1 Flemington Road, North Melbourne	C2	D3	Interwar façade intact above street level with some classically influenced detailing typical of the period. Possibly a remodelled, Victorian era building Incorrectly listed as 241-43 Peel St
Former warehouse	1 O'Connell Street, North Melbourne	C	-	Interwar 4 storey, red brick, stuccoed base, aluminium-framed windows, converted to apartments
Warehouse	9-13 O'Connell Street, North Melbourne	-	-	New replaced 2 storey house with balcony
Former warehouse	15-17 O'Connell Street, North Melbourne	C	C2	Victorian 2 storey, red brick with extensive basalt detailing

Name	Address	Proposed Grading	Previous Grading	Notes
Former warehouse	19 O'Connell Street, North Melbourne	A2	A	Victorian 4 storey, basalt, sculptured keystones
Former warehouse	21-27 O'Connell Street, North Melbourne	D2	-	Interwar/1930s Red brick with some brown brick to windows, converted to apartments. Backs onto 16-20 Cobden Street.
Former warehouse	37 O'Connell Street, North Melbourne	-	C	Late 20 th century Earlier 2 storey house with timber balcony demolished (Refer Picture Victoria database, ID: 17,764)
Former warehouse	39 O'Connell Street, North Melbourne	C2	C2	Victorian 2 storey, red brick with extensive basalt detailing
Warehouses	41-59 O'Connell Street, North Melbourne	C2	D	Victorian 2 storey, red brick with basalt plinth & sills. Gable roof sections and parapet at north end (corner) but same detailing to windows, etc. Backs onto 36-48 Cobden St
	62-66 O'Connell Street, North Melbourne	D2	D2	Should be separated into 62 + 64, and 66
Former factory	21 Peel Street, West Melbourne	D3	-	c1950 single storey, painted brick, with 2 porthole windows to façade and original steel-framed to side.
	25-27 Peel Street, West Melbourne	D3	-	1940s two storey, painted brick and areas of render, timber sash windows with horizontal glazing bars, setback from street.
	49-55 Peel Street, West Melbourne	D3	-	c1950s brick and stucco, restrained Victorian style treatment, sympathetic approach in streetscape
(Peel Terrace)	57-59 Peel Street, West Melbourne	D3	D2	2 distinct sections, initially listed correctly on BIFs as nos 57-59 and nos 61-63, but subsequently changed to nos 57-61 and no. 63.
Peel Terrace	61-63 Peel Street, West Melbourne	D3	D2	2 distinct sections, initially listed correctly on BIFs as nos 57-59 and nos 61-63, and subsequently changed to nos 57-61 and no. 63.
Hotel	65-67 Peel Street, West Melbourne	D3	D2	
Former garage	69-71 Peel Street, West Melbourne	D3	-	mid-20 th century single storey, red brick parapet, rendered lower part, metal-framed windows.

Name	Address	Proposed Grading	Previous Grading	Notes
Former factory/ warehouse	73-75 Peel Street, West Melbourne	D3	-	mid-20 th century two storey, painted brick, metal- framed windows
Shops	85-87 Peel Street, North Melbourne	D3	-	Victorian 2 storey, rendered (probably later), with brick cornice, aluminium windows to 1 st floor.
House	111 Peel Street, North Melbourne	C3	C3	Unusual Federation period building with recessed porch and stucco decoration to parapet. Some <i>Art Nouveau</i> influence.
	115 Peel Street, North Melbourne	-	D3	Earlier two storey terrace demolished New two storey building at 113- 115
Houses	117-119 Peel Street, North Melbourne	D3	D3	Separate entries in database. no. 117 missing roof (possibly no grading).
House	121 Peel Street, North Melbourne	C3	D3	Unusually intact to both levels.
House	135 Peel Street, North Melbourne	D2	C3	
House	137 Peel Street, North Melbourne	C2	C3	
Pair of houses	139-141 Peel Street, North Melbourne	C2 (no. 139) D2 (no. 141)	D3	No. 139 (C) more intact, as it retains chimney and cast iron frieze.
Central Terrace (part)	143-147 Peel Street, North Melbourne	B2	B3	Built 1872. Original flag stones to verandahs of 145+147. Balcony to no. 147 altered in recent years.
Central Terrace (part)	149 Peel Street, North Melbourne	D2	D3	Several changes - to windows and verandah and balcony.
Row house (part of group)	151-153 Peel Street, North Melbourne	C2	C3 & C2	Most intact of the group
Row house (part of group)	155 Peel Street, North Melbourne	D2	C2	Had been a shop at ground floor, now a garage
Row house (part of group)	157 Peel Street, North Melbourne	C2	C2	Largely intact part
House	159 Peel Street, North Melbourne	D2	D2	State of façade difficult to ascertain because of high front fence.
House	191 Peel Street, North Melbourne	C3	C3	
Ballivor House	193 Peel Street, North Melbourne	C3	C3	
House	195 Peel Street, North Melbourne	D3	D2	
House	197-99 Peel Street, North Melbourne	D3	D3	
Showroom	205 Peel Street, North Melbourne	D3	-	1920s/Interwar single storey with decorative parapet, rendered façade, some original steel-framed windows.

Name	Address	Proposed Grading	Previous Grading	Notes
Terrace group	241-243 Peel Street, North Melbourne	C3	D3	c1900 2 storey, Queen Anne sills, recessed porches at both levels, painted (red) brick, terracotta cresting Not included on map, add to precinct BIS shows Turf Club Hotel at this address
Showroom/warehouse	245-249 Peel Street, North Melbourne	D3	D3	Interwar (or possibly Victorian remodelled) Georgian Revival style, 2 storey, altered ground floor openings, includes garage, metal-framed windows to first floor.
Shop/former house	106 Peel Street, North Melbourne	D3	-	Possibly Victorian Stuccoed façade remodelled c.1920s, balcony with arched opening.
Shop/former house	108 Peel Street, North Melbourne	D3	-	Victorian, possibly balcony, gable roof
House	114 Peel Street, North Melbourne	D3	D3	
Row houses	1-3 Princess Street North Melbourne	C2	C3	part of 15 Cobden Street
Row houses	5-11 Princess Street, North Melbourne	C2+D2	D3	5 (C), 7-11 (D) New, sympathetic timber fence, verandah posts + frieze to 5 + 7. Brickwork revealed to no. 5.
Pair of houses	4-6 Princess Street, North Melbourne	C2	D3	Not 4+ 6 as listed. Single storey, stuccoed façades with decoration, new windows and doors.
Shop	325 Queensberry Street, North Melbourne	D3	D3	
House	331 Queensberry Street, North Melbourne	C3	D3	
Shop	333 Queensberry Street, North Melbourne	D3	C3	
Shop	335-339 Queensberry Street, North Melbourne	C3	C3	Incorrectly listed as nos. 337-339
Former Sir Robert Peel Hotel	351 Queensberry Street, North Melbourne	C2	C3	Incorrectly listed as 173 Peel St
Former Shannon & Shamrock Hotel	361 Queensberry Street, North Melbourne	D2	D3	
Victoria Buildings	175 Victoria Street, North Melbourne	C2	C2	Victorian (1864-5?) Two storey, stuccoed walls, parapet with pediment and name plate, façade divided into bays by pilasters, timber-framed windows wider to Victoria Street than Peel Street, vermiculated panels

Name	Address	Proposed Grading	Previous Grading	Notes
Shop	187-189 Victoria Street, West Melbourne	D2	D2	New aluminium-framed windows
Central Club Hotel	246 Victoria Street, North Melbourne	C3	D3	Moderne style façade to Victorian building. Largely intact to changes and with tiling and
Shop	250 Victoria Street, North Melbourne	D3	D3	Stucco façade with decoration, eg bottled balustrading to parapet and string courses.
Shop	252-254 Victoria Street, North Melbourne	D3	D3	Stucco façade with decoration, including cornice, Tuscan order pilasters.
Shop	260 Victoria Street, North Melbourne	D3	E3	Victorian two storey, parapet with dentillated cornice and flanking brackets, pair of double hung sash windows, altered shopfront
Centenary House	268-276 Victoria Street, North Melbourne	D3	E	Victorian period building with façade remodelled in 1934. Arts & Crafts style with roughcast stucco and some brick detailing (balustrade, arch, etc., generally painted over). Southernmost balcony infilled.
Royal Exchange Hotel	300-308 Victoria Street, North Melbourne	D3	D3	Possibly a Victorian building with a 1930s remodelled façade. Original metal lettering and aluminium windows to ground floor.
Victoria Hotel	312-314 Victoria Street, North Melbourne	B2	B2	
Pair of shops	316-318 Victoria Street, North Melbourne	D2	-	Victorian two storey, parapet with dentillated cornice and flanking brackets, pilasters at either end, pair of arched windows with double hung sashes, altered shopfronts 316 part of Victoria Hotel 318 separate shop.
Shop	324 Victoria Street, North Melbourne	D2	D2	

Graded Sites to be removed from HO3

Name	Address	Proposed Grading	Previous Grading	Notes
Former National Australia Bank	527 Elizabeth Street, Melbourne	C2	C3	Part of new Elizabeth Street North (Boulevard) precinct
Shops	531-541 Elizabeth Street, Melbourne	C2	D3	Part of new Elizabeth Street North (Boulevard) precinct
Pair of shops	579-581 Elizabeth Street, Melbourne	C2	D3	Part of new Elizabeth Street North (Boulevard) precinct
Shop	583-5 Elizabeth Street, Melbourne	D2	D3	Part of new Elizabeth Street North (Boulevard) precinct
Pair of Shops	595-597 Elizabeth Street, Melbourne	D2	D3	Part of new Elizabeth Street North (Boulevard) precinct
Three Shops	605-607 Elizabeth Street, Melbourne	C2	D3	Part of new Elizabeth Street North (Boulevard) precinct
National Hotel (Public Bar)	232-238 Victoria Street, Melbourne	C2	C3	Part of new Elizabeth Street North (Boulevard) precinct
Former Exchange Hotel	37 Flemington Road, North Melbourne	B3	A3	Remove this section of Flemington Road from HO3 and create individual HO
Chelsea House	47-59 Flemington Road, North Melbourne	C3	D3	c.1960 4/5 storey, blue spandrel glass panels Remove this section of Flemington Road from HO3 and create individual HO
Former Factory	61-63 Flemington Road, North Melbourne	C3	-	Interwar/1920s Remove this section of Flemington Road from HO3 and create individual HO Had been previously graded E.
Pair of shops	65-67 Flemington Road, North Melbourne	C3	E3	Federation Remove this section of Flemington Road from HO3 and create individual HO
Apartments	75 Flemington Road, North Melbourne	-	C3	Hotel Royal demolished New building under construction Remove this section of Flemington Road from HO3
Shop	81 Flemington Road, North Melbourne	D3	D3	Possibly house converted to shop Remove this section of Flemington Road from HO3 and don't create individual HO.
Phillymore & Ballymore	91-93 Flemington Road, North Melbourne	C3	C3	Victorian Remove this section of Flemington Road from HO3 and create individual HO.

Name	Address	Proposed Grading	Previous Grading	Notes
Villa	95 Flemington Road, North Melbourne	C3	D3	Federation single storey, brick painted, rare example but overwhelmed by new neighbour Remove this section of Flemington Road from HO3 and create individual HO.
Pair of Terrace Houses	66-68 Harcourt Street, North Melbourne	C3	-	Victorian Remove this section from HO3 and create individual HO
House	14 Mary Street, North Melbourne	C3	D3	Victorian Remove this section from HO3 and create HO with adjacent property at nos16-18.
Brick Duplex	16-18 Mary Street, North Melbourne	C3	D3	Victorian Remove this section from HO3 and create HO with adjacent property at no. 14.
Brick warehouse	8 Princess Street	-	D	Remove. There has been some confusion regarding the addresses in this part of Princes Street. The graded pair of single storey, Victorian houses had been incorrectly identified as nos 6-8, rather than nos 4-6. No. 8 is a two storey, mid-20th century warehouse.

Previously Ungraded Sites to be Removed from HO3

Several sites recommended to be removed from HO3 that had not previously been graded. These sites fall into two categories.

The following ungraded sites are currently part of HO3 but are recommended to be included in the proposed Elizabeth Street North (Boulevard) precinct (refer Appendix E, volume 3 for details, some are recommended to be graded):

- 543-545 Elizabeth Street
- 547-549 Elizabeth Street
- 551-573 Elizabeth Street
- 575-577 Elizabeth Street
- 587-589 Elizabeth Street
- 591-593 Elizabeth Street
- 599 Elizabeth Street
- 601-603 Elizabeth Street
- 309-17 Queensberry Street

The following ungraded sites are currently part of HO3 and are not recommended to be included in another heritage overlay:

- Courtney Street: 86-92 & 94-112
- Flemington Road: 5-17, 19-35, 39-45, 69-73, 85, 87-89 & 97-103
- Harcourt Street: 54-60 & 60
- Mary Street: 20-26 & 21-23
- Villiers Street: 1-9, 11-21A & 23-47

APPENDIX F

Sites not recommended for the Heritage Overlay in North Melbourne

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

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

APPENDIX F

Sites not recommended for the Heritage Overlay in North Melbourne

Name	Address	Proposed Grading	Previous Grading	Date/Period	Notes
Office	9 Blackwood Street, North Melbourne	-	D3 (part of HO287)	c.2000	Original 19 th century buildings demolished & replaced with a single storey factory/garage in 1937. Recently the 1937 building has also been demolished and replaced with a two storey office building.
Former Hotel Royal (Redback Brewery) site	75 Flemington Road, North Melbourne	-	C3		Earlier two storey hotel building with Moderne/Art Deco style facade has been demolished. It has been recently replaced with a multi-storey apartment block.
Shop	81 Flemington Road, North Melbourne	D3	E3	Victorian	Possibly a former house that has been converted to shop. It has been considerably modified including verandah and windows and as such, does not reach a threshold level of individual significance if the boundaries of HO3 are truncated in this part of North Melbourne. Currently part of HO3.
Substation	Tyrone Street, North Melbourne	D2	-	c.1920/ Late Federation	Land was to be acquired by MCC on which a weatherboard cottage stood, for purpose of substation (<i>The Argus</i> , 20 September 1919, p28). Probably designed by the City Engineer's Office Edwardian Baroque style influences, single storey, red brick and stucco Similar detailing to substation at 23 Lansdowne Place, Carlton and one at 10-14 Park Street, Melbourne. It is a building type for which a survey needs to be undertaken to determine what the most significant examples are.
Warehouse	20 Vale Street, North Melbourne	D2	-	Interwar	Red brick warehouse, double storey, stepped parapet, concrete lintels, altered windows. Generic example of its type.
Former factory	10-12 Villiers, Street, North Melbourne	D2	-	Late Victorian	Heavily altered, though parapet intact, converted to apartments. Refer to Tecalemit image, c.1943 (SLV: a38030)
Shop	44 Villiers Street, North Melbourne	D2		Victorian	Single storey, heavily altered, basalt plinth, brick, originally had a corner entry, later render finish.
Vacant	46 Villiers Street, North Melbourne	-	B3		Single storey house has been demolished.

