

North and West Melbourne

CONSERVATION STUDY



1983

CITY OF MELBOURNE

NORTH AND WEST MELBOURNE CONSERVATION STUDY

EXPLANATORY NOTES

This document contains:

- . The original North and West Melbourne Conservation Study Report 1979 (white pages).
- . Update notes (green pages), on the following sheets:
 - A Map of Conservation Study Area Boundaries
 - B Statutory Controls and Permit Requirements;
 - C Map of Urban Conservation Area Boundaries;
 - D Council Adoption of the Study;
 - E Background Information about the Study;
 - F Additional Advice and Information;
 - G Planning Application Procedures.
 - H Schedule of Building Gradings and Streetscape Levels

The following material which is also part of the North and West Melbourne Conservation Study is available separately at the Council's City Development Division, 3rd Floor, Council House, 200 Little Collins Street Melbourne, 3000, phone 658 9732.

- . **Building Identification Forms:** A complete set of folders containing assessed buildings in the Study Area is available for inspection at the Council's City Development Division and at the North Melbourne Library, 66 Errol Street, North Melbourne 3051, telephone 328 3754.
- . **A and B Grade Building Citations.** These are published in a second volume to the Study.

The Council's recently published booklet "Urban Conservation in the City of Melbourne" 1985 available at the Council's City Development Division should also be consulted. The Performance Standards in it override any recommended controls and guidelines in this original Study report. It also contains useful information and advice on preservation and restoration, and on the design of alterations, additions and new buildings.

Conservation Study Areas

PART A



1. PARKVILLE
2. EAST MELBOURNE & JOLIMONT
3. NORTH & WEST MELBOURNE
4. CARLTON
5. FLEMINGTON & KENSINGTON
6. SOUTH YARRA
7. HARBOUR, RAILWAYS, INDUSTRIAL
8. CENTRAL ACTIVITIES DISTRICT

PART B

STATUTORY CONTROLS AND PERMIT REQUIREMENTS

Reference must also be made to Part G "Planning Application Procedure" and the booklet "Urban Conservation in the City of Melbourne".

URBAN CONSERVATION AREAS

There are two kinds of Urban Conservation Areas, designated under the Melbourne Metropolitan Planning Scheme (MMPS) as follows:

In Urban Conservation Areas No. 1 (UC1) a planning permit is required for -

- * Demolition
- * Changes to external appearance - including repainting in a different colour
- * The construction of all new buildings and works
- * The subdivision of land and buildings
- * All advertising signs

In Urban Conservation Areas No. 2 (UC2) a planning permit is required for -

- * The construction of all new buildings and works
- * The subdivision of land and buildings
- * All advertising signs

PROTECTION OF BUILDINGS OUTSIDE URBAN CONSERVATION AREAS

The Council is seeking the introduction into the MMPS of protective controls for buildings graded A,B and C that stand outside existing and proposed UC1's. These controls will be similar in nature to the Urban Conservation Area controls, except that they will apply to an individual allotment rather than to an area.

Some particularly outstanding buildings may already be statutorily protected from demolition or defacement by being included on the State Government's Register of Historic Buildings or Register of Government Buildings. Those registered buildings are noted in the Schedule of Building Gradings and on the Building Identification Forms.

Some outstanding buildings are also included on the Register of the National Estate, which is maintained by the Australia Heritage Commission. This fact is noted in the Building Identification Forms.

Other non statutory classifications for buildings of architectural or historic significance include the National Trust (which specifies 2 levels of importance: classified and recorded) and the Twentieth Century Register of Buildings (by the Royal Australia Institute of Architects). The Study Folders and Buildings Identification Forms should be referred to for details of these recordings.

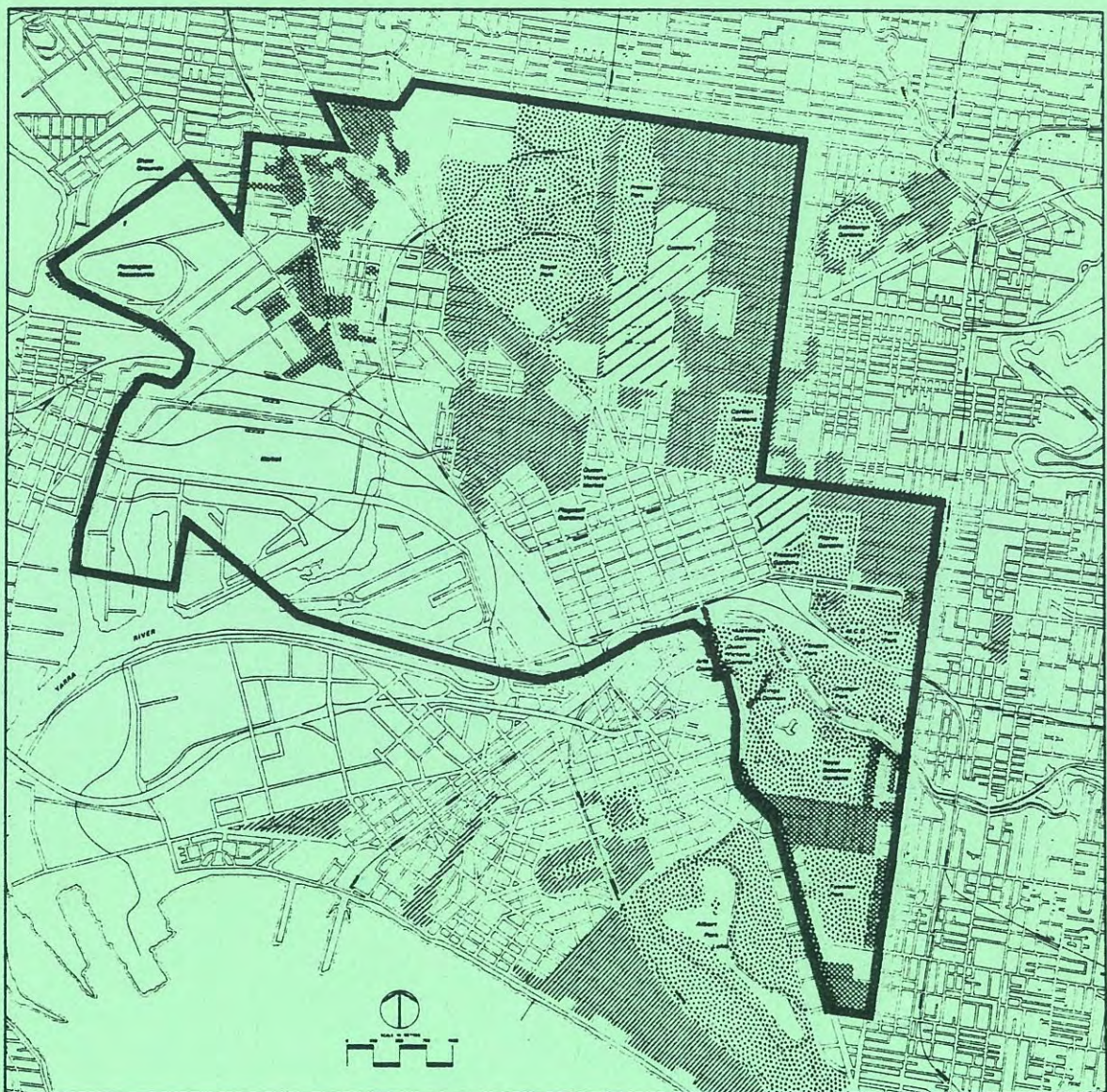
STATUTORY CONTROLS IN NORTH AND WEST MELBOURNE






Existing Urban Conservation Areas: these are set out in the Map of Urban Conservation Area Boundaries (Part C)

Protection of A,B and C buildings outside existing and proposed UCl Areas. As indicated above these controls have been proposed. The City Development Division should be consulted for details of those buildings.

Urban Conservation Areas in the City of Melbourne

PART C



- CITY OF MELBOURNE BOUNDARY
- | | |
|---|---------------------------------|
| <ul style="list-style-type: none">  EXISTING  PROPOSED  REQUESTED | } Urban Conservation No.1 Areas |
| <ul style="list-style-type: none">  EXISTING  PROPOSED | } Urban Conservation No.2 Areas |

"Proposed" = Expected to have been exhibited as a proposed Amendment to the Melbourne Metropolitan Planning Scheme, with accompanying Interim Development Order, in late 1985.

"Requested" = A request to designate this area has been lodged with the Ministry for Planning and Environment by the Council.

Note: In addition, the Council has requested that the existing Urban Conservation No. 2 Areas covering Princes Park, Kings Domain, the Shrine and the Botanic Gardens become Urban Conservation No. 1 Areas.

PART D

COUNCIL ADOPTION OF THE STUDY

The following recommendations were adopted by the Council on 1st July 1985.

That Council -

- . Adopts the gradings of architectural and historic significance subject to the consideration of any submission received in accordance with the recommendation set out below;
- . Adopts as advisory the detailed recommendations for each building;
- . Adopts the streetscape levels recommended;
- . Reserves the right to require further details before reaching a decision on any permit application;
- . Adopts the remainder of the study in principle;
- . Refers the recommendations for the Study to the City Development Division for guidance in the processing of planning applications;
- . Seeks the inclusion of buildings on the Historic Buildings Register (A grade) and the Register of the National Estate (A and B grade) as recommended in the Study.
- . Requests the MMBW and Minister for Planning and Environment to introduce protection of buildings graded A,B and C outside Urban Conservation Areas No. 1.
- . Declares all buildings graded A,B,C and D as being 'of special interest by nature of ... design, appearance, location, use or environment for the provisions of Clause 56.5 of the Victoria Building Regulations 1983.
- . Records in detail original elements identified in the Study area (verandahs, fences, general details and colour schemes) which may be used to aid in restoration, by means of publication of working restoration details or colour guidance services.
- . In considering a submission received to alter a building grading shall
 - . have regard to any MMPS provisions relating to the building and the consequences of any alteration to the grading;
 - . require a statement of justification for alteration of a building grading based on the building grading criteria adopted by the Council

PART E

BACKGROUND INFORMATION ABOUT THE STUDY

The Council has undertaken conservation studies of every part of the municipality. **The North and West Melbourne Study was prepared in 1983 by Consultant Graham Butler** as part of the Council wide program of conservation studies. The Urban Conservation Area for North and West Melbourne was introduced as a result of this study. The original study included detailed citations for A, B and some C buildings, and for certain precincts, as well as an area history, guidelines, and a recommended planning control model. **In 1985, the Consultant added the standard Building Identification Forms for every significant building.**

The Study was undertaken under the direction of a Steering Committee comprising the following:

Councillor K. Chamberlin, MCC (Ward Councillor)
Councillor T. Lynch, MCC (Ward Councillor)
Councillor W. McCaughey, MCC (Ward Councillor)
Mr. R. Tonkin, National Estate Committee
Mr. C. Wilson, Historic Buildings Council
Ms. K. Oddie, North and West Melbourne Community Planning Group and the Historic Group of the North Melbourne Association.
Mr. J. Floyd, Manager - City Strategic Planning, MCC

PART F

ADDITIONAL ADVICE AND INFORMATION

In addition to the information sources outlined above, the Council also offers the following information and assistance at the **City Development Division, 3rd Floor, Council House, 200 Little Collins Street, Melbourne 3000, Telephone 658 9732.**

- an advice "clinic". Applicants for planning permits may receive free advice on restoration or new design from an expert conservation architect. An appointment can be made by contacting the City Development Division.
- reference books on restoration. These can be inspected at the City Development Division or at the North Melbourne Library, 66 Errol Street, North Melbourne, 3051, telephone 328 3754.
- design advice notes. The first advice note on the design of Fences is already available. Further notes will follow. This is available from the City Development Division.
- the person behind the counter. Officers of the Council's City Development Division are always available to answer enquiries of any sort about planning permits and policies, and building permits.

PLANNING APPLICATION PROCEDURE

APPLYING FOR A PLANNING PERMIT

- . **An application for a planning permit** should be made in the normal way on a form obtainable from the Council's City Development Division. For fuller details see the Council's leaflet "Development Approvals: Information to Accompany Applications".
- . **For major works**, a greater level of detail will be required on plans and drawings submitted for consideration under the conservation controls. Such detail may include plans of existing site conditions, streetscape elevations, larger scale details of specific parts of a building, proposed materials and colours etc.
- . **For lesser works**, including some alterations, technical drawings may not be needed. A photocopy of a photograph of the building with proposed alterations sketched on may be more helpful. This type of application is often determined in a matter of days.
- . **In the case of demolition**, you may have to give supporting evidence as to existing building condition and reasons for the demolition.
- . **For all information and advice** and to obtain a permit application form, contact the Council's City Development Division.
- . **If the property is listed in the Register of Historic Buildings**, a permit from the Historic Buildings Council is also required. The HBC can be contacted on 602 9273 for advice. The City Council and the HBC liaise with each other on planning applications and the granting of permits.

RELATIONSHIP TO OTHER REGULATIONS AND CODES

The preceding information, and all the content of this report, concerns applications for PLANNING PERMITS FOR THOSE ASPECTS OF WORKS THAT INCLUDE OR AFFECT CONSERVATION AND ENHANCEMENT. Other statutory requirements and policies must also be observed, including:

- . in the Central Activities District, the provisions of the Central City Interim Development Order, including its Heritage Guidelines;
- . other provisions in the Melbourne Metropolitan Planning Scheme, such as land use zoning and residential standards;
- . the Victoria Building Regulations - a separate building permit is needed for most works;
- . other Council codes and policies, such as the Row House Code and the Multi-Unit Residential Development Code and the Recycling booklet.

You can find out about all these requirements by contacting the City Development Division.

PART H

NORTH AND WEST MELBOURNE CONSERVATION STUDY MASTER SCHEDULE

ABBOTSFORD STREET

167-169	- D - 3	453-459	- C - 2	70	- E - 3
171	- E - 3	461-463	- D - 2	86	- D - 2
179-181	- E - 3	465	- D - 2	88	- D - 2
187-201**A	- C - 3	467	- E - 2	90	- D - 2
219	- E - 3	469	- E - 2	92-94	- D - 2
225	- E - 3	483-493	- D - 2	98 Former Brit-	
231	- D - 3	495-503	- D - 2	tanian Tie Co	
235	- D - 3	505 MCC	- C - 2		
237-245	- D - 3	Baby Health		136-140	- D - 3
249-259	- D - 3	Centre	- D - 2	144	- D - 3
265-267	- E - 3	515-517	- D - 2	150-154	- D - 3
393-395	- B - 3	519-521	- C - 2	156-160	- D - 3
397	- C - 3	523	- D - 2	180	- D - 3
401	- C - 3	525	- C - 2	182	- D - 3
403	- C - 3			184	- D - 3
407	- D - 3	36-38	- E - 3	186	- E - 3
409	- D - 3	40-44	- D - 3	200	- E - 3
431	- D - 3	46-48	- D - 3	440-442	- E - 2
433-435	- B - 3	54	- E - 3	444	- E - 2
439-441	- D - 2	64-66	- E - 3	450-452	- E - 2
443	- C - 2	68	- D - 3	480-482	- B - 2
				484-500	- B - 2

ADDERLEY STREET

169-175	- C - 3	231	- E - 3	138-140	- E - 3
179	- D - 3	233	- D - 3	142	- D - 3
181	- C - 3	235	- D - 3	162-164	- C - 3
191	- D - 3	251	- E - 3	218-220	- C - 3
193	- E - 3	255	- D - 3	222	- D - 3
195	- C - 3	257-261	- E - 3	224-230	- D - 3
197	- D - 3	263	- C - 3	234	- D - 3
199	- E - 3	279	- B - 3	250	- E - 3
201	- E - 3			252-254	- E - 3
217-223	- E - 3	136	- D - 3		

ALFRED STREET

83 Henderson's		8	- D - 2	28	- E - 2
Federal Spring		10	- D - 2	30	- E - 2
Works	- E - 3	12	- D - 2	38	- D - 2
Entrance 4, 5 &		14-16	- E - 2	40	- D - 2
Office	- E - 3	18-22	- D - 2	42-44	- E - 2
		24	- E - 2	48	- E - 2
6	- B - 2	26	- D - 2		

ANDERSON STREET

8-12	- E - 3	14-18	- D - 3	20	- C - 3
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ARDEN STREET

19	- C - 3	10-12	- C - 2	60	- D - 2
25-33	- E - 3	14	- D - 2	62	- D - 2
47-49	- D - 3	16	- D - 2	70	- D - 3
55-57	- D - 3	18-20	- D - 2	Sav. Army	
65-71	- E - 3	22	- D - 2	192-200	- D - 3
115-117	- C - 3	24	- D - 2	Melb. Mills	
129-131	- E - 3	34-44	- E - 2	202	- E - 3
133	- C - 3	48	- E - 2	210 Swlm	- C - 3
2	- C - 2	50	- E - 2	Pool	
4-8	- C - 2	52	- E - 2		
		54-58	- D - 2		

ATKIN STREET

1	- D - 3	3	- E - 3		
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AVIS LANE

1	- D - 3				
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BAILLIE STREET

15-21	- D - 3	41-43	- D - 3	55	- D - 3
23	- E - 3	49	- E - 3	57	- E - 3
27	- D - 3	51-53	- D - 3		

BEDFORD STREET

39-43	- D - 3				
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BENDIGO STREET

11-13	- C - 3	15	- B - 3	14	- D - 3
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BLACKWOOD STREET

9-11	- D - 3	15	- C - 3	21	- E - 3
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BOUNDARY ROAD

91 Palm Trees	- C - 3	2	- E - 3	184-186	- D - 3
Opposite 91		172-178	- D - 3	206-208	- E - 3
Pepper Trees	- D - 3	180-182	- C - 3	210	- E - 3

BROUGHAM STREET

1-7 - D - 2
9-11 - E - 2
17 Unit. Church
17 - D - 3
57 - D - 3
59 - E - 3
59A - E - 3
61 - C - 3
4-16 St. Mich.
School - D - 3

BUNCLE STREET

103 - E - 3

BYRON STREET

11-13 - C - 3
55 - D - 3

CANNING STREET

1-7 - D - 1
9-15 - E - 1
19-21 - D - 1
23 - D - 1
25-7** - A - 1
29 - B - 1
31 - B - 1
33** - A - 1
39-41 - D - 2
43 - E - 2
45 - E - 2

CAPEL STREET

55-61 - D - 3
63-65 - E - 3
81-83 - E - 3
16 - B - 2
18-26 - B - 2
32-34 - B - 2
36 - B - 2
38 - E - 2
42-44 - E - 2
62 - C - 2

CARROLL STREET

1 - C - 2
3-5 - D - 2
7 - D - 2
11 - D - 2
13 - D - 2
15-21 - D - 2
23-25 - D - 2

CHAPMAN STREET

1 - D - 2
3 - D - 2
5 - D - 2
7 - C - 2
9 - D - 2
11 - E - 2
13 - D - 2
15 - C - 2
17 - B - 2
29-31 - E - 2
33 - D - 2
35-37 - D - 2
39 - D - 2
41 - D - 2
43 - D - 2
45 - D - 2
47 - D - 2

CHETWYND STREET

1-3** - A - 2
5 - D - 2
7 - E - 2
9 - B - 2
15-19 - E - 2
21-25 - D - 2
47 - C - 3
55 - E - 3
59 - D - 3
61-3** - A - 3
65 - E - 3

COBDEN STREET

15A - D - 3
29-35 - D - 3
41 - D - 3

ELIZABETH STREET

527 - C - 3
531-541 - D - 3
579-581 - E - 3

583 - E - 3
595-597 - D - 3

605-607 - D - 3
615 - C - 3

ELM STREET

15 - E - 3
17 - D - 3
21-23 - D - 3
27 - C - 3
31 - E - 3

33 - E - 3
35 - D - 3
2 - C - 3
4 Union Church
- D - 3

52 - E - 3
54-56 - C - 3
58-60 - D - 3
62-64 - D - 3

ERROL STREET

1-11** - A - 2
19-23 - C - 2
25-31 - D - 2
33 - D - 2
39 - D - 2
41-49 - C - 2
51-53 - D - 2
55-57 - C - 2
61-67 - B - 2
79 - E - 2
89 - C - 2
91 - E - 2
93-95 - D - 2
97 - D - 2
99-101 - C - 2
103-105 - D - 2
107 - D - 2
115-119 - B - 2
125 - C - 2
129 - E - 2
131 - C - 2
135 - D - 2
137 - D - 2
139-141 - C - 2
145 - C - 2
147-159 - D - 2
161-163 - D - 2

167 - C - 2
177-187 - D - 2
193-195 - D - 2
205-207 - D - 2
209 - E - 2
211 - D - 2
213 - D - 2
215 - D - 2
217 - D - 2
221 - E - 2
229 - C - 2
231 - D - 2
235-237 - D - 2
241 - D - 2
249 - D - 2
251 - D - 2
253 - D - 2
255-257 - B - 2
259 - D - 2
2-14 - D - 2
16-18 - D - 2
20-26 - D - 2
28-30 - D - 2
32-34 - D - 2
40-42 - D - 2
44 - C - 2

N.M. Townhall
see 513
Queensberry St
52-68 Munic.
Bldg incl. Lib,
PO, Msch. Inst,
Fountain- B - 2
92 - D - 3
94** - A - 3
96 - D - 3
98-100 - D - 3
116-118 - D - 3
144 - E - 3
146 - D - 3
154 - D - 3
156-162 - B - 3
172-182 - D - 2
184 - D - 2
210-214 Errol
Street SS-C - 2
Fountain- D - 2
222 - B - 2
226-228 - D - 2
230-232 - D - 2
234-236 - D - 2
238-240 - D - 2
242-244 - D - 2
246-248 - D - 2
250 - B - 2

ERROL PLACE

12 Griff. Bldg.
- B - 3

ERSKINE STREET

9-11 - D - 2
13-15 - D - 2
19 - D - 2
21 - D - 2
23 - C - 2
25 - D - 2
27 - D - 2
29 - D - 2
31 - D - 2
33-35 - D - 2
39 - D - 2
43 - D - 2
45 - E - 2
47-49 - D - 2
53 - D - 2

55 - D - 2
57 - D - 2
59 - D - 2
61 - D - 2
63 - D - 2
2-4 - E - 2
6-8 - E - 2
10 - C - 2
12 - E - 2
16-20 - D - 2
22-22A - D - 2
24 - D - 2
26 - D - 2
28 - D - 2

30 - E - 2
32-34 - D - 2
36 - D - 2
38-40 - D - 2
42-48 - D - 2
50 - D - 2
52 - D - 2
54-56 - D - 2
58-60 - D - 2
62-64 - D - 2
66 - D - 2
70 - D - 2
72 - D - 2
82-84 - E - 2

FLEMINGTON ROAD

37** - A - 3
59 - D - 3
61-63 - E - 3
65-67 - E - 3
75 - C - 3
81 - E - 3
83 - E - 3
91-93 - C - 3
95 - D - 3
97 - E - 3
123 - D - 3
149 - D - 2
151-161 - C - 2
193 - E - 3
197 - B - 3
205 - E - 3
209-211 - C - 2

213-225 - D - 2
227-229 - B - 2
263 - B - 3
267 - E - 3
277 - E - 3
285-287 - E - 2
291 - D - 2
293 - E - 2
297 - C - 2
299 - C - 2
301** - A - 2
321 - D - 2
323 - D - 2
325 - D - 2
327 - D - 2
329 - D - 2

331 - C - 2
333 - C - 2
335 - E - 2
347 - C - 2
351 - E - 2
353 - D - 2
355 - E - 2
357 - E - 2
359 - E - 2
361 - E - 2
363-365 - D - 2
371-401 - E - 3
403 - E - 3
443 - D - 3
445 - E - 3
447 - E - 3

GEORGE STREET

1 - D - 2
3 - D - 2
5 - C - 2

7 - D - 2
9 - D - 2
11 - D - 2

GLASS STREET

14 - E - 3

GRACIE STREET

Lost Dogs Home
- D - 3

HAINES PLACE

2 - D - 3

HAINES STREET

5 - C - 3
7 - D - 3
2 - D - 3
4 - D - 3
6 - D - 3
8 - C - 3

HARCOURT STREET

24-26 - C - 3

HARKER STREET

1 - D - 2
3 - E - 2
9 - E - 2
11 - E - 2
2-4 - E - 2
6 - E - 2
8 - D - 2
10-12 - E - 2
18 - D - 2

HARRIS STREET

1 - E - 3
9 - C - 3
2 - E - 3
4 - E - 3
6 - D - 3

HAWKE STREET

27-33 - D - 2
35 - D - 2
37 - D - 2
39 - D - 2
41 - D - 2
43 - D - 2
45 - D - 2
47 - D - 2
49 - D - 2
51-53 - D - 2
55 - E - 2
101 - E - 3
117 - E - 3
119-125 - E - 3
127-129 - D - 3
131-133 - D - 3
135-141 - E - 3
173-175 - E - 3
177-179 - E - 3
191-193 - E - 3
4-14 - D - 2
44-46 - C - 2
48 - D - 2
50 - D - 2
52-54 - D - 2
58 - D - 2
60 - D - 2
62 - D - 2
68-70 - D - 2
74-78 - C - 2
80 - C - 3
82 - D - 2
110 - D - 2
112 - D - 2
114 - D - 2
116-118 - D - 2
120-124 - D - 2
128-130 - D - 2

HOWARD LANE

Former NM Hotel
Wall - D - 3

HOWARD STREET

3-11 - E - 2
13 - B - 2
15 - C - 2
19 - B - 2
25 St Mary's
School - C - 2
33*Church-B - 2
Presbty - B - 2
81 - E - 3
85-89 - C - 3
95-97 - D - 3
99 - D - 3
103 - E - 3
107-111 - D - 3
113-115 - E - 3
117 - E - 3
135 - D - 3
163 Manse-E - 3
Church - C - 3
171 - E - 3
181-187 - E - 3
189-195 - D - 3
2-4 - C - 3
6 - D - 3
58 - D - 3
60 - D - 3
88-94 - C - 3

IRELAND STREET

49-51 - D - 3
92 - D - 3
94 - D - 3
96 - D - 3
98 - E - 3
100 - D - 3
102-104 - D - 3
118 - B - 3

KING STREET

555-557 - C - 3
581-583 - C - 2
585-587 - C - 2
589-591 - C - 2
595-597 - C - 2
599-601 - C - 2
360 - C - 3
364-368 - D - 3
Underground
Toilet - C -

KIPLING STREET

1 - D - 3
3-5 - E - 3
9 - D - 3
15 - D - 3
4-6 - D - 3
16 - D - 3
18 - D - 3
20 - E - 3

LAURENS STREET

T.B. Guest - B - 3
Store '1', '2' - D - 3
N.B. Love Flour
Mills - B - 3

LEVESON STREET

5 - C - 3
7-9 - B - 3
37 - D - 3
39-51 - E - 3
65-71 - D - 3
91-101 - E - 3
101 - E - 3
103-107 - D - 3
129-133 - C - 2
141 - E - 3
64-66 - E - 3
106-114 - E - 3
16-20 - C - 3
24 - C - 3
26-28 - C - 3
46-50 - C - 3
64-66 - E - 3
106-114 - E - 3
101 - E - 3
103-107 - D - 3
129-133 - C - 2
141 - E - 3
2-10 - C - 3

LITTLE BAILLIE STREET

2 - D - 3

LITTLE LEVISON STREET

19-21 - D - 3
25 - E - 3

LITTLE LOTHIAN STREET

10 - E - 3

LITTLE PROVOST STREET

1 - C - 3
3 - D - 3

LOTHIAN STREET

9 - D - 3
29 - D - 3
35 - D - 3
41-43 - B - 3
53-55 - E - 3
57 - E - 3
65-71 - D - 3

MACAULAY ROAD

112-166 Govt.
Print Off-C - 3

MARK STREET

75A - E - 3
74-88 Vic. Wool
Prod. Coop
- D - 3

MARY STREET

14 - D - 3 16-18 - D - 3

MELROSE STREET

175-183 - E - 2
185-189 - E - 2
4 - D - 2
6 - E - 2
8 - C - 2
16 - C - 2
18 - D - 2
20 - C - 2
22 - D - 2
24 - C - 2

27 - E - 3
32 - C - 3
34 - D - 3

26 - E - 2
28 - D - 2
30 - D - 2
36 - E - 2
38 - E - 2
40 - E - 2
44 - D - 2
46 - E - 2
48 - E - 2
90 - E - 2
94-100 - E - 2

102-104 - E - 2
106 - D - 2
108 - D - 2
110-112 - D - 2
114 - D - 2
116-122 - D - 2
124 - D - 2
130 - E - 2
132 - E - 2
134 - D - 2

MILLER STREET

1 - C - 2
3-9 - D - 2
11-15 - E - 2
17 - D - 2
19 - D - 2
21 - D - 2
23 - D - 2
25 - D - 2
29 - D - 2
31 - D - 2
33-35 - D - 2
37-39 - C - 2
41 - D - 2

7 - D - 3
9-11 - D - 3

43 - D - 2
45-47 - D - 2
51-53 - D - 2
55 - D - 2
57 - D - 2
59-61 - D - 2
63 - D - 2
65-67 - D - 2
69 - D - 2
14 - D - 3
16 - D - 3
22-24 - D - 3

26-28 - D - 3
32-34 - D - 3
40-42 - E - 3
44 - D - 3
46 - D - 3
48 - D - 3
56 - D - 3
58 - D - 3
80 - C - 3
90-92 - C - 3
94 - E - 3
96 - E - 3
106 - C - 3

MILTON STREET

24-28 - D - 3
30-32 - C - 3

34 - D - 3
36-38 - C - 3

MOLESWORTH STREET

2 - D - 2
4 - D - 2
8 - D - 2
16 - C - 2
18 - C - 2
20-22 - D - 2
24 - D - 2
26-28 - D - 2
30-40 - B - 2

42 - D - 2
44-50 - D - 2
52 - D - 2
54 - D - 2
56 - D - 2
58 - C - 2
62-64 - D - 2
66 - D - 2
68 - B - 2

MOSS PLACE

1 - E - 3

5 - E - 3
2-4 - E - 3

MUNSTER TERRACE

N.B. Love Mills
- B - 3

Filigree Pty
Ltd - B - 3

7 - B - 3
80-8? - E - 3

MURPHY STREET

3 - E - 3

7 - E - 3

O'CONNELL STREET

15 - D - 2
17-19** - A - 2

37-39 - C - 2
41 - D - 2

O'SHANNESSY STREET

1-9 - E - 3
11 - E - 3
13 - E - 3

15-17 - D - 3
19 - D - 3
21 - D - 3

PECKVILLE STREET

5-11 - D - 2
13 - D - 2
15 - D - 2

17 - D - 2
19 - D - 2

PEEL STREET

21 - E - 3
57-59 - D - 3
61-63 - D - 3
65 - E - 3
83-85 - E - 3
111 - D - 3
115 - D - 3
117-119 - D - 3
121 - D - 3
135 - D - 3
137 - C - 3

193 - C - 3
195 - E - 3
197-199 - D - 3
205-217 - E - 3
241-243 - D - 3
114 - E - 3
116-120 - E - 3
122-126 - E - 3
180-186 - C - 3

PRINCESS STREET

5-11 - D - 3

6-8 - D - 3

PROVOST STREET

11-17 - E - 3
33-37 - E - 3
49 - C - 3

58-60 - D - 3
62 - E - 3
64 - E - 3

PURCELL STREET

10 - E - 3

12 - E - 3

16 - E - 3

QUEENSBERRY STREET

323 - D - 3
325 - D - 3
331 - D - 3
333 - C - 3
337-339 - C - 3
361 - D - 3
367 - C - 3
399 - D - 3
409 - D - 3
411 - E - 3
415-417 - D - 3
431-433 - E - 3
439-441 - D - 3
443 - B - 3
451-459 - B - 1
461-471** - A - 1
473-483 - B - 1
485-489** - A - 1
509-511 - B - 2
513 NM Town
Hall * - A - 2
Urinal - B -
553 - E - 3
555 - D - 3
569 - B - 3

591-599 - C - 3
615^{Melb} Coll of
Arts ** - A - 3
619-621 - E - 3
627 - E - 3
629 - E - 3
631 - E - 3
633 - E - 3
645-651* - E - 3
683 - B - 3
384 - B - 3
414 - D - 3
456-458 - C, F - 2
462 - C - 2
466 - D - 2
468 - D - 2
480-482 - B - 2
492-496 - B - 3
498 - D - 3
502-506 - B - 3
512 - E - 3
514 - C - 3
518-520 - D - 3

534 - D - 3
536 - C - 3
544-548 - C - 2
550-552 - C - 2
554-556 - E - 2
566-568 - C - 2
570-574 - C - 2
588 - D - 3
590 - D - 3
592 - C - 3
594 - D - 3
596* - A - 3
604-606 - E - 3
608-610 - D - 3
612 - C - 3
622 - E - 3
634-636 - B - 3
638 - E - 3
688-690 - D - 3
692 - C - 3
696-710 - E - 3
722-726 - E - 3
730-732 - E - 3
734-736 - E - 3

RAGLAN STREET

12-20 - C - 3

RAILWAY PLACE

N. Melb. R'way
Station - B - 3

RODEN STREET

153-155 - E - 3
159 - E - 3
163 - E - 3
173-175 - E - 3
177 - E - 3
179 - D - 3
197-199 - C - 3
201 - C - 3
203 - E - 3
48-50 - D - 2

54-60 - D - 2
62-66 - D - 2
68 - D - 2
70 - D - 2
72 - D - 2
74-76 - D - 2
78 - C - 2
80 - D - 2
82 - C - 2
84 - D - 2
86 - D - 2

88 - D - 2
90 - D - 2
92 - D - 2
94-96 - D - 2
130-132 - D - 3
148-152 - C - 3
154-156 - B - 3
160 - E - 3
172-184 - D - 3

ROSSLYN STREET

33 - E - 3
49 - C - 3
65-69 - D - 3
87-89 - D - 3
133 - D - 3

Rear 133- C - 3
22-40 - D - 3
58 - E - 3
62-68 - C - 3

70-74 - C - 3
120 - E - 3
122-124 - D - 3
126 - E - 3
302 - D - 3

SHIEL STREET

2-4 - D - 2
6 - C - 2
8 - E - 2
10 - C - 2
12 - D - 2
14 - D - 2

16 - D - 2
18-20 - C - 2
22 - C - 2
24-26 - D - 2
28 - C - 2
34 - E - 2

36 - D - 2
40 - E - 2
46 - E - 2
48 - E - 2
50 - D - 2
54 - E - 2

SPENCER STREET

357** - A - 3
405 - D - 3
433 - E - 3
437 - E - 3
441 - D - 3
475 - D - 3
491 - E - 3
493 - D - 3
497 - D - 3
499-501 - E - 3
503 - E - 3
507 - E - 3
509-511 - D - 3
519 - E - 3
521 - E - 3
529 - E - 3

583 - D - 2
589 - D - 2
591 - E - 2
599-615 - D - 2
693 - D - 3
695 - D - 3
697 - D - 3
699-701 - D - 3
703 - C - 3
707 - B - 3
362-364 - E - 3
384 - E - 3
386-390 - D - 3
420 - C - 3
502 - D - 3

504 - E - 3
580 - D - 2
582-588 - D - 2
590-596 - C - 2
598 - D - 2
600 - D - 2
602 - D - 2
604 - D - 2
606-608 - D - 2
616-618 - D - 2
620-626 - D - 2
630-636 - D - 2
638 - D - 2
644-650 - D - 2
660 - D - 3

STANLEY STREET

19 - E - 3
49-59 - E - 3
61-63 - E - 3
65-67 - D - 3
95-97 - D - 3
99 - E - 3

101 - D - 3
149-153 - D - 3
189 - D - 3
191 - D - 3
193 - C - 3
195-201 - D - 3

203 - D - 3
207-221 - D - 3
8 - B - 1
138-140 - D - 3
200 - E - 3

R.O.W. OFF STANLEY STREET

Malt Tower - D - 3
Factory - D - 3
MCC Substation - D - 3

STAWELL STREET

29 - D - 3
STEEL STREET
1 - D - 3

49 - E - 3

SUTTON STREET

110 C'with &
Wool Product
Co - E - 3

UNION STREET

9-11 - E - 3
13-15 - E - 3

VICTORIA STREET

175-179 - C - 2
183-185 - E - 2
187-189 - D - 2
195-197 - B - 2
199 - D - 2
201-203 - D - 2
205 - D - 2
207 - D - 2
209-211 - D - 2
213 - D - 2
215 - D - 2
217-219 - D - 2
221 - D - 2
223 - D - 2
225-229 - D - 2
279-285 - B - 1
289 - E - 1
293-295 - B - 1
297-307 - B - 1
309 - D - 1
311 - D - 1
313-315 - D - 1
317-319 - D - 1
343-347 - D - 1
349-353 - D - 1
355 - D - 1
357-359 - D - 1
365 - B - 1
379 - D - 3
381 - D - 3
383 - D - 3
385 - E - 3

389 - D - 3
391-393 - D - 3
417 - D - 3
419 - D - 3
421 - D - 3
423 - D - 3
425 - D - 3
427 - D - 3
431 - D - 3
433-435 - D - 3
439 - D - 3
441 - D - 3
443-445 - D - 3
447 - D - 3
457-459 - D - 3
461-463 - D - 3
465 - B - 3
467 - D - 3
469 - D - 3
232 - C - 3
246 - D - 3
250 - E - 3
252-254 - E - 3
260 - E - 3
268-274 - E - 3
280 - E - 3
308 - E - 3
312-314 - B - 2
320 - E - 2
324 - D - 2
348-350 - D - 3

354-362 - D - 3
364 - C - 3
366 - C - 3
368-372 - D - 3
374-376 - B - 3
380-386 - E - 3
420-422 - C - 2
426-430 - D - 2
434 - C - 2
438 - D - 2
440 - D - 2
442-446** - A - 2
448 - D - 2
450-452 - D - 2
456* - A - 2
460 - D - 2
464-466 - B - 3
470-472 - C - 3
482 - D - 3
484 - D - 3
486-496 - E - 3
498-500 - E - 3
502-506 - D - 3
578 - C - 3
580 - E - 3
582-584 - D - 3
592 - D - 3
594-596 - D - 3
600 - D - 3
662-676 - D - 3
700** - A - 3

VILLIERS STREET

9 - D - 3 46 - B - 3 48-50** - A - 3

WALSH STREET

23-25 - D - 3 42 - D - 3 54-56 - B - 3
46-48 - D - 3 62 - C - 3

WILLIAM STREET

333 - C - 3 446-450 - C - 3 458 - C - 3
343-349 - C - 3 452-454 - D - 3 470-476 - D - 3
456 - D - 3 478 - D - 3

WOOD STREET

8-16** - A - 2 22 - B - 2 26-28 - C - 2
24 - D - 2 30 - D - 2

WRECKYN STREET

11 - E - 3

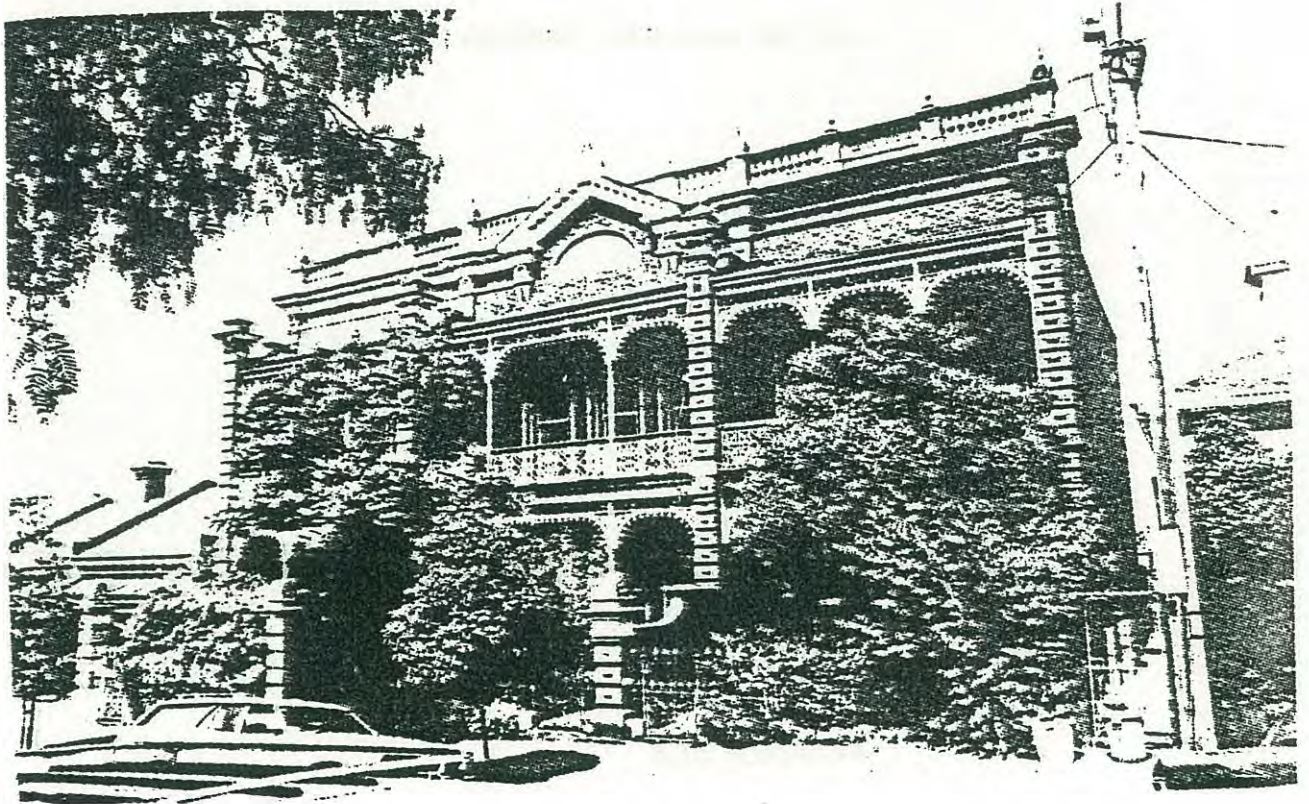
YOUNGS LANE

1-3 - E - 3 2 - E - 3

* Registered on the Historic Buildings Register

** Pending application to the Historic Buildings Register

NORTH AND WEST MELBOURNE



CONSERVATION STUDY FOR THE CITY OF MELBOURNE OF NORTH AND WEST MELBOURNE

VOLUME ONE:

PHYSICAL HISTORY
BUILDING CITATIONS
RESTORATION, ADDITION AND
ALTERATION GUIDELINES

NORTH AND WEST MELBOURNE CONSERVATION STUDY

Undertaken for the

Melbourne City Council,

the Ministry of Planning and the Environment

and the Australian Heritage Commission

VOLUME ONE:

PHYSICAL HISTORY

BUILDING CITATIONS

RESTORATION AND ALTERATION GUIDELINES

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NOVEMBER, 1983.

VOLUME ONE

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GENERAL INTRODUCTION

Study Initiation

This study was undertaken for the Victorian National Estate Committee (as an agent of the Australian Heritage Commission), the Historic Buildings Council of Victoria and the Melbourne City Council. The budget set for the study was \$20,000 and the study area was the postal districts of West and North Melbourne (refer to plan).

Study Aim

The aim of the study was stated as ...'to identify buildings, areas and other elements in North and West Melbourne of architectural and historic importance, worthy of preservation and enhancement and the means by which such presentation and enhancement can be ensured.'

Study Method

In contrast to other studies of this type, the budget was not the parameter, by which the extent of environmental conservation was to be measured. Neither were the existing levels of classification (National Trust) or protective legislature (Historic Buildings Council) to be the determinants of what, in the environment, had potential for conservation.

Existing classification levels (A, B, C equivalent) a tiered building evaluation system which allowed for basement recognition below the existing lowest level (National Trust 'Recorded' status). These recognition levels (D, E) accounted for buildings or forming a streetscape, possessing integrity to their period and hence some cultural value, if only on a local basis (level D); and those which had been altered but were still recognisable as issue from a particular period in history (E). A 'Building Schedule' was thus compiled of the entire built environment in these categories, describing each building's characteristics and approximate age. Flowing from this, individual buildings of a high value (A, B, some C) were researched to establish the historic facts required to seek protection under the Historic Buildings Act or classification by the National Trust. These and the other listed buildings were also recommended for planning protection by the Melbourne City Council. In this way it is hoped that what is a contiguous built environment may be controlled in its further development.

Recommendations

For detailed recommendations, refer to the individual sections: Volume One - buildings; Volume Two - Precincts. General recommendations given to the Responsible Planning Authority (Melbourne City Council) were as follows:

all listed buildings (Volume One) be entered as an ordinance schedule into the Melbourne Metropolitan Planning Scheme, as an amendment or a part of a conservation orientated Local Development Scheme - requiring planning permit, alteration and demolition control on each;

sites in all designated areas (Volume Two) be subject, in the same ordinance, to planning permit, development and demolition control on each;

that during the preparation and exhibition of this ordinance, an Interim Development Order be obtained from the Minister for Planning and Environment;

and that Council adopt the report in principal as a basis for codes or policies used to administer such an I.D.O. or existing relevant I.D.O.'s, particularly relating to development control of identified buildings or sites, outside of the recommended area planning control areas.

that Council take the report's recommendations into account in considering general environmental aspects of the area, strategically and for current works: landscaping, tree planting, street closure and street paving;

and that Council provide or assist in the provision of specialised advice in building restoration and infill development for free consultation to the public, relating to the study area.

Study Team

Graeme Butler, architect and architectural historian: architectural and integrity descriptions of buildings and precincts; evaluation of significance; and preparation of the Building Schedule.

Allison Gaffney, B.A. history major; preparation of building historical descriptions and Physical History of the Area.

Roslyn Gifford: typing and collation

Acknowledgements

Study Steering Committee, in particular Kay Oddie; North Melbourne Association; for access to their historical collection; State Library of Victoria (La Trobe Library); Melbourne City Council, planning and library officers, in particular Laurinda Gardner and Michael Scott; National Trust of Australia (Victoria) Buildings section, particularly Shirley Harker; Melbourne University Architecture School research section, in particular Miles Lewis and Terry Sawyer (Melbourne University Architects Index).

INTRODUCTION - BUILDING CITATIONS

Building Importance

Following a visual survey of all buildings in the study area and the schedule of the physical characteristics, (Refer Building Schedule), the initial building importance levels were allocated, on an architectural history basis, relative to other similar buildings in the State of Victoria. This relative importance was judged from experience of both other individual buildings and building typologies. The scheduled buildings have been compared and evaluated in the light of other known buildings and their place within a group. Comparative visual aspects which have been accounted for are as follows.

Architectural Importance - Integrity

An over-riding aim in conservation studies, is to secure parts of the man-made environment which illustrate faithfully, eras which are considered socially or historically significant. This is not confined to any one period, such as the nineteenth century. Hence a building of high integrity should reflect the era in which it was built: this period may be, in turn, evaluated as either significant or insignificant.

The building ideally should represent the era in which it was built by its completeness and its accessories i.e. fences, garden, paving... The prominence of some parts of the building make them conspicuous by their absence where, given the study area, the street elevation is the most important. The main elements of this elevation include the verandah and its ornaments, the wall surface and the fenestration pattern on it.

One qualifying aspect of integrity is that some building types or elements are more susceptible to alteration than others, i.e. timber houses because of alteration ease. Thus their high integrity may give a higher importance level to an equivalent stuccoed masonry building by virtue of rarity.

Similarly, stucco is seldom seen in its original unpainted or colour-washed state and face brickwork is often subsequently painted. The latter is seen to be more damaging than the former, particularly with polychrome brick where this material choice may have reflected a prevailing fashion (i.e. Italian Romanesque revival). Repainting of stucco can recapture its original colours where brickwork is often damaged by paint removal.

Integrity of ornament, such as cast-iron, also may be qualified by its partial or total absence. If sufficient iron exists for moulds to be made for the missing parts, (brackets, finished or integral friezes, posts, cover strips) then a higher level importance is achieved than where conjectural restoration would be necessary. This also applies to cast or pressed cement ornament.

Secondary ornament, such as (in the Study Area) on chimney cornices, is not considered to be as important given the repetition of similar cornice details, within broad eras, relative to other more variable ornament on the house and their often visually recessive placement. A counter-point to this may be where chimney cornices and shafts are expressive of the style i.e. Queen Anne domestic, or are atypically decorated and are prominent i.e. arcaded chimney shafts or bracketted chimney cornices.

Representation of a Typology:

Given integrity to its original design, if the building is typical of its typological group, it is compared with other group examples and given a relative importance level within that group. Note that with each new study or research, more examples are being identified and thus a dynamic data base exists which allows for downgrading or upgrading of importance as more data arises.

If no typology exists (no like examples in numbers), the building may achieve importance by its rarity i.e. the last prefabricated iron house in North Melbourne.

Typological groups and subgroups are identified from the following combination of aspects.

- Scale: i.e. mansion, large house, house, cottage (for residential use)
- Use: (where this differentiates its visual appearance from another use); i.e. bank, house, market, hotel, shop, factory.
- Style: expressed by ornament, roof/parapet shape, plan shape and materials, and qualified by construction date and its relationship to the mainstream of the style.

North and West Melbourne have a limited number of typological groups, accounting for its visual homogeneity. These have been expressed, in part, by the form-type diagrams and notation given in the Building Schedule.

Siting

Another aspect of a building's importance is its siting and setting. Corner siting gives prominence, a contributive setting (streetscape) may reinforce building value or a visually, unlike-setting may give counterpoint, and therefore prominence, or be retrograde to the building's value.

Gardens and interfors, judged in the same broad categories as integrity and representation, will also potentially lend further importance.

HISTORICAL IMPORTANCE

Assessment of *historical* importance, on a State-wide basis, comes after research has revealed first owners, major owners/occupiers, architect, builder, artists and artizans. This data will allow qualifications of individual building importance after the assessment of those persons connected with the construction of the building and its occupiers (institutions or individuals) in terms of their role in the State's history, i.e. former Hotham Municipal Offices, at 480 Queensberry Street, may qualify if Hotham, as a shortlived but populous municipality, is judged as prominent. Reference will be made to biological works such as the *Australian Directory of Biography, Victoria and Its Metropolis* *Cyclopedia of Victoria, Who's Who* and the other evaluative works. Integrity to the era in which the important person or event was connected with the house is an important qualification of Historical Importance.

Final Evaluation

In all of these broad aspects, there is scope for one or more of the elements cited, to be so important as to outweigh others. Where General Sir John Monash was born in Rich Hill Terrace, Dudley Street, West Melbourne: despite its lack of integrity and marginal representation of a type, the house achieves some importance. However, how much importance must be judged by its fidelity, visually, to the period when Monash occupied it: otherwise it is not the building to be preserved but the site. This complex interdependence and weighing of criteria, subverts a simple arithmetic score and recourse must be made to a judgement on the basis of the data and experience possessed in historical and architectural evaluation of both the Study Area and its state context.

State-wide Importance

State-wide importance is expressed in the levels A-D and these are consequently aligned, in the table, with bodies which have a State-wide preservation role, either statutory or quasi-statutory i.e. Historic Buildings Council or National Trust of Australia. The levels A descending to D, in importance, are aligned with the often unstated criterias, as generally expressed by the buildings designated by each conservation body, but do not necessarily reflect the current level given to specific buildings, within the Study Area, designated by these bodies.

Local Importance

Local importance however, with no specific body concerned with its recognition, can be reflected in the preservation controls exerted by local government which reacts and is responsible to its ratepayers who may be in turn, conscious of and value aspects of local importance. Primary, Secondary and Tertiary Planning Controls, exerted at a municipal level, have been, at this stage, aligned with State-wide importance levels but, as local views and historical perspectives become known, these can account for local historical or architectural importance i.e. this would generally mean that some buildings designated, for example, as D level on a State-wide basis and thus under Secondary Controls, would be elevated into the Primary Planning Control Category if the Community (via the North Melbourne Association or similar), expressed their high local importance to the Responsible Planning Authority.

Aspects which have determined this type of importance level include representation architecturally or historically, recognisable historical or social themes within the Study Area i.e. the much neglected and maligned timber housing stock which represents North Melbourne's special role as the cheap timber housing suburb for overflow, gold-led population of the 1850s, outside of the Melbourne Building Act.

SOURCES USED

Major sources used in the study include:

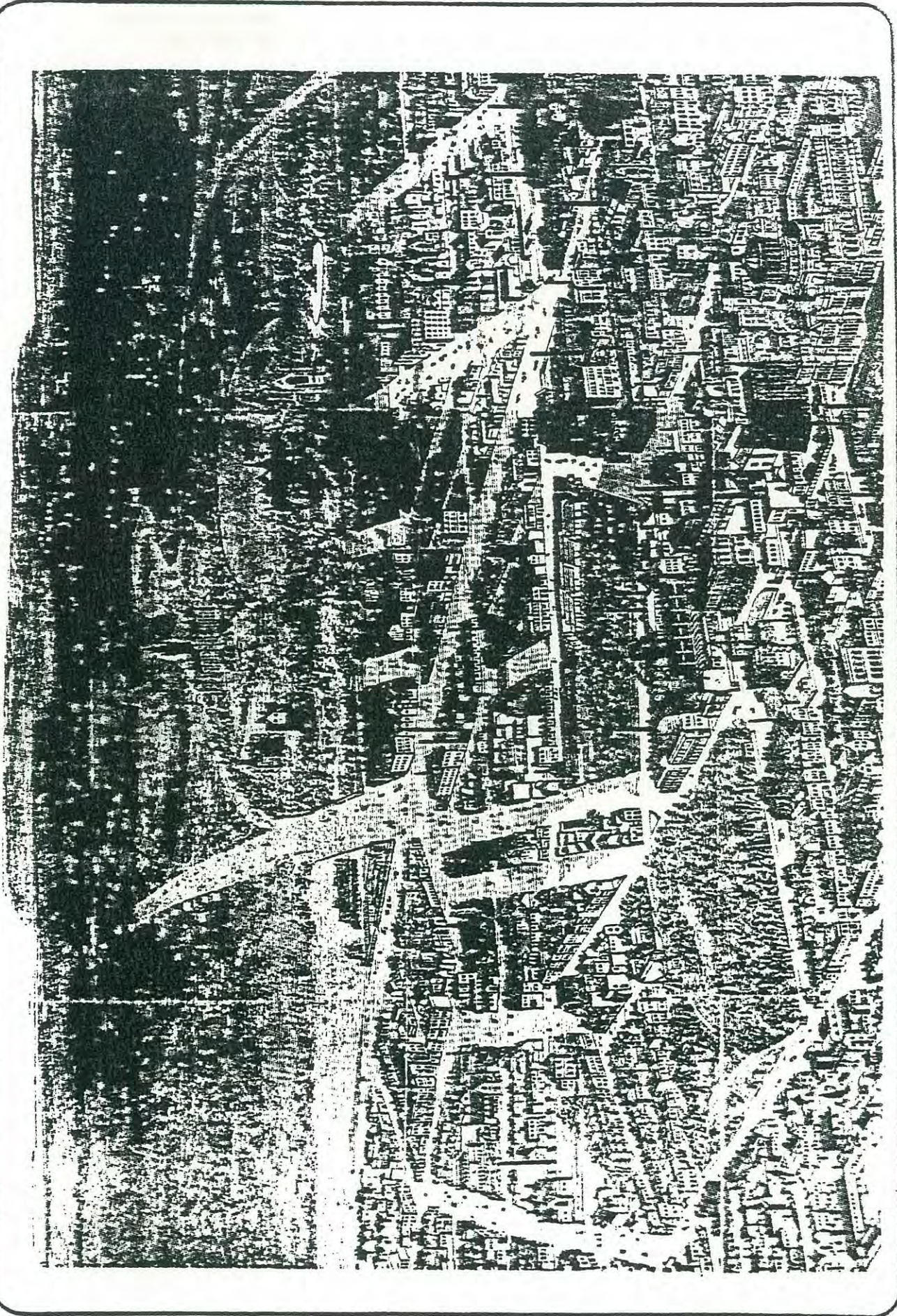
Melbourne, North Melbourne and
Hotham Rate Books;
Melbourne Building Permit
Applications Index;
Biographical Index, Latrobe
Library of Victoria;
Picture Collection, Latrobe
Library of Victoria; and
the Historical Collection of
the North Melbourne Association,
North Melbourne Library.

(ANK) ORR (JATRO) BRUNDELM TO KEIV TIMAPOMAR

PHYSICAL HISTORY
OF THE AREA



PANORAMIC VIEW OF MELBOURNE (DETAIL) 1880 (NMA)



PHYSICAL HISTORY OF THE AREA

In its untouched state, the countryside now occupied by North and West Melbourne is shown on Hoddle's Map of 1837 as being lightly wooded, with rounded hills and fringed with She-oaks¹, since described as being 'park-like'.² The only mark made by man was a track beginning somewhere near the present Curzon Street and winding northwards, over the Moonee Ponds Creek and eventually to Geelong.³ This or a similar track was said to have been used before 1840 by the newly arrived immigrants, who having disembarked at Williamstown, made their way to the settlement around William Street. Other physical features significant in the development of the area were firstly the historically important Flagstaff Hill, called Burial Hill before 1840,⁴ and the swamp which formed the western barrier.

According to Albert Mattingley's 'The Early History of North Melbourne', the area was teeming with wildlife in the 1850s, especially a great variety of fish and fowl, providing entertainment and a food supply for the town folk.⁵ The swamp's attractions apparently declined, with the encroaching population's accumulation of waste, to the point where it was considered insanitary in 1879⁶, costing the Government 41,373 pounds to have it drained and the land reclaimed.⁷ The West Melbourne and Hotham Improvement Leagues had been pressing for this since 1873, after the publication of the Low Lying Commission's Report.

The Moonee Ponds Creek on the north-west of the area drained into the swamp as did another unnamed creek which had its source in what is now Parkville.⁸ By the 1870s, it had been encased in a bluestone barrel drain, flowing under Flemington Road, the Errol Street State School, Harris Street, and into the swamp behind the current football ground.⁹ The proximity of the swamp, these creeks and the Yarra, which was tidal and prone to overflowing its bank, meant that the area was liable to flood as it did in 1863 when houses on the lower part of town were flooded to a depth of four feet.¹⁰ It also meant that the western boundary of urban development would be Dryburgh Street until the 1860-70s; an aspect highlighted by the many early artisan's cottages which survive there.

Following Melbourne's achievement of municipal status in 1842 and subject to the Colonial Government's five mile suburban land limitation around Melbourne of 1841, North Melbourne was eventually included in the town reserve of the Melbourne Corporation in 1844-5. The five-mile limit meant sub-division and sale of the land by the government, determined the density to be either quarter or half acre town allotments and that when the allotments were sold, they would attract rates to the Corporation.

Melbourne town was divided into four wards, Gipps, Lonsdale, La Trobe and Bourke, the last mentioned extending over North and West Melbourne until Hotham became a separate ward in 1855. Due to the drastic economic depression after 1842, development of any sort was slow,¹¹ but with recovery towards the end of the decade, land on the fringes of the town was surveyed for sale. Charles Laing's map of 1847 shows no development in the area of North and West Melbourne, but the land was surveyed and some allotments from La Trobe Street through to Jeffcott Street were sold by 1850.¹⁴

M E L B



James Kearney's 'Melbourne and Its Suburbs', c1855 showing the grand scheme for the subdivision of the Parkside or north half of North Melbourne (SLV): Kearney was a North Melbourne resident.

The North Melbourne area was still unsurveyed by this time and only two sites of any significance were developed. The cattleyards had been situated on the north-west corner of Elizabeth and Victoria Streets, opposite the present Victoria Market, since 1842,¹⁵ and the foundation stone had been laid for the Benevolent Asylum, on a prominent site at the western end of Victoria Street. This building was opened amid much pomp and ceremony in November, 1851.¹⁶

It was the impetus provided by the influx of gold-seekers through the 1850s which promoted the many government suburban and township subdivisions necessary to accommodate them. As a consequence, North Melbourne land was auctioned in 1852.

A member of the Legislative Council, Mr. O'Shanassy, addressed the parliament with the following motion.. 'That an address be presented to his Excellency the Lt. Governor, embodying the anxious desire of the Council that His Excellency would cause several blocks of land to the north of the City of Melbourne and immediately beyond the operation of the Building Act (north of Victoria Street and west of the Sydney Road, act passed 1849, proclaimed 1850) to be surveyed in convenient sized allotments and sold without delay, with a view to enable purchasers to erect thereon houses of timber in sufficient numbers to provide that house accommodation now so imperatively required by the rapidly increasing population in the colony.'

First sales in what was then Bourke Ward of the Melbourne Town Corporation, were held by Tennant and Co. in September, 1852. Given the minor land rush of the time it was not surprising that mere quarter acre blocks sold from 200-700 pounds each (at the Victoria and Capel Street corner). Investors such as the pastoralists and millers, Alison and Knight and developer Hugh Glass purchased many of the lots.¹⁷

The government subdivision lay south of Arden and Errol Streets, and east of Dryburgh Street: limited physically by a creek following what became Harris Street, and the swamp areas to the west. The Benevolent Asylum, dominated the area: being part of a 'civic square' south of Queensberry, east of Abbotsford and west of Curzon Street, which was shared by the Presbyterian Church reserve (then at the Queensberry and Curzon Street corner). Other lesser reserves surrounded the Churches of the Anglican, Wesleyan and Roman Catholic faiths. Only the first and the last have survived (though depleted) and the Benevolent Asylum has been demolished, thus leaving only the gridiron layout, without its green centres. The street width of 30 metres is one ameliorating factor to what is now an almost total urban development of homogenous form (parapetted row houses) and finish (stucco).

A further government subdivision, dated 1855 by surveyor Clement Hodgkinson adopted an extension to the north of the noble design originally seen south of Arden Street and surviving today in South Melbourne. Unlike the first government plan, all frontages had rear right-of-way access. Local resident, James Kearney's 1855 plan of Melbourne and its Suburbs reflects this grand planning as actuality. Circular and rectangular central squares gave most frontages a parkland aspect.

This plan was never adopted but instead a compromise where the old North Melbourne creek was used as the centre for parkland which threaded its way through the otherwise intersecting gridiron layout of lots, determined by Flemington Road and Victoria Street. This green strip was to disappear by the 1872 resurvey of this area, as did the General Market Reserve (Block 78A) and the Police Court House, Town Hall and Mechanics Institute Reserve (Block 78B) of 1860. The latter was revoked by 1861 and transferred to the present Errol Street town hall site.

Presumably it was the rapid rise of the population, which was 6,016 persons residing in 1258 dwellings in 1857, which determined a closer subdivision and the limitation of parkland area. The original 588 allotments of 1852 had obviously been re-subdivided.

West Melbourne received more building allotments in 1859 when the random shaped blocks between King and Peel Street were laid out south of Victoria Street, around the Roman Catholic Church reserve and west of the cemetery, since removed. In an attempt to marry the oblique axis of the existing North Melbourne subdivision with the north-south line of Melbourne town, large triangular road intersections were created. These were taken as reserves by the New Methodist Connexion or Congregational Church and the Baptist Church: both have been demolished and these unique sites become landscaped traffic islands.

The area bounded by O'Shannassy, Dryburgh, Haines and Courtney Streets was surveyed by John Lardner in 1872. Central to the plan was the creek which was now paved with basalt pitches: 126 building allotments were added to the existing supply, at the expense of the parkland. Atypically, the allotments had narrow, 25 feet (7.6m) frontages and became sites for small single-fronted dwellings such as 9 Harris Street. This, in turn, attracted the Housing Commission of Victoria who eliminated blocks 77A, 77B in 1960 and 1971. This area had been traditionally known as Parkside, as a northern neighbour of North Melbourne and adjoining the Royal Park which is today a remnant of the 700 acres set aside there by Governor La Trobe in 1854.

Michael Callanan had surveyed other lots around Carroll Street in 1865 and government surveyor, N. Munro, presented a further 10 lots (of 29 feet frontage) between Arden, Leveson and Courtney Streets, thus absorbing more of the green spaces which had separated the urban development.¹⁸

In 1852, besides being an area where land was sold to allow the erection of accommodation for the influx of people, North Melbourne was the casting off point for those journeying to the goldfields in the north. The effect of this constant stream of gold seekers over the newly laid out streets and lanes of North Melbourne caused one observer in 1854, William Westgarth to comment.. 'Only three short years ago, this undulating surface was covered with grass and dotted with gum trees... The grassy glades of North Melbourne were now a hard and dusty surface, cut up everywhere with roads and disturbed with the incessant noise of the traffic to the interior.' This transient crowd required the servicing of their needs as miners, stabling and provisioning for horses and temporary accommodation. As a consequence some of the first large buildings provided these functions, e.g. the Havilah stables off Errol Street,¹⁹ now demolished and the prefabricated hostel, known as Noah's Ark on the site now occupied by the former Meats Market.²⁰

Hotels abounded in the area until by 1880; local historian Dr. Blanchard estimated there were 82 in the area.²¹ Even by 1855 when James Kearney drew up his map of the area, there were more than 10 hotels marked upon it, including the Lalla Rookh in Queensberry Street, the Edinburgh Castle in Arden Street and the Royal Hotel in Flemington Road.²² Some of the earliest remembered tradespeople provided a service to the travellers, e.g. Robert Aitken the blacksmith and wheelwright of Villiers Street and Andrew Haddow, an ironmonger and hay merchant.²³ (Refer 514 Queensberry Street). The gold-seekers provided an impetus to industries such as those relating to horses and carting, which became firmly established in later decades.

Churches of most denominations had requested that allotments be set aside in the subdivision for the provision of spiritual assistance as well as the more earthly needs of beer and harness. The Presbyterians took a two acre block on the corner of Curzon and Queensberry Streets in 1852; the Wesleyans on the corner of Courtney Street and Queensberry Street; the Anglicans across Howard Street and the Roman Catholics on the corner of Chetwynd and Victoria Streets.²⁴ The masonry Roman Catholic church school (1854) was the first church building shown on early plans of North Melbourne, such as Bibb's of 1856.²⁵ The other denominations did conduct services, but in temporary premises or inadequate, often pre-fabricated structures for the first four or five years, e.g. The Presbyterians met in the Havilah Stables and Robert Aitken's blacksmith shop, until they moved to an iron building, probably in 1855.²⁶ Their first church of bluestone was not opened until 1859;²⁷ a similar date to that of the Anglicans.

In the gold years, many of the buildings seem to have been makeshift or prefabricated (e.g. 456 Victoria Street), owing to the shortage of builders and the lack of building materials. Loren, once at 62 Curzon Street, another at 59 Arden Street (both relocated in museums) and a street of iron prefabricated dwellings in Trafford Place (now gone) once represented this period well.

An Englishman, Mr. Rayson commented ... 'A great many working men employed along the river, earning good wages and spending it as fast as they can get it, on drink and good living, reside in North Melbourne, when those who have cottages and gardens allow others for a small weekly rent, to put up one, two, or three tents or shanties, which are boarded sheds, little better than pigsties...' ²⁸ The first house was claimed to have been built in Bendigo Street; the small off-streets such as Byron, Glass, Purcell and Little Provost Streets, being the first choice for cheap housing (refer 1-11 Little Provost Street). However, it was by 1859 that things were beginning to calm down and those institutions which are the mark of a settled community began to emerge.

In 1855, North Melbourne had been declared as a separate ward called Hotham, after the current Governor of the colony and in 1859, it became a separate municipality. Councillors were elected and they diligently set about surveying, forming, levelling, kerbing, draining, channelling and providing reticulated water supplies from Yan Yean (completed by 1872). There was a fire brigade; the Williamstown railway line was opened and the northern line to Bendigo under construction; gas was reticulated to the street lights.²⁹ In May 1860, the first case was heard in the Municipal Chambers.³⁰ Mattingley gives a comprehensive list of statistics relating to Hotham in 1862.



*Former Police Station Complex 32-4 Little Leveson St
(1994), with the Court House adjoining in Chetwynd St.*

Streets formed and metalled, 8 miles 11 chains; kerbed and channelled, 2 miles. Churches and Chapels: - Church of England 1, containing 300 sittings; Presbyterian Union Church 1, 412 sittings; Wesleyan Chapel 1, 400 sittings. Total 1,112 sittings. Schools: - Denominational 4, containing altogether 374 boys and 319 girls; National 1, containing 234 boys and 218 girls; Private 3, containing 20 boys and 96 girls. Total, 1,261 school children. A branch post office. Court House - The sum of 800 pounds having been granted to the Council for the purpose of building a court house, steps were taken for its immediate erection. Habitations: - Houses of stone or brick 351, of wood, 1,277, of iron 112. Total houses 1,740. Public reserves - Ten for various purposes, containing in all, 47 acres. Population - 3,618 males and 3,439 females. Total 7,057 persons. Electors of the municipality, 1,663. Revenue:- Rates collected, 5,864 pounds; grants from Government, 8,877 pounds. Chairman, Francis Thomas Gell, J.P.; Town Clerk, George Evans.³¹

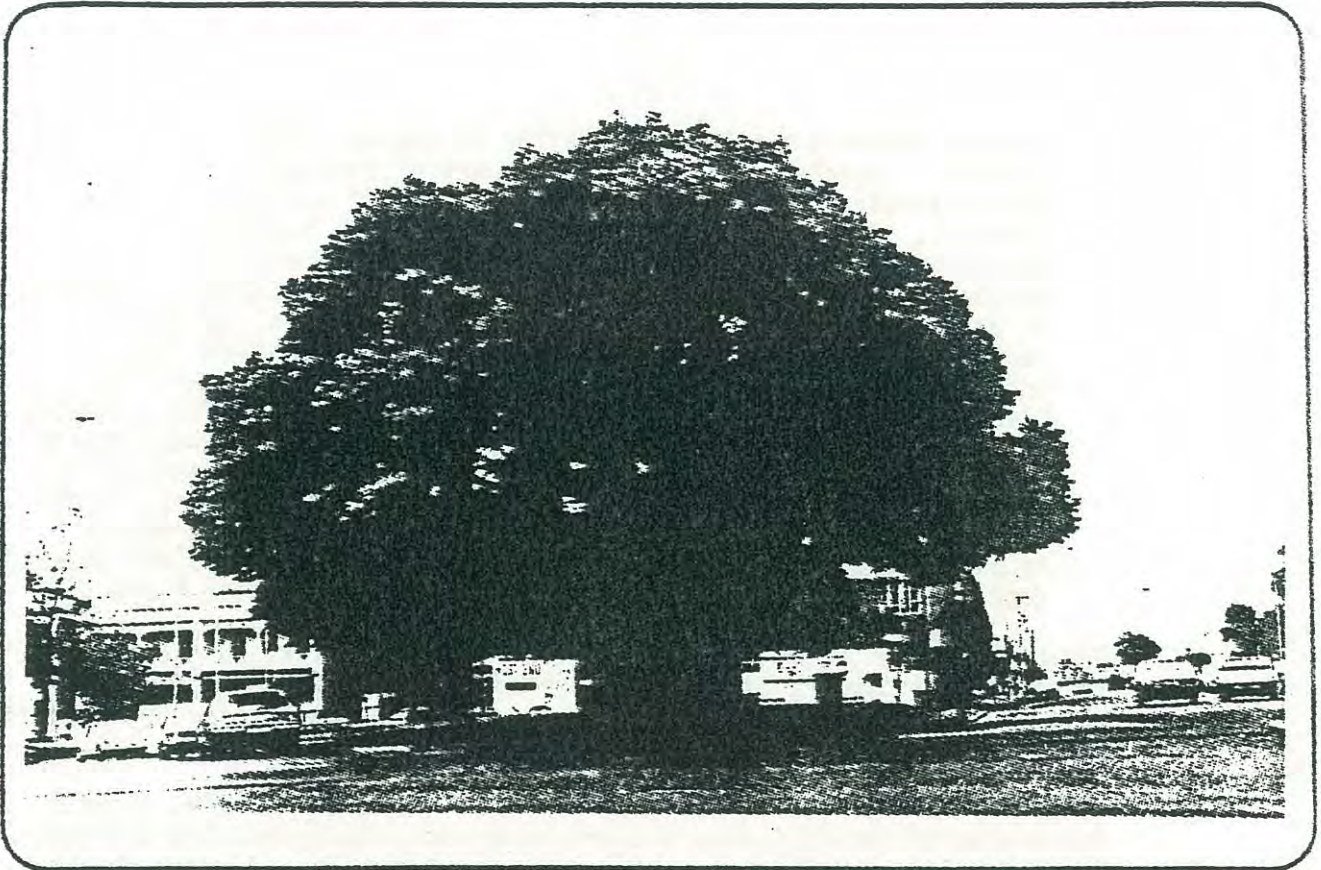
During the same year, the first town hall of red brick, on the corner of Errol and Queensberry Streets was opened, together with the first Hotham Court house, to be replaced some fourteen years later by the much grander edifice that occupies the site today.³²

By the end of the 1860s, the churches had erected substantial schools and places of worship, e.g. the Presbyterians, Wesleyans, the Anglicans, Baptists, Congregationalists and the Roman Catholics had stone churches built between 1859 and 1867.³³ However, the churches had not been able to take into account the boom in the population of the late 60s and early 70s. The population of the metropolitan area as a whole expanded by 47.8% in the 1860s, but the expansion in North Melbourne was nearly twice that (91.3%). By 1881, when the rate of growth had slowed to 32.3%, the area was estimated to have the highest population density in the metropolitan area. (78 persons per hectare).³⁴ Like all other institutions, the churches had to cater for this influx of people.

From the beginning, the Irish made up a significant proportion of the population of the area. In the 1860s, 73% of married, unskilled workers were Irish and in the 1870s, the figure was 52%.³⁵ By 1883, the construction of the present parish church was under way, eventually to be recommenced in grander proportions which would be claimed to be the largest parish church in Melbourne.³⁶ Other denominations by then had also erected larger churches to house their expanding congregations. The new Presbyterian church of 1879 was intended to seat 1000,³⁷ the Wesleyans had built their first permanent church in 1868-71 to replace their previous, brick church-school of 1864-5. (Refer 383 Queensberry Street).

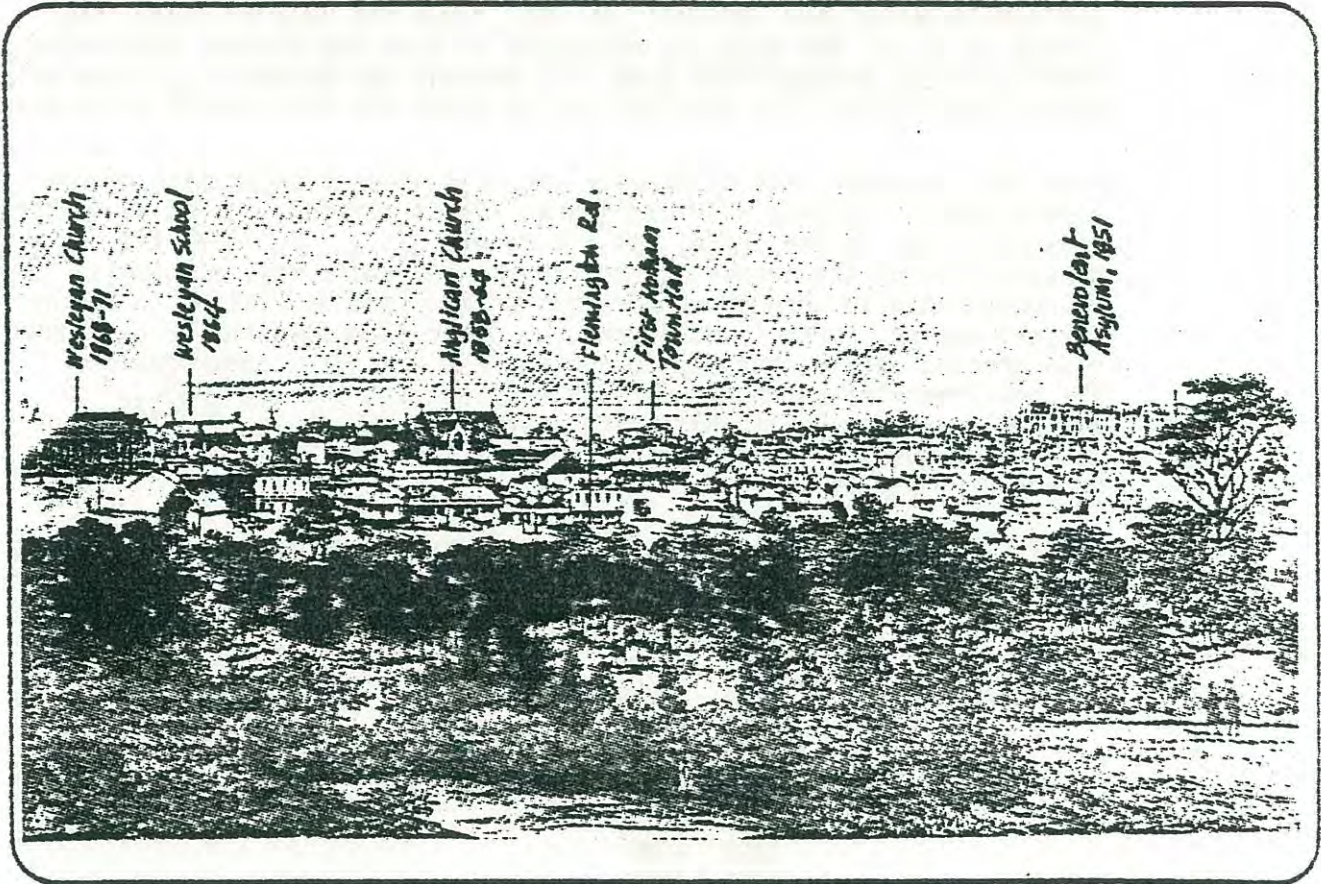
Total allotments in North Melbourne as derived from municipal rate books (1876-1901) and Sands and McDougall *Melbourne Directories*, are as follows:-

1857	262
1861	419
1866	1066
1871	1811
1876	3821
1881	4031
1886	4636
1892	4899
1895	4769
1901-2	4469



Oak on former Baptist Church (1865) reserve, King Street at Errol Street

Hotham c1872-4, litho by R. Jerry (SLV Mea 713), from Melbourne University



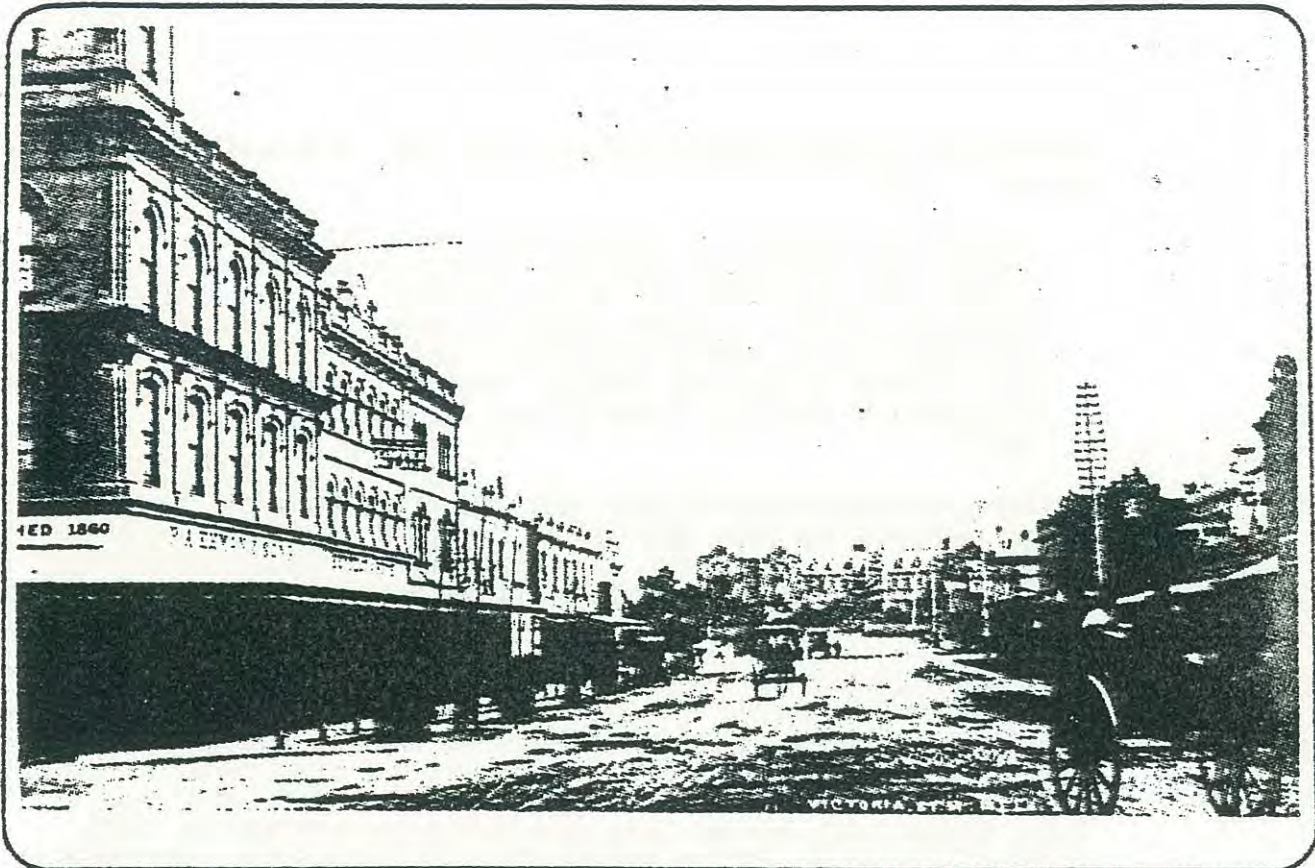
Streets and occupant numbers listed in the 1857 *Melbourne Directory* are as follows:

Chetwynd (15) Curzon (37) Errol (41) Howard (27) Leveson (56) Queensberry (51) and Victoria Street (35) whilst by 1876, only Harris, Murphy, Laurens, Kipling, Station, Henderson, Fogarty, Langford, Steel, Straker, Gracie, Bradby and Lloyd Streets, had no occupiers listed, out of the approximately 89 existing streets. Keplar, Bradley and Lloyd Streets and Blair Place did not possess a listing by 1901-2.

Building continued apace to house the population and cater for their needs. Schools had often operated in temporary premises, usually in conjunction with the churches. The Presbyterians are said to have conducted the school during the week in the same iron building they used for worship on Sundays.³⁹ After a number of other building denominational and non-denominational schools had been established, this same iron building became the first National School in 1858, under Albert Mattingley. It was in the early seventies that the Education Department, under the new Education Act, rationalised many of the existing school buildings and erected the large Medieval styled brick schools with which we are so familiar, such as Errol Street State School 1402, and the large King Street State School No. 1689, originally built in 1875 to accommodate over 1000 pupils. Mattingley's National School 206 was closed in 1874 and his pupils transferred to SS 1402 in Errol Street, as were the pupils from the old drill hall to the King Street school. To add civic pride to the development of the area, street name plates were first erected during 1876 and the first trees planted in Elizabeth Street North during 1975-6.⁴⁰

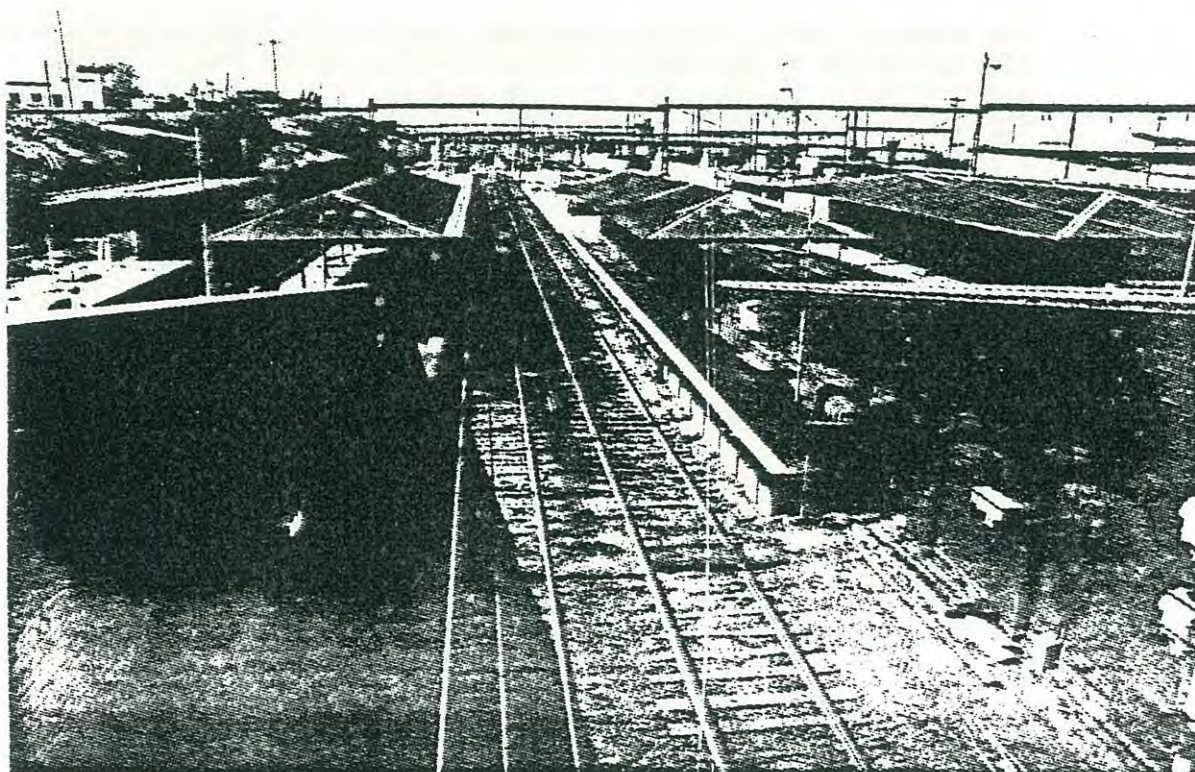
The spate of hotel building continued on into the 1870s with the erection of such hotels as the Rose of Hotham (1861), Johnny Souter (1863), Victoria Hotel (1863), the Bay View in King Street (1864), Royal Standard (1865), Robert Peel (1866), Three Crowns (1867), Mona Arms (1869), Prince Charlie (1870), Hotham Hotel (1870), Melbourne Cup Hotel (1871), Exchange Hotel (1873) and the Prince Albert Hotel (1873).⁴¹ Houses were becoming more substantial and permanent. By 1881, the number of brick or stone houses almost equalled those of wood or iron;⁴² The building materials used and house numbers also reflecting the rising permanence on a decade by decade basis:

Census Year	Brick/Stone	Wood/Iron	Other
1861	328	1318	59
1871	930	1727	36
1881	1574	1725	98
1891	2291	1799	93
1901	2324	1293	22



Victoria Street c1885 (SLV-H11762) refer 470-2, 502-6, and 343-53 Victoria Street and Benevolent Asylum (1851); see street trees in picket guards.

North Melbourne Railway Station, Railway Place, complete by c1887.



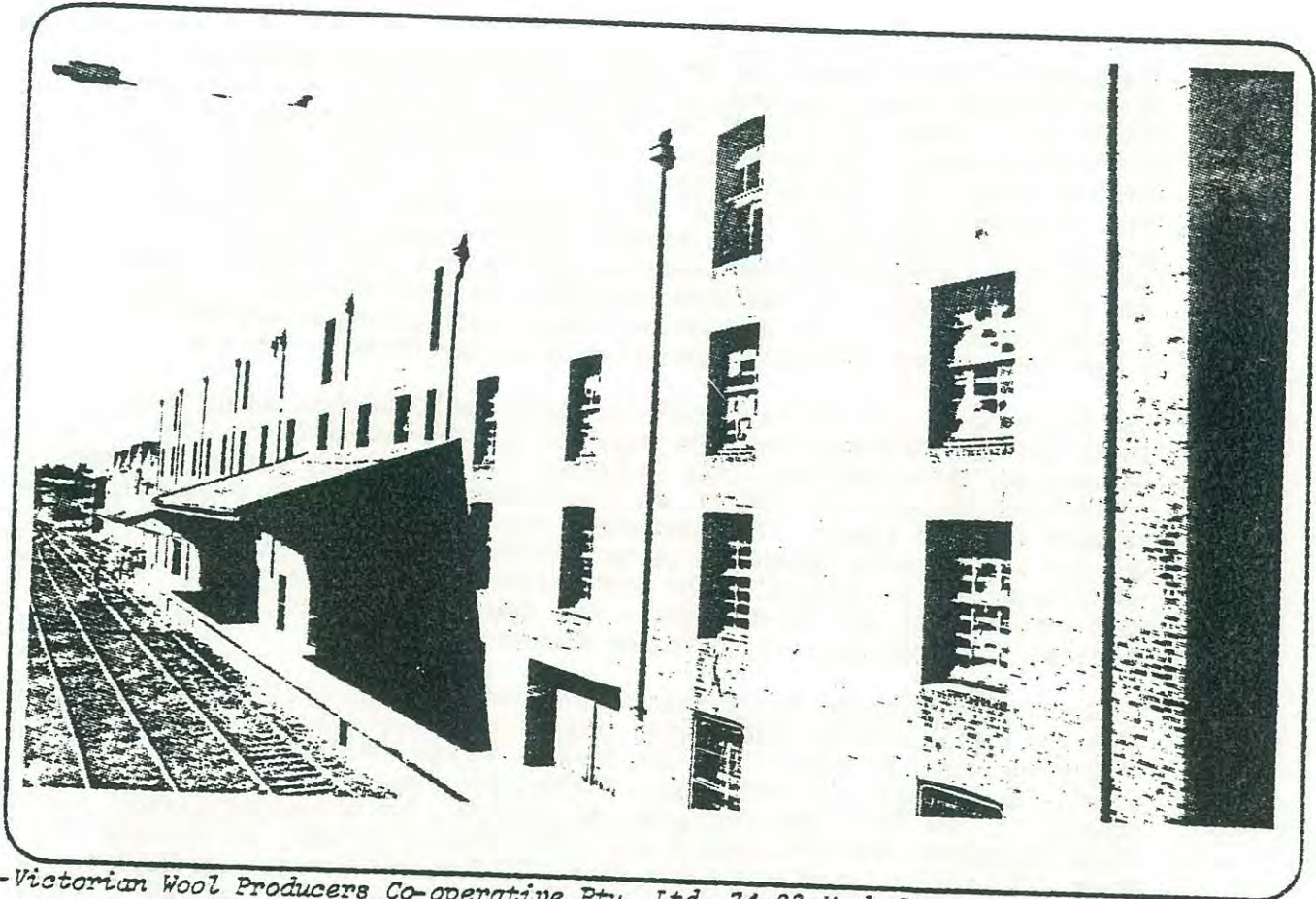
Undoubtedly people flocked to the areas of North and West Melbourne after the gold fever died down, as employment opportunities were so great there, due to the proximity of the river and the growing number of wharves and canals, Melbourne town itself, Spencer Street railway station and the yards, the Flemington Race course from 1840, and, in 1842, the Hay, Horse and Pig Markets, into the triangular area between the Sydney and the Flemington Roads; these markets being renewed during 1873-4 and the Queen Victoria Market commenced.⁴³ Besides providing employment for the large number of unskilled labourers who initially made up such a significant part of the population, these institutions determined to a large degree the principal industries which developed in the area.

The proximity of the railway stations, yards and workshops, meant that North and West Melbourne were the home for a great number of railway workers and their families.. the shunters, engine drivers, stokers, ticket collectors, turners and fitters, cooks, cleaners, conductors, signalmen, porters and such like.⁴⁴ The commodious Railway Hotel in Ireland Street, erected in 1888 after expansion at North Melbourne railway station, would have been accommodation for both those attached to the North Melbourne arrival and shunting yards over Dynon Road, or the businessmen arriving to negotiate on the horse or timber trades.⁴⁵

Goods yards at Spencer Street meant that there were also people associated with the railway-brought industries such as both the uncut and processed timber business; Princes Bridge and Spencer Street being the centre of all the metropolitan wood trade, following a request by Hotham Council in 1864 for a new siding at the station. Names connected with these industries included Hugh Gracie (122 Chetwynd Street) and Richard Bowen (28 Lothian Street), a James Ford (413 Dryburgh Street) and Walter White of 125-7 Dryburgh Street.⁴⁶ Wheat for the flour mills such as Bruntons (Refer Laurens Street complex) and wool for the stores arrived by rail.

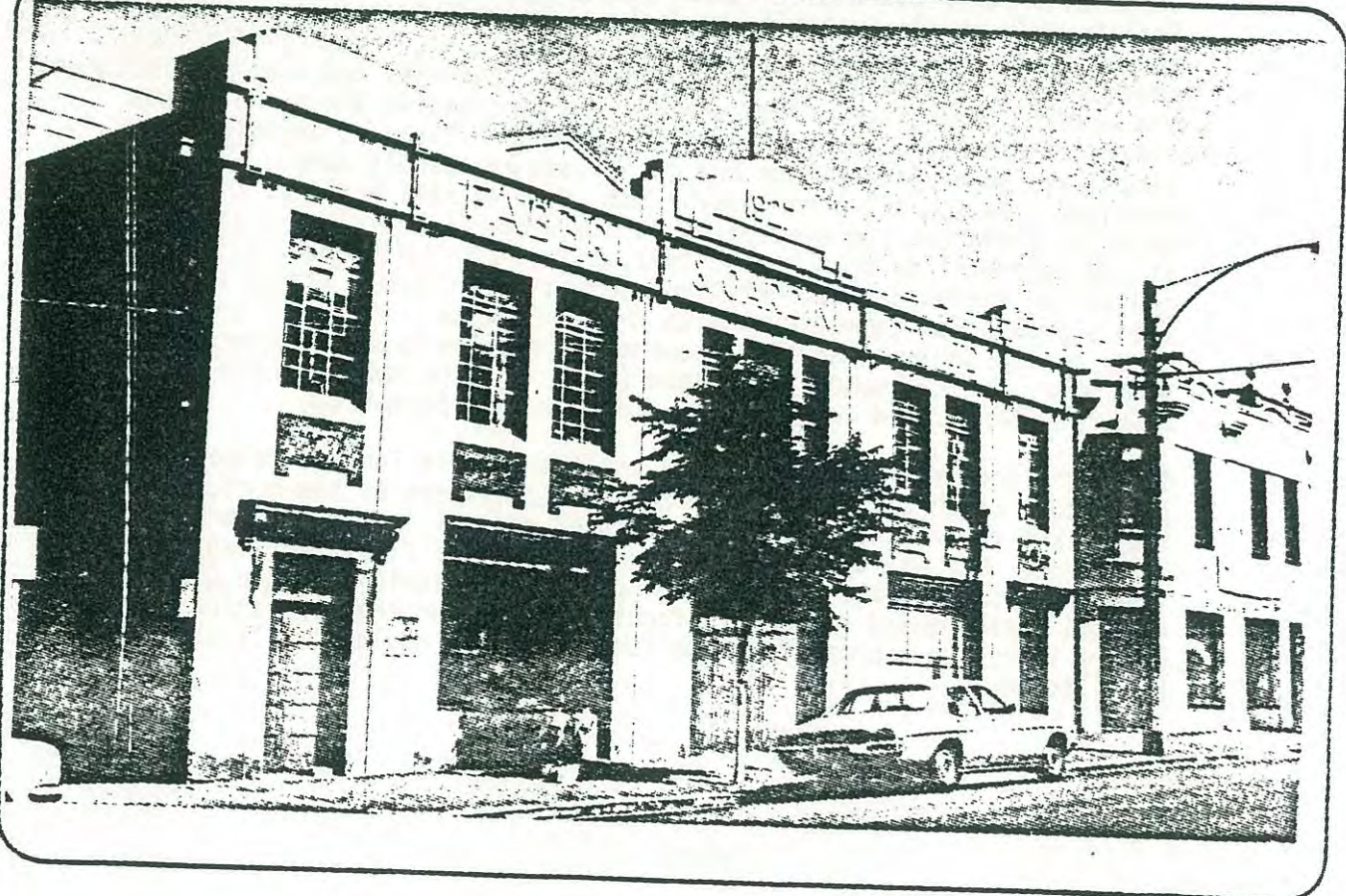
Large complexes, built early this century were located in Mark and Sutton Streets such as the Commonwealth Wool and Product Company Pty. Ltd. and the Victorian Wool Producers Co-operative Pty. Ltd. Their 19th century predecessors in kind and location, were the tanneries and soap manufacturers who availed themselves of the cheap, flat land beside the Moonee Ponds creek. These included James Steel's Kensington Tannery, Reynolds' Victorian Tannery and Gilham and Co.'s Soap and Candle Works: all in Macauley Road and all gone today. The early establishment of cattle sales at Newmarket and meat sales at the Victoria Market site and, later at the Metropolitan Meat Market (qv), made North Melbourne a major meat and allied trades centre. William Leeming's 56 Chapman Street was built from a prosperous association with these products. All these goods had to be carted and many North Melbourne businessmen grew prosperous in the boom years, on transportation alone (Refer to John Moxham, 139-41 Dryburgh Street, and George Grigg, 103 Courtney Street).⁴⁷

Given the proximity of the markets and the fertile land at Melbourne's perimeter, which supplied them, from the early days of the municipality, horses and their associated needs were of central importance to North Melbourne. Hay and corn merchants were among the first prominent tradesmen, such as the worthy John Barwise.⁴⁸ Flemington Race Course and the Horse Market provided a focus of sport for the population and a very lucrative source of income for such horse dealers as Isaac and Henry Gidney.⁴⁹



-Victorian Wool Producers Co-operative Pty. Ltd. 74-88 Mark Street (c1915); one of large warehouse-factory groups on Mbonee Ponds Creek and the railway.

-Fabri & Gardini, 51 Chetwynd Street (1927); new industrial development replacing housing on main streets but linked with the traditional wine industry.



Because of the concentrated expansion of the area, the building and associated trades were most evident among those who prospered; names included James Lyall, John Lees, James Amess, Thomas Noble and Alex Cooper. Although many of the houses were erected for their own use or that of their neighbours by owner-builders (especially noticeable in the bluestone houses of Dryburgh Street, refer Precinct 12), much of the building was speculative, with some prolific developers, such as John Stedeford of St. Kilda living outside the area.⁵⁰ Speculation was most obvious in the great property boom of the 1880s⁵⁰ as it was in the whole metropolitan area. The railway workshops, south of North Melbourne Railway Station, were built in 1888 (demolished 1965); the Cable Tramway Engine House built in Abbotsford Street; the North Melbourne Gas Works developed and the new court house and police station site were also acquired in 1888.

It was during this time that many of the area's longest and most elaborate rows were constructed, e.g. Lorne Terrace and Blanche Terrace in Victoria Street, Silloth Terrace in Flemington Road, Yarra Cottages in Spencer Street, Glendalough Terrace in Abbotsford Street.⁵¹ By 1893, the bubble had burst, property values having already slumped and so too the fevered building and development slowed to a trickle.

Almost from the time it was opened for development (1866-), North Melbourne's wealthier citizens moved to Hotham Hill and continued to do so through the 1870s. Dryburgh, Canning, Chapman and especially Brougham Streets all showed higher rating values, than other parts of the municipality.⁵² In 1882, the *North Melbourne Advertiser* commented on the departure of the respectable middle-class from North Melbourne to areas south of the river. Despite this, large detached villas such as 47 Brougham Street, 301 and 347 Flemington Road, Leeming's 56 Chapman Street and 31 and 33 Canning Street exist today as later signs of prosperous owner-occupiers.⁵³

By 1900, it was evident that development in North Melbourne was virtually static with only 43 dwellings under construction compared with 192, the decade before. Indeed there was a general decline in population, of 13.7% over the same period.⁵⁴ All of the allotments were occupied and developed and from then came the encroachment of city-bred industries and warehouses and the replacement of the row houses accumulated in the 19th century by non-residential structures. One physical embodiment of this population loss is the number of churches, planned for strong congregational support and tall spires, which were never finished. (St. Mary's Catholic and Anglican churches, St. Michael's and the number which were demolished, Methodist, Congregational).

In 1905, North Melbourne Municipality, formerly Hotham prior to 1887, relinquished its identity and was re-admitted into Melbourne City, becoming part of Hopetoun Ward. The hey-day of the booming residential town was over.

General References:

- i) Charles Daley,
'The History of Hotham and North Melbourne Football Club' (unpublished typescript held by NMA)
- ii) Albert Mattingley,
'The Early History of North Melbourne' (published in *The Victorian Historical Magazine*, Vol. 5, 1917 pps. 80f, pps. 97f)
- iii) P. Downton and R. Green,
'North Melbourne 1850-1900 (unpublished History of Australian Architecture Report, 1967, Melbourne University)
- iv) B. Adcock,
'Urban Development in North Melbourne 1859-1905', (unpublished History of Planning, Melbourne University, 1977)

STUDY AREA LOCATION
REFERENCE PLAN

AREA ON DISTALIAN PARTMENT 21.0

SAMPLE CITATION SHEETS

REMAINING SHEETS TABLED

3.50

01.6

ROW HOUSE,
86 ABBOTSFORD STREET, WEST MELBOURNE

Map

Location E8

Alloiment Pt.1 Section M

Grantee T. Brunton, 1858

Built 1865

MMPS Zoning Resid. A

Precinct

Guidelines H1

Value D

Planning Control

Level 2

Film 17

Form 2A

Height 1

Wall Finish S

Fence F

Other Elements Renovated c1900

History - Robert Bentley, probably a carpenter,¹ was the first owner/occupier of this house from 1865 until 1873, after which there were a series of owners including Thomas Wells, William Butters, (Refer to 70-72 Molesworth Street) and Henry Bindon, an estate agent of Miller Street, West Melbourne.²

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

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

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

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

Historically, of local interest as an early housing group.

Recommendations - Paint in original or typical colours;
replace spouting with ogee profile

86 ABBOTSFORD STREET, WEST MELBOURNE



COMMENTS:

RESTORATION GUIDELINES

Introduction

A, B and some C level buildings have been investigated in detail and outline restoration recommendations have been made where little doubt existed as to whether loss or addition of major elements or finishes had occurred. Similarly, the extent of 'restoration' is also qualified, i.e. whether the building be repainted in 'original' or 'original or typical' (National Trust of Australia *Technical Bulletin, Exterior Paint Colours*): being generally more demanding for buildings of high importance.

In all cases of fundamental re-instatement of elements, however, i.e. verandahs, every effort should be made to find evidence of the original to ensure that the reasons for encouraging or requiring restoration are not frustrated by incorrect restoration of atypical elements i.e. misrepresentation of the era of construction which is the basic reason for preservation. Typical elements, such as the reinstatement of a Corporation Verandah should be adopted only after an attempt to find the original and in a way which does not alter the known original fabric and which may be removed without damage. Typical paint colours are easily dealt with in this way except where the original finish was unpainted i.e. ruled stucco of the c1870-1900 period. Similarly it is preferred not to destroy the existing evidence for paint colour restoration by burning back, prior to repainting.

Guideline Summary

A General Restoration Guidelines:
Scheduled Buildings valued D, E or C outside of a precinct.

Restoration policies should draw from:

- i) evidence gathered from the building or documentation on the building, and/or
- ii) evidence from similar age, use and form-type buildings from within a precinct where applicable, and/or
- iii) restoration guidelines given in this report for building types as determined from use and age. (refer Guidelines for Houses (H1-H3) and Commercial Buildings (B1-B3).

iv) restoration encouragement or requirements deriving from Building Schedule

where brick or stone has been painted (CBP, BP, STP) paint is to be removed by high pressure hot water with solvent added or other approved;

where fence not original or sympathetic (F, FS) encourage replacement with typical or original;

where, under 'Other Prominent Elements', elements are denoted as intrusive (i) encourage/require removal, where notable(n) require retention and enhancement where possible;

where 'altered' or 'renovation' indicated, consider general guidelines, where 'renovated' and a date indicated, consider retention of added elements, if sympathetic, otherwise as above;

where original or sympathetic elements noted i.e. SF, G, GS, C, CS, encourage/require retention or enhancement.

B Specific Restoration Guidelines:
Scheduled Buildings, valued A, B and C when part of a precinct.

Restoration policies should draw from the above, specific preservation recommendations contained in the individual building citation. (Refer and, with A and B Buildings, preferably a restoration report from an experienced consultant.

PROPOSED ALTERATION AND ADDITIONS POLICIES

ALTERATIONS

No alterations, apart from restoration, may be made to the visible original parts of the building.

Given the discretion granted to the Responsible Authority over application of the Restoration Guidelines to buildings of value B-D (where works involving any one of the typical elements are proposed) any such element may or may not be restored depending on:

- i) the importance of the building and whether the element(s) has/have been designated as notable (shown with (n) beside the element in the schedule)
- ii) the circumstances of the applicant
- iii) and/or a submission by the applicant, presenting evidence contradicting or supplementing the recommendation where the Responsible Authority should account for the effect of the alteration to the original and dominant form, finish, fenestration, decoration, paving garden and fence of the building in considering the submission.

As with Infill Guidelines, Restoration Guidelines refer to parts of the building readily visible from the opposite building line of a contiguous street(s).

ADDITIONS

Buildings A-D

No additions may be made to the visible parts of the building or between the building line(s) and these parts.

Additions to 'non-visible' parts i.e. the rear elevation are unrestricted by these recommendations where the sight line, as above, over the parapet or roof line determines the maximum height of additions. (Qualifications of this will be listed with each building citation of A-B and C buildings where in a precinct)

Given the discretion granted to the Responsible Authority in application of these guidelines to buildings B-D, the authority must account for the importance of the building (as above) and any submission by the applicant in respect to the sympathetic effect or otherwise of the proposal on:

- the original building form (plan, roof);
- fenestration;
- finish;
- height;
- and any symmetry/asymmetry

of the original elevational composition.

Refer also to Replica Buildings and Period Detail under Infill Guidelines.

RESTORATION GUIDELINES:

Built Characteristics of the Study Area

Houses

1. Early and Mid Victorian Period (c1850-75)

Siting: Whether row or detached houses, it was common that houses be located on (Little Provost) or near the street (92-4 Abbotsford Street).

Timber Wall Cladding: early houses in the area were predominantly clad with timber square or beaded-edge weathered boards on a sawn timber frame.

Brick Wall Cladding: less typical in the study area as many brick walls have been later stuccoed. Walls were laid in red or brown bricks, in a Brunswick 'Hoffman' size of $9\frac{1}{2}" \times 4\frac{1}{2}" \times 2\frac{3}{4}"$ (235 x 114 x 70 mm) or English 'stock brick' $8\frac{3}{4}" \times 4\frac{1}{2}" \times 2\frac{1}{2}"$ (222 x 114 x 64 mm) or American 'common' size $7\frac{1}{2}" \times 3\frac{3}{4}" \times 2\frac{1}{2}"$ (191 x 95 x 57 mm), set in sand-lime based mortar; in a Flemish bond for front walls (one brick-length thick) and English bond for side walls. Mortar was flush with the brick face. As locally manufactured bricks attained better quality, so did the Hoffman size prevail. Fancy white bricks were in demand by the late 1860s and might have been used as quoins, at wall corners or opening edges and voussoirs.

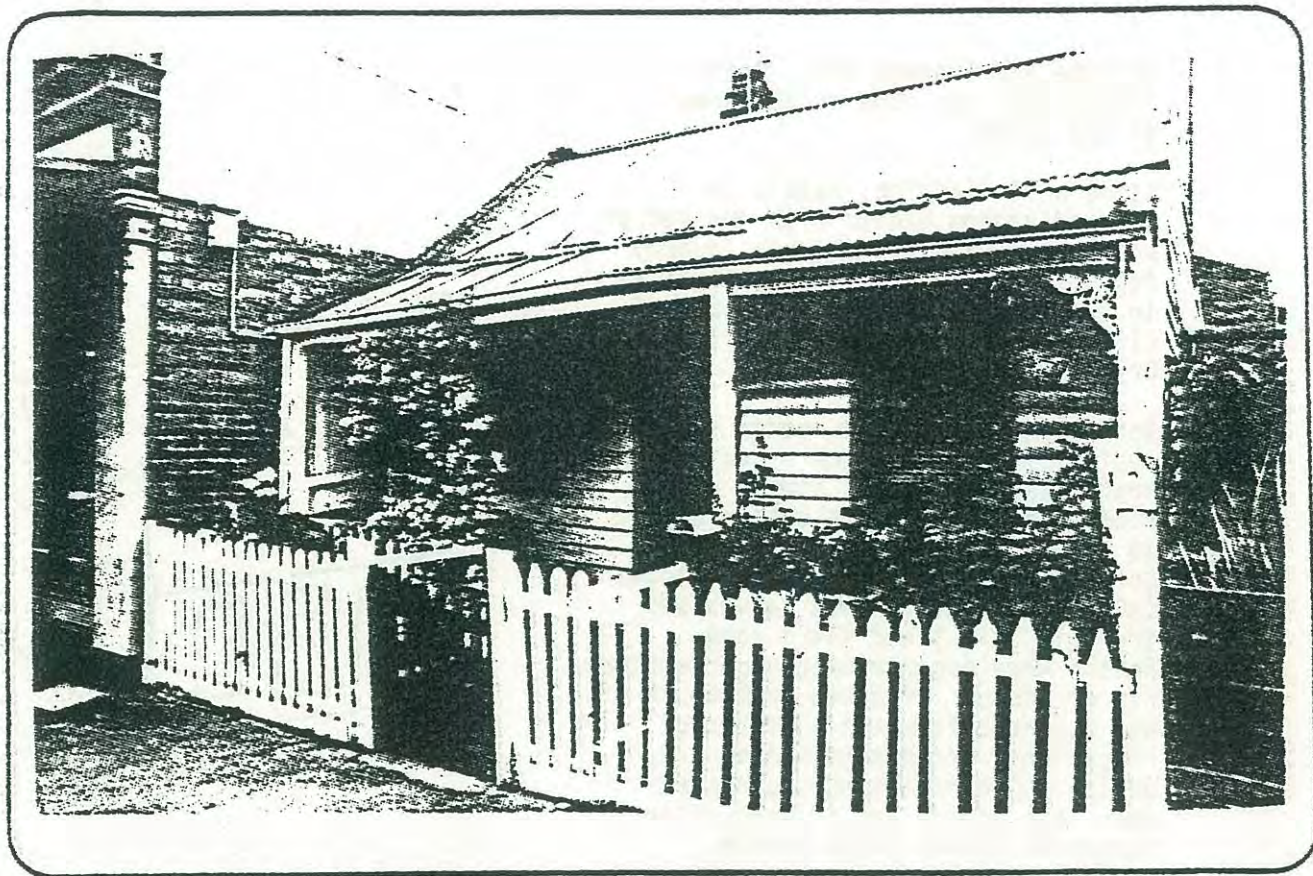
Stuccoed Masonry Wall Cladding: stucco over brick as an intended finish was probably typical later in this period as ruled pseudo-stone perhaps lightly coloured as such with an oil wash, and with possibly some Portland cement content, but earlier waterproofing stucco finishes may not have been ruled, would have been of lime and sand, and probably 'white-washed' with a tinted mixture



English Bond

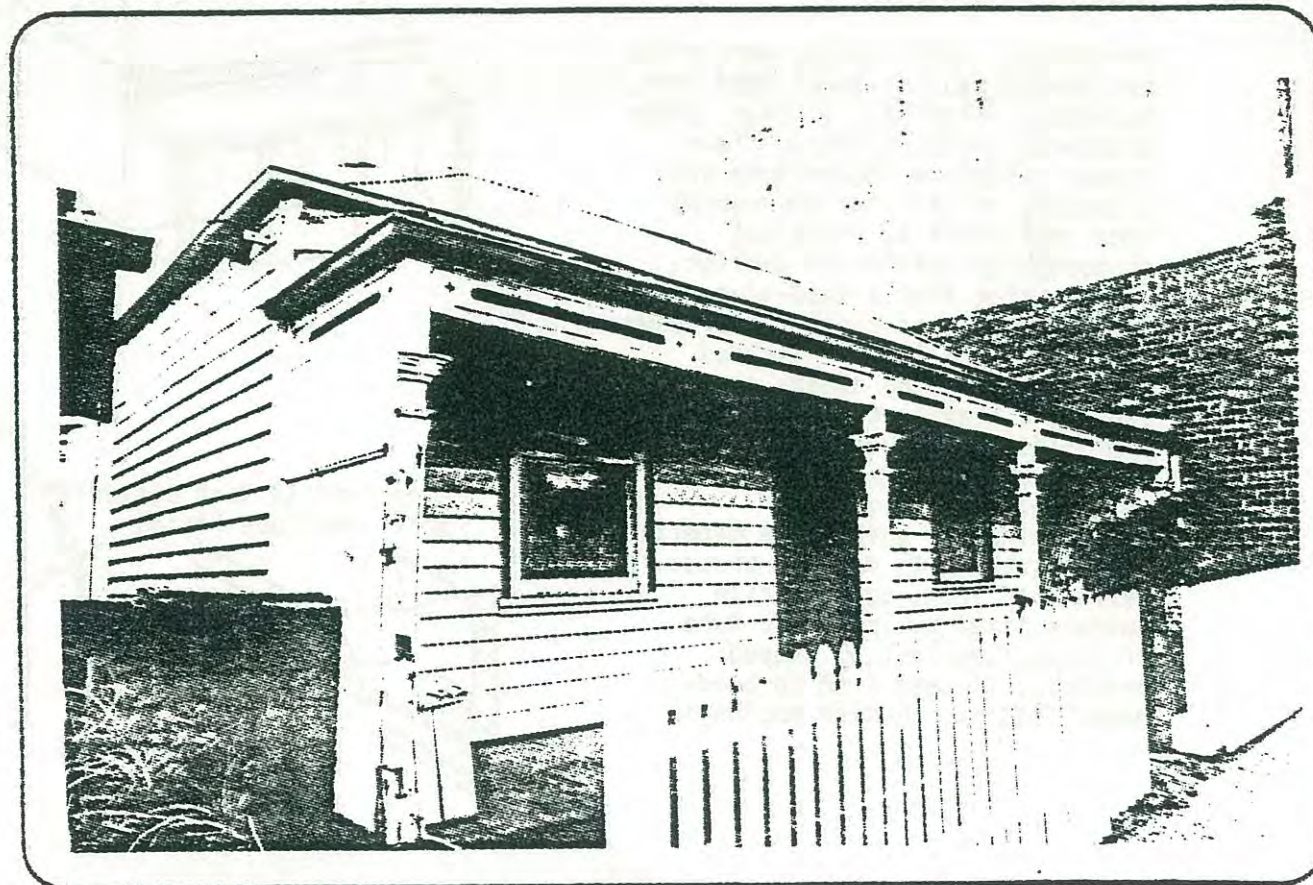


Flemish Bond



397 Abbotsford Street

403 Abbotsford Street



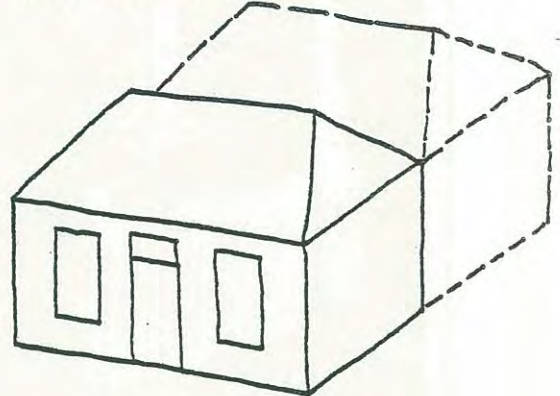
of lime and linseed oil. Much 'cementing' was done on the area in the 1870s.

Stone Wall Cladding: basalt in coursed random blocks with dressed or stuccoed quoins and a rough 'quarry' face finish occurs a number of times in the area in a given time span of c1850-65 (see 233-5, 215 and 147-9 Dryburgh Street).

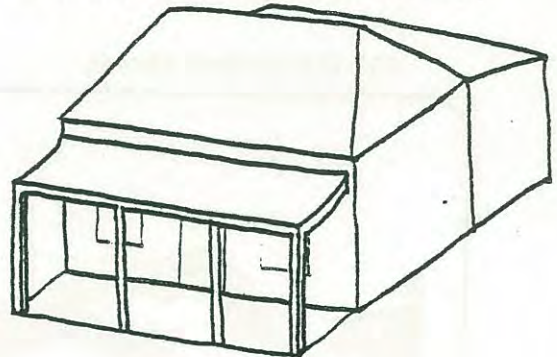
Roofing: houses were roofed simply, typically over one room's depth transverse gables and simple hipped roofs were common both either sloped to take split hardwood or sawn softwood shingles or imported slates (20 min.) or corrugated galvanised iron (15 min.) and extra room depths were accommodated under another hip or gable. If a two-room depth was chosen this meant a high roof ridge line, using simple hips or gables. Gables facing the street were less common and if used often possessed carved barge boards. Parapetted roof lines, so common later, were less so in this era: a typical early parapet being at 3 Little Provost, with a brick string-mould as a cornice.

Verandahs: early houses were often not verandahed but those that were, possessed relatively slender, stop-chamfered posts, a timber floor, timber valence or decoration and a concave or skillion corrugated iron roof profile, often not supported by battens or purlins, but spanning from a bead-edge wall trimmer to a stop-chamfered bressumer by means of bolted or rivetted side joints to the sheets and perhaps a heavier gauge iron. Roof hips were cover flashed with lead if concave. (Refer 401-7, 90-94, Abbotsford Street).
Roof Drainage: eaves were generally non-existent with cast or pressed galvanised iron, ogee-profile gutters fixed by spike and tube if galvanised iron or shaped brackets, if cast iron to bead-edged fascias. Gutter moulds in

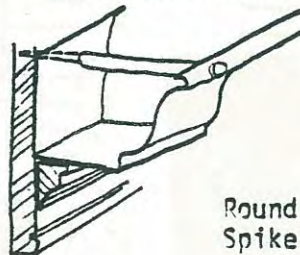
Simple Hipped Roof:
Two or Four Room Plan



Verandahed Hipped Roof Cottage



Ogee Profile Roof Gutter:
Spike and Tube Fixing



Round Downpipe:
Spike Fixing

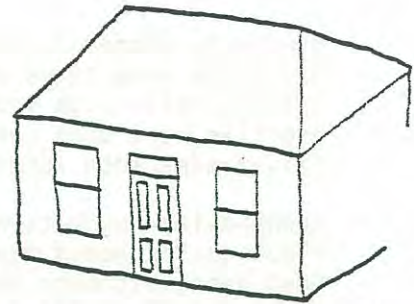
the form of continuous timber mouldings (ogee or compound curves) or dentils were used under gutters, more so the former in early houses. Round downpipes, i.e. 50 mm. diam. were fixed to walls with cast galvanised metal spikes and emptied into brick or pitched drains.

Cast-Iron: decoration was more often achieved with wood but local patents of cast-iron patterns commenced in 1870 and started an era c1875-1905 where increasing use of decorative iron occurred. Imported patterns from Britain were used infrequently prior to the 1870s.

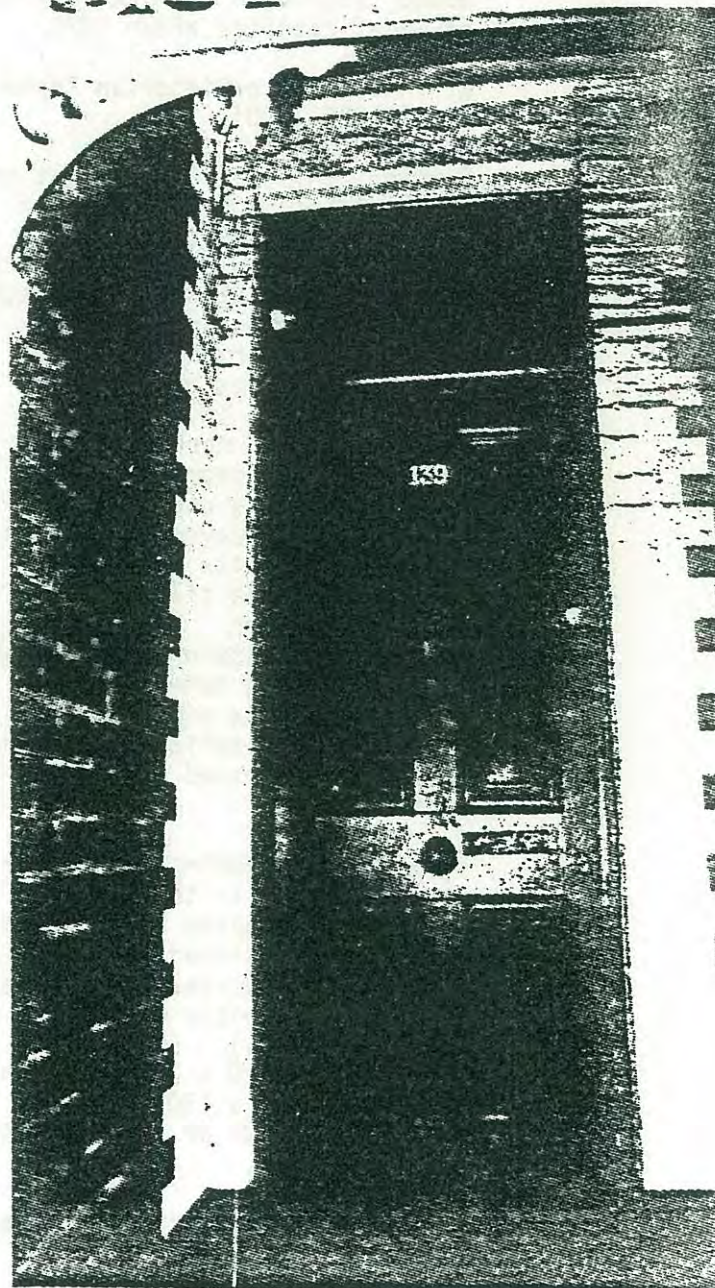
Openings: Typically double-hung sash windows, six-panes each, placed one on either side of a four or six-panel door with architraves, if the house was timber clad. French doors occur in two-storey houses, as upper level doors, mainly with half-lights only.

Chimneys: typically of brick with a three-layer, corbelled cornice and symmetrically placed chimneys. Terracotta pots, tall and crowned, were often used, but are seldom seen insitu (see 147-9 Dryburgh Street). Stuccoed chimneys, using the common compound mouldings also are seen on older houses: the stucco may have been added in some cases. Stone chimneys might be carved into a cornice (233-5 Dryburgh Street) or given a rough string mould. (215 Dryburgh Street).

Fences: generally timber picket, possibly also as a balustrade if the house abutted the street (see 92-4 Abbotsford Street) and always on the building line. Simple profiles were used from arrow to spade-head pickets: individual pickets being 1200 mm. high, 75 x 22 mm. in section, spaced at 65-70 mm. Posts were



139 Dryburgh Street (below) 1877



similarly shaped to the pickets and rails some times angle-cut. Capping rails with weathered profiles were used where a combined balustrade-fence function existed.

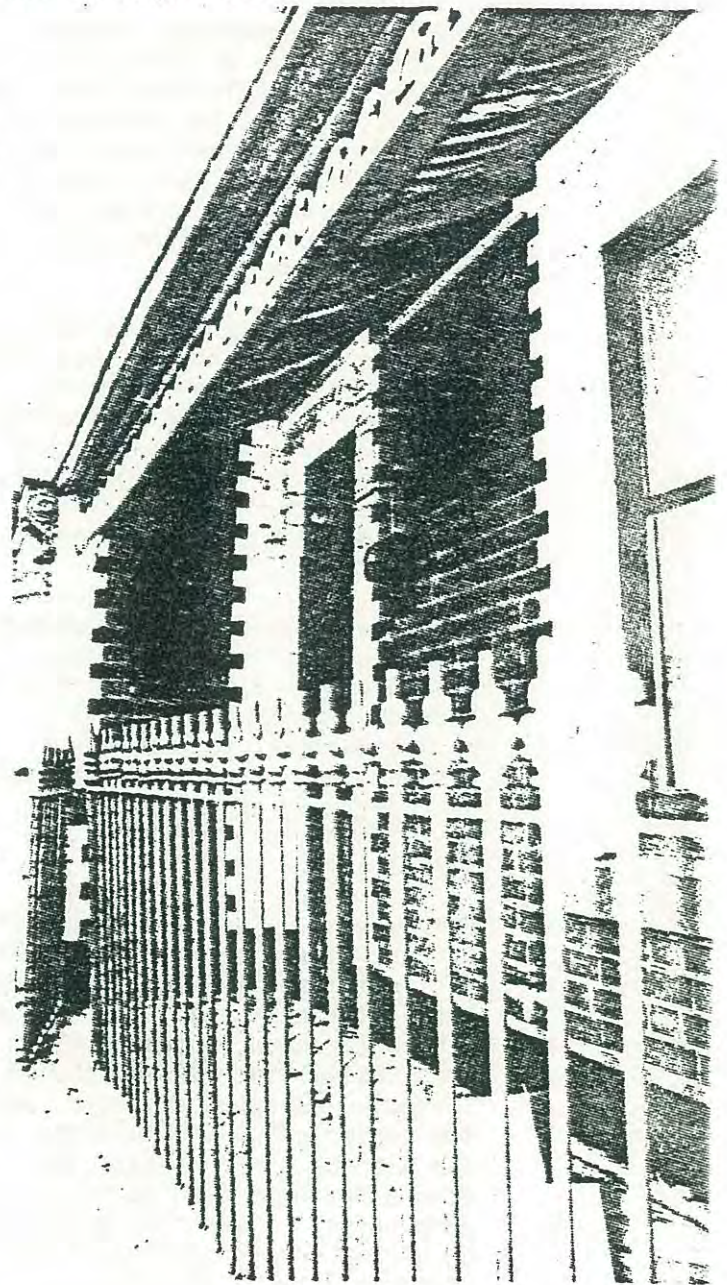
Wrought-iron pickets with cast fleur-de-lis heads may have also been used, although in early houses, such as 233-5 and 147-9 Dryburgh Street verandahs and associated fences have been added later with the availability of local castings after 1870.

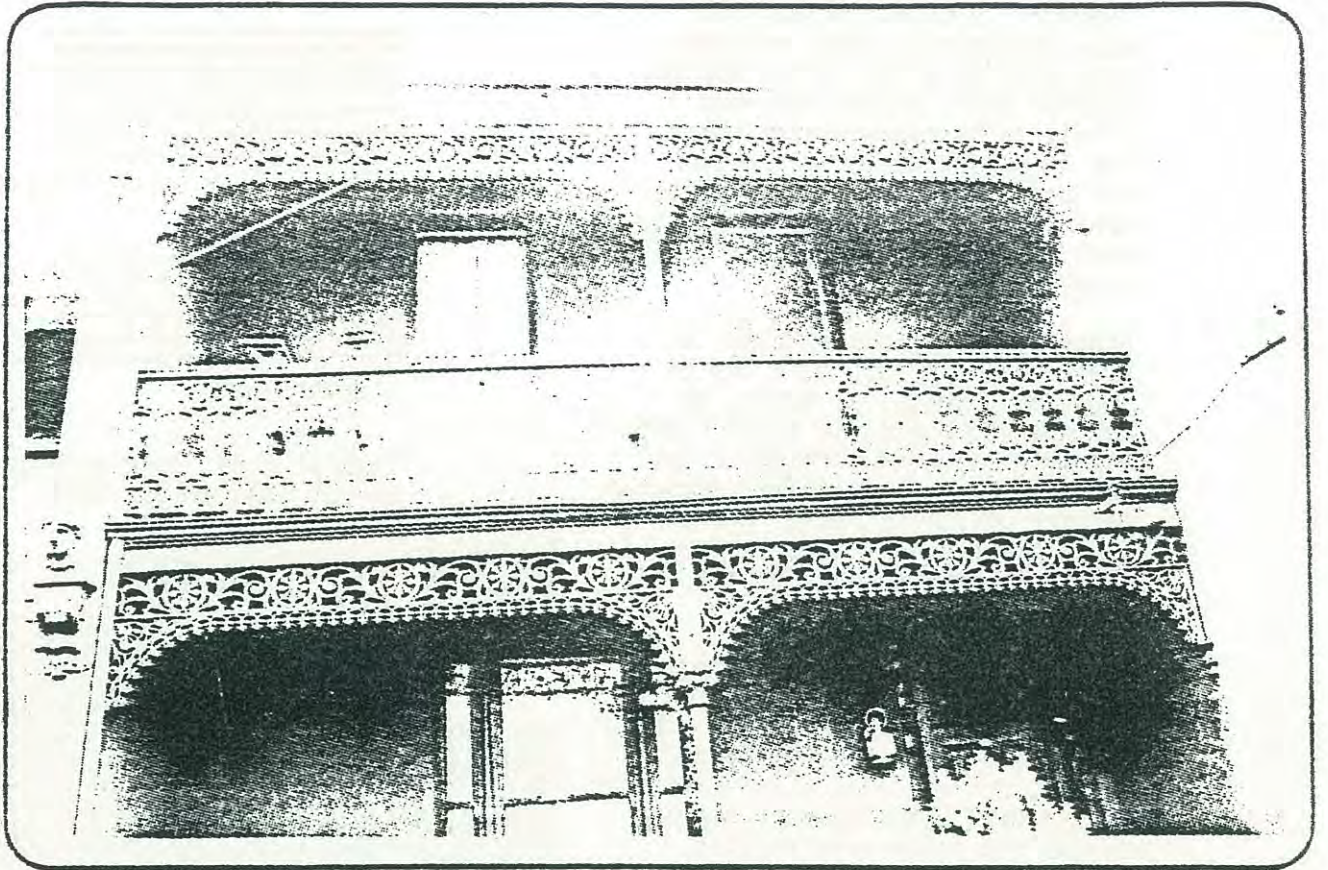
2. Mid to Late-Victorian Period (c1875-1900)

Siting: unlikely to be built on the building line and commonly allowing for a verandah of c1200-1500 mm. width and a front garden of 2000-3000 mm, the latter being omitted in some cases. Later in the period, larger residential sites and detached villas, such as in Brougham Street, allowed more extensive front gardens, geometrically divided around a central path which might be paved with cream and red terracotta quarries or slate and marble tiles, set in a diaper pattern. Terracotta edge tiles, slate or stone verandah stairs and cast cement urns to stair side-walls might be used to create the Italian Renaissance Villa theme pursued in this period.

Timber Wall Cladding: no longer common, except in the ashlar-pattern shiplapping board-cladding, painted and designed to represent stone (white courses, sandstone blocks and possibly granite coloured quoins). Block sizes approximated 520 x 250 mm. with a 30 joint and a 150 mm. high chamfered plinth or skirting at the floor line.

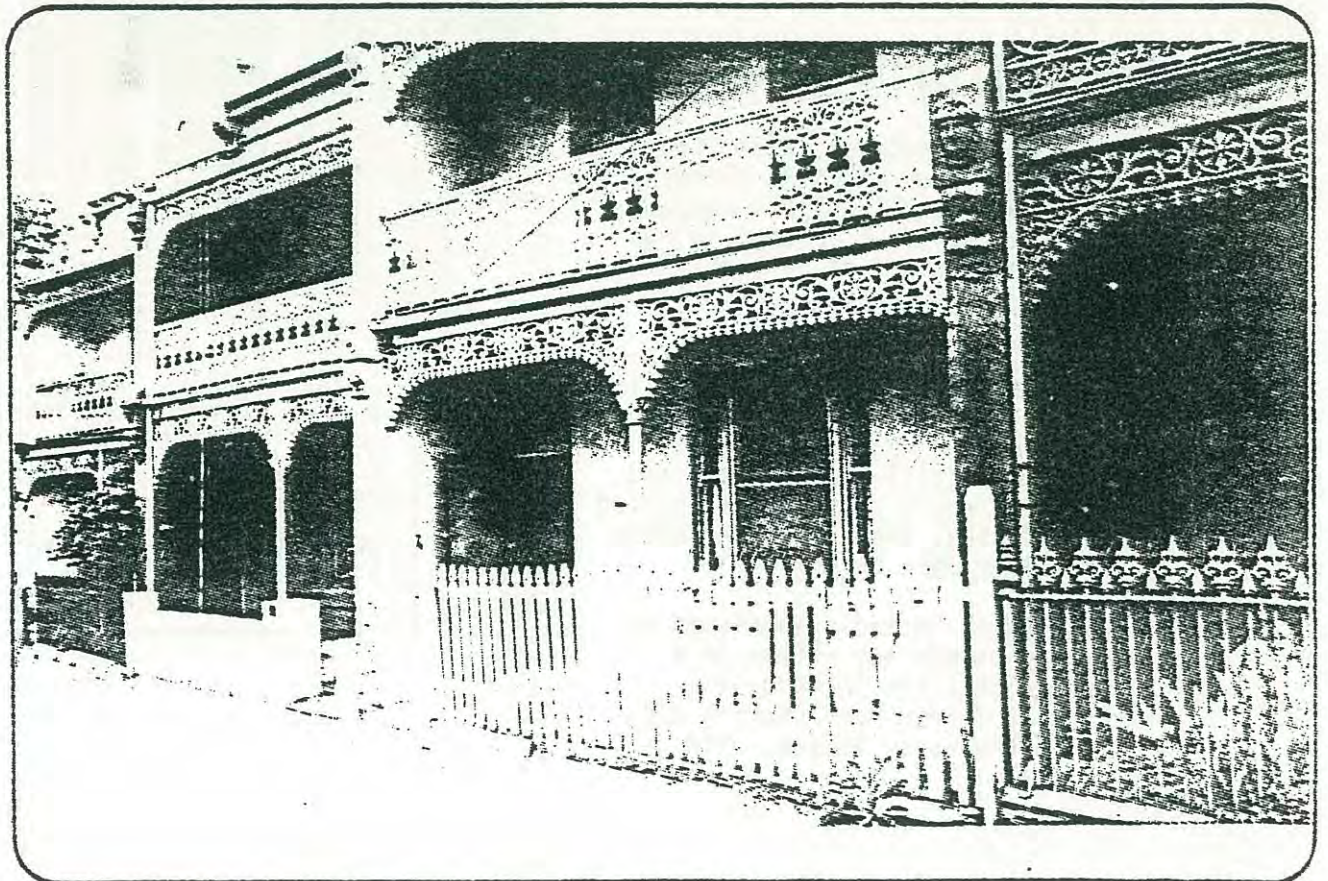
Brick Wall Cladding: The Italian Romanesque and Renaissance combined influence created a proliferation of coloured or 'fancy' bricks, mainly in the





78 Hawke Street, c1879-81: ogee gutter, cavetto gutter mould and cast iron verandah

76 Hawke Street, c1879-81: spade head picket, 70x20, 50 space at 1300 height.



'Hoffman' pressed format, but also in the old 'slop' or hand-made English sizes (Refer Houses, Section One); joints now were likely to be tuck-pointed where the lime-sand mortar was raked out and a precisely tooled white cement joint be used to demarcate what were, by now, more uniformly sized bricks.

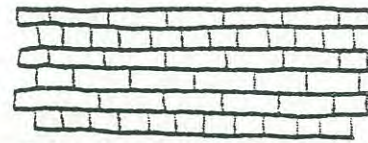
Fancy whites or creams might be used against a red, dark red or brown body brick, as quoins at the opening edges and the building corners. Moulded terracotta was used, as stucco, to create compound cornice or string moulds and stucco and pressed cement were used as ornament, particularly at the parapet.

Stuccoed Masonry Wall Cladding: whether as 'cementing' over old or new face-brick walls, the stucco work became more decorative and parapetted rooflines which supported this decoration were more common, as was row house construction with raised party walls dividing the roofs. Stucco wall facing was always ruled into ashlar or stone sizes of approximately 500 x 250 mm.

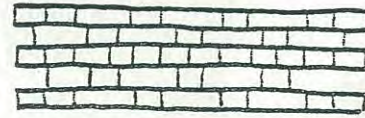
Stone Wall Cladding: Uncommon in this period, in the study area.

Roofing: corrugated galvanised iron and slates were the cladding norm, on generally hipped roofs, concealed behind a parapet in row houses or exposed as part of the Italian Renaissance villa style; following an asymmetrical or symmetrical plan, but now built as an 'M-hip' where internal valleys would allow a constant ridge line to be seen on most elevations. Eaves were still non-existent and guttering where exposed, as Section One. Gables, transverse or facing the street were uncommon.

Verandahs: Commonly appointed to all row houses and villas in a convex skillion or concave corrugated iron roof profile and, unlike the early houses, with

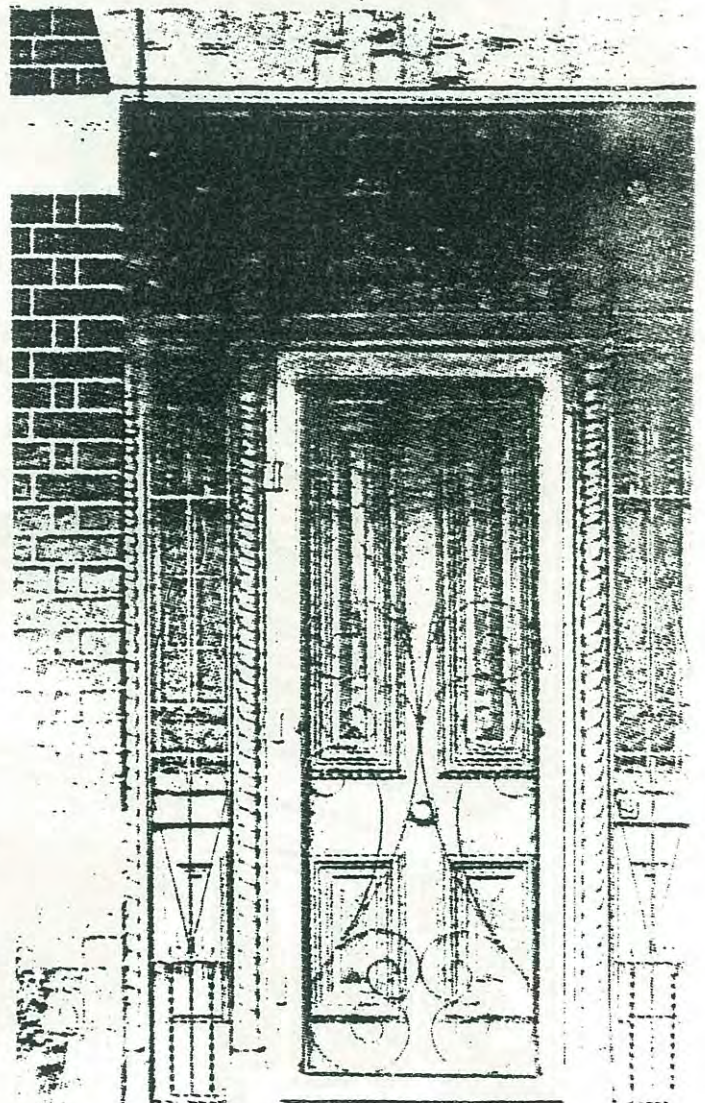


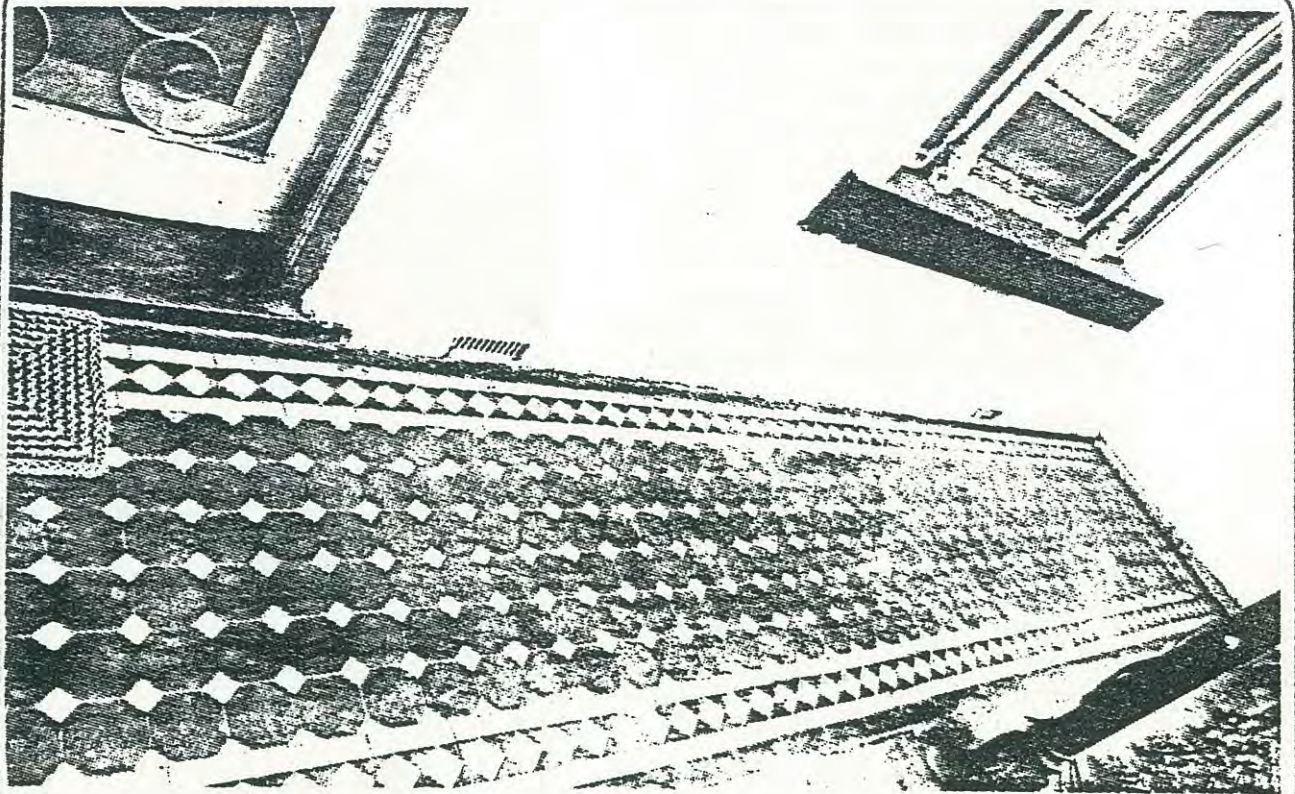
Colonial Bond c1870-1900



Flemish Bond

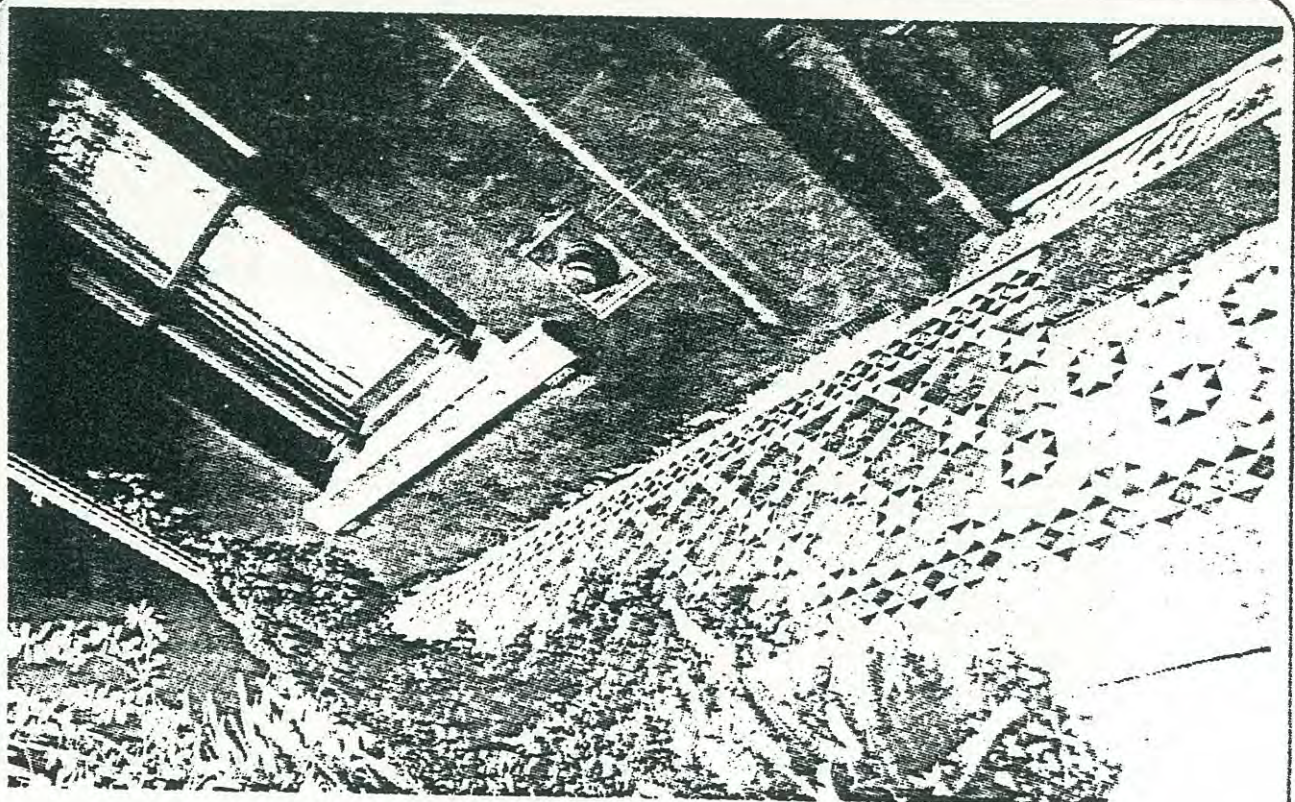
Flemish Bond, Tuck-pointed at 705 Spencer St, 1884





Verandah paving in Hawke Street: octagonal quarry tiles with border

Verandah paving, Hawke Street: diaper pattern encaustic mosaic with basalt coping



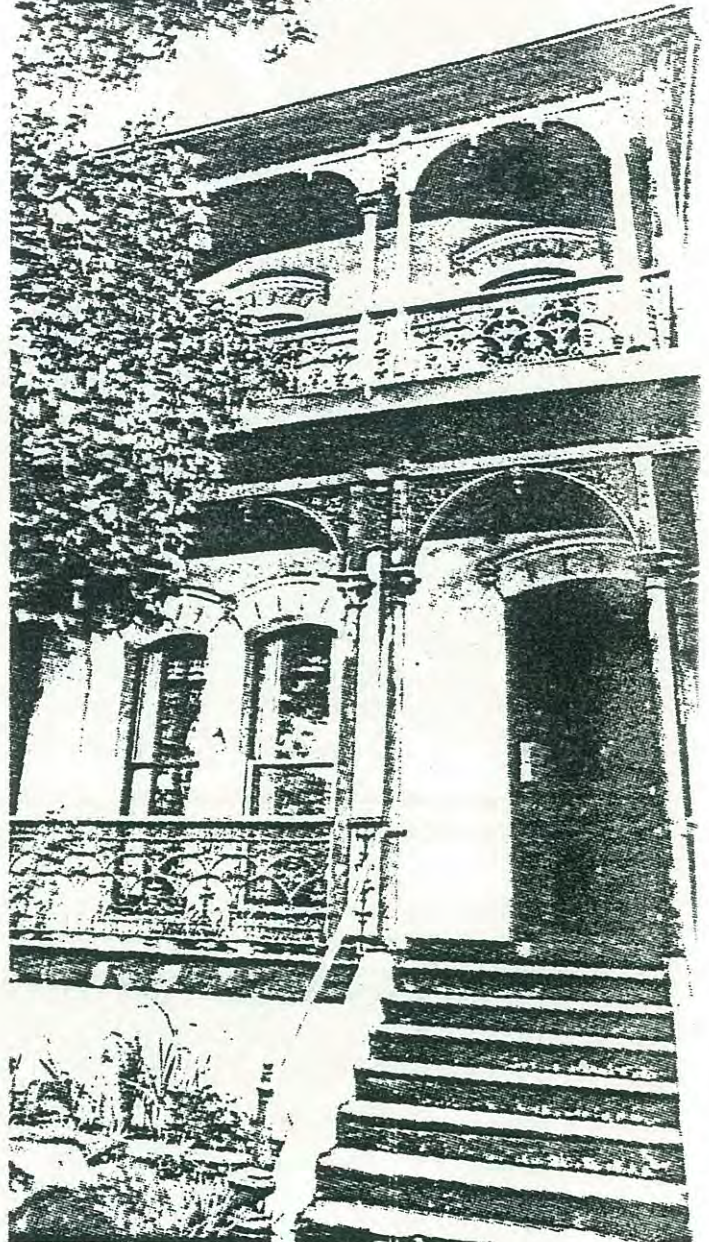
battens and rafters shaped to the roof profile which were generally also stop-chamfered at the edges. Cast-iron became more dominant as the period progressed with friezes and brackets attached to most verandahs and iron posts, with stylised Corinthian or Composite capitals where needed, replacing timber. Balustrade panels had always been of iron (exceptions include 80-88 Capel Street) whether as added, or integral verandahs.

Ground-level verandah flooring was of diaper patterned quarry, cream and red tiles or grey slate and white marble or encaustic mosaic tiles set in intricate bordered geometric patterns; the coping or verandah edging might be of basalt or slate. Upper-level flooring was of tongue and grooved, often softwood flooring with a radiused edge overlapping the gutter.

Openings: double-hung timber (soft wood), as Section One, but likely to be one-light glazing in main windows and multi-pane windows facing light courts, in secondary rooms. Openings were symmetrically arranged but now decorated externally with stucco architraves or pediments or terra cotta mouldings, if a face-brick house. Four-panel doors were normal, but with deeper border mouldings to the panels and extended 'nail head' mouldings to the panels themselves for front doors. Doors were used for upper-level verandah access (uncommon, usually be deep double-hung windows) may have been half glazed with coloured borders and etched, clear centre-lights.

Chimneys: with heavy stucco compound moulded cornices (see 148 Roden Street) sometimes panelled or vermiculated shafts (22-30 Wood Street) and possessing small brackets to the underside of the cornice (See 153 Chetwynd Street). Face brick chimneys with similar compound moulded

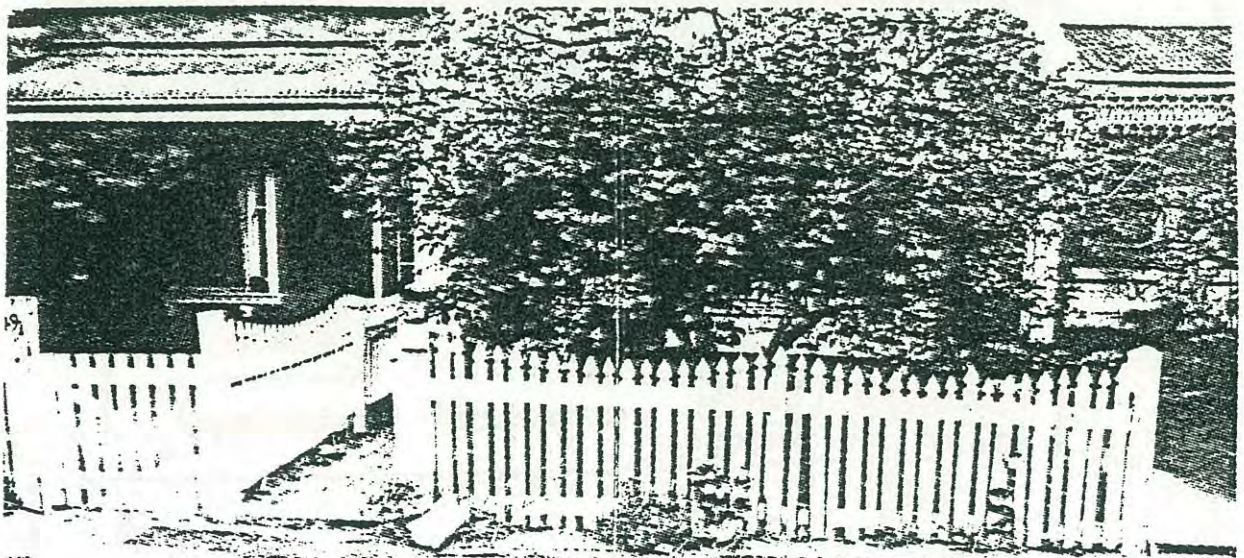
263 Flemington Road, 1876

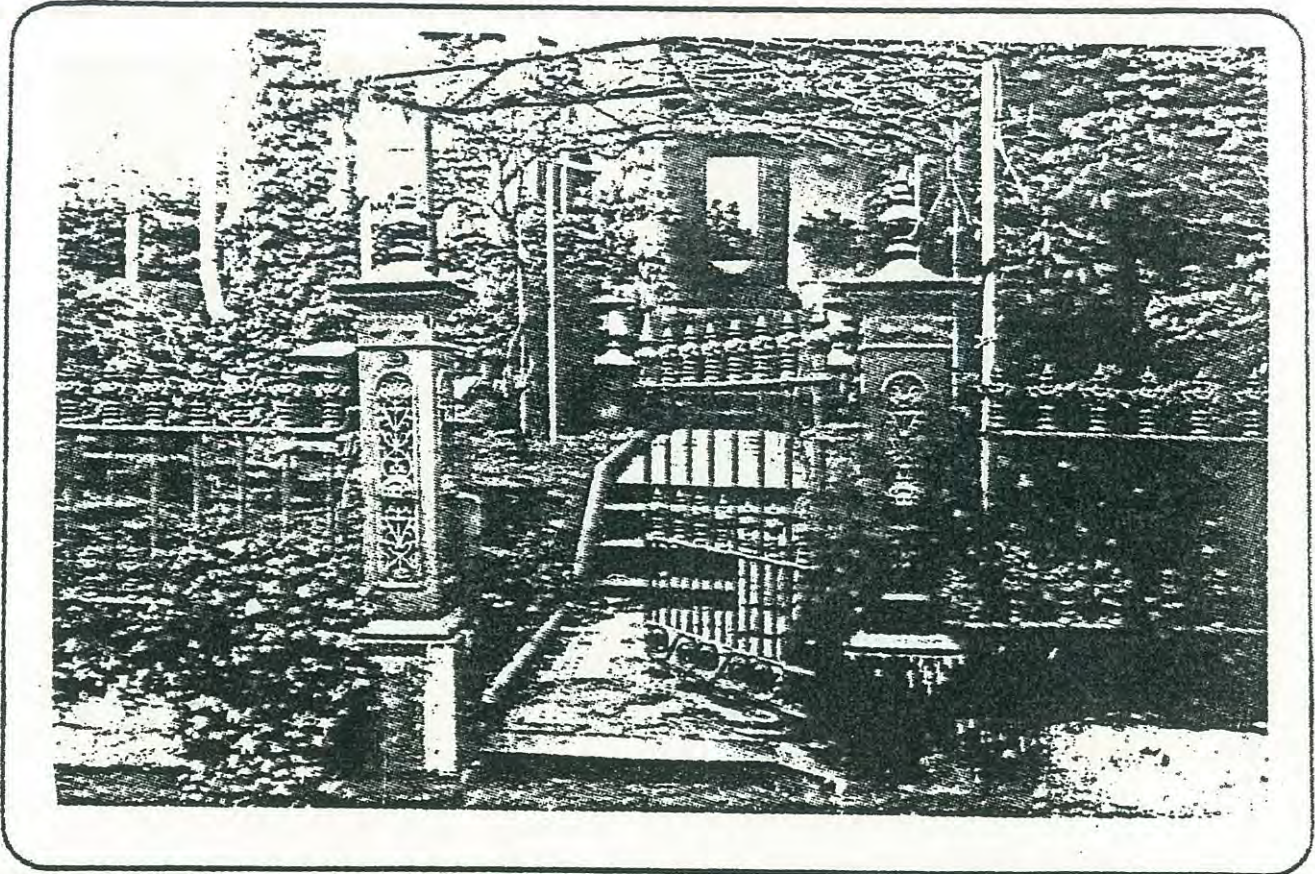




Fence, Gate at 46 Villiers St, 1883-4: 75x22 spade head picket, 73 space, 1200 high; posts 80x120, 1370 high.

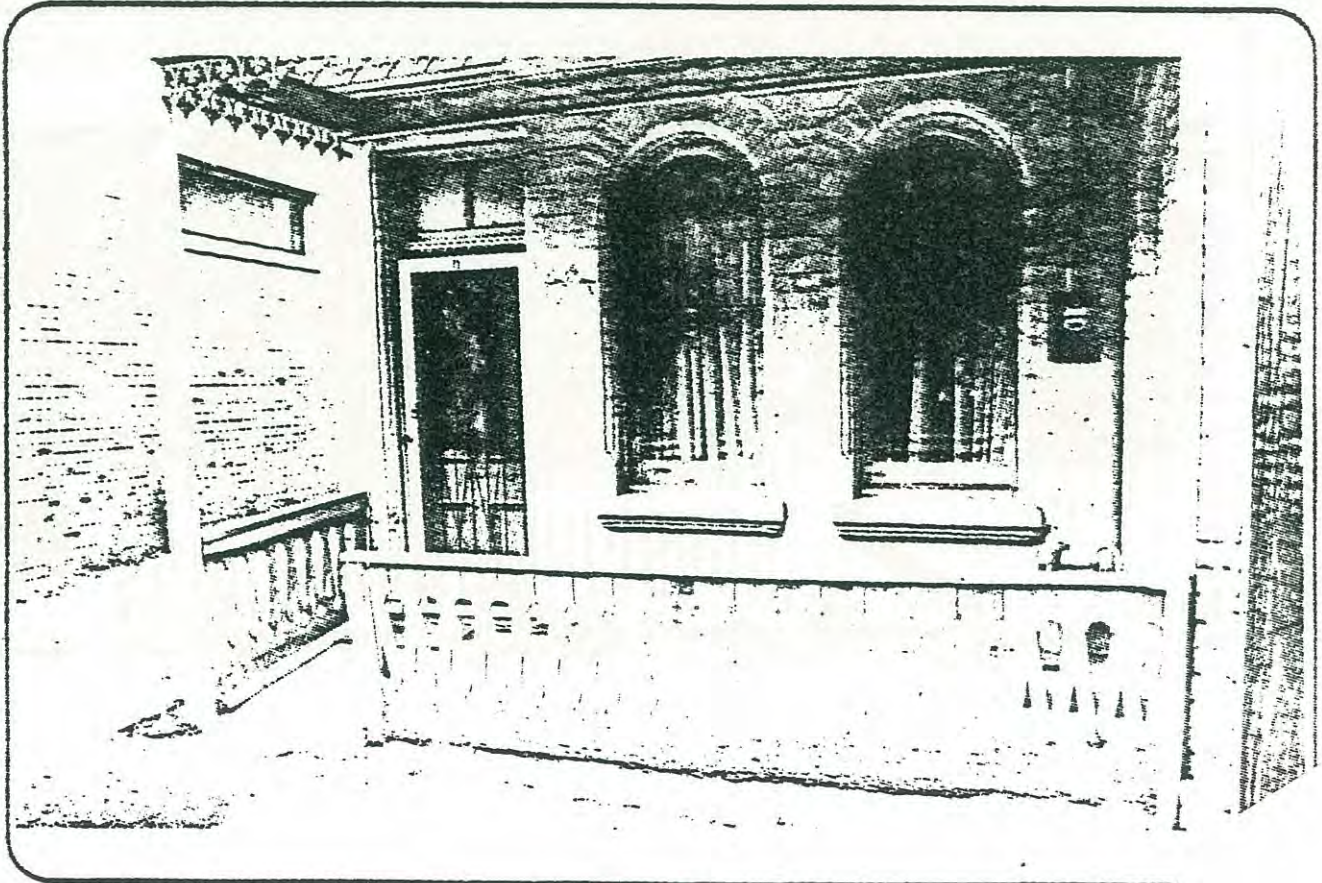
Swagged or Scalloped Profile Fence, 51 Chapman St.

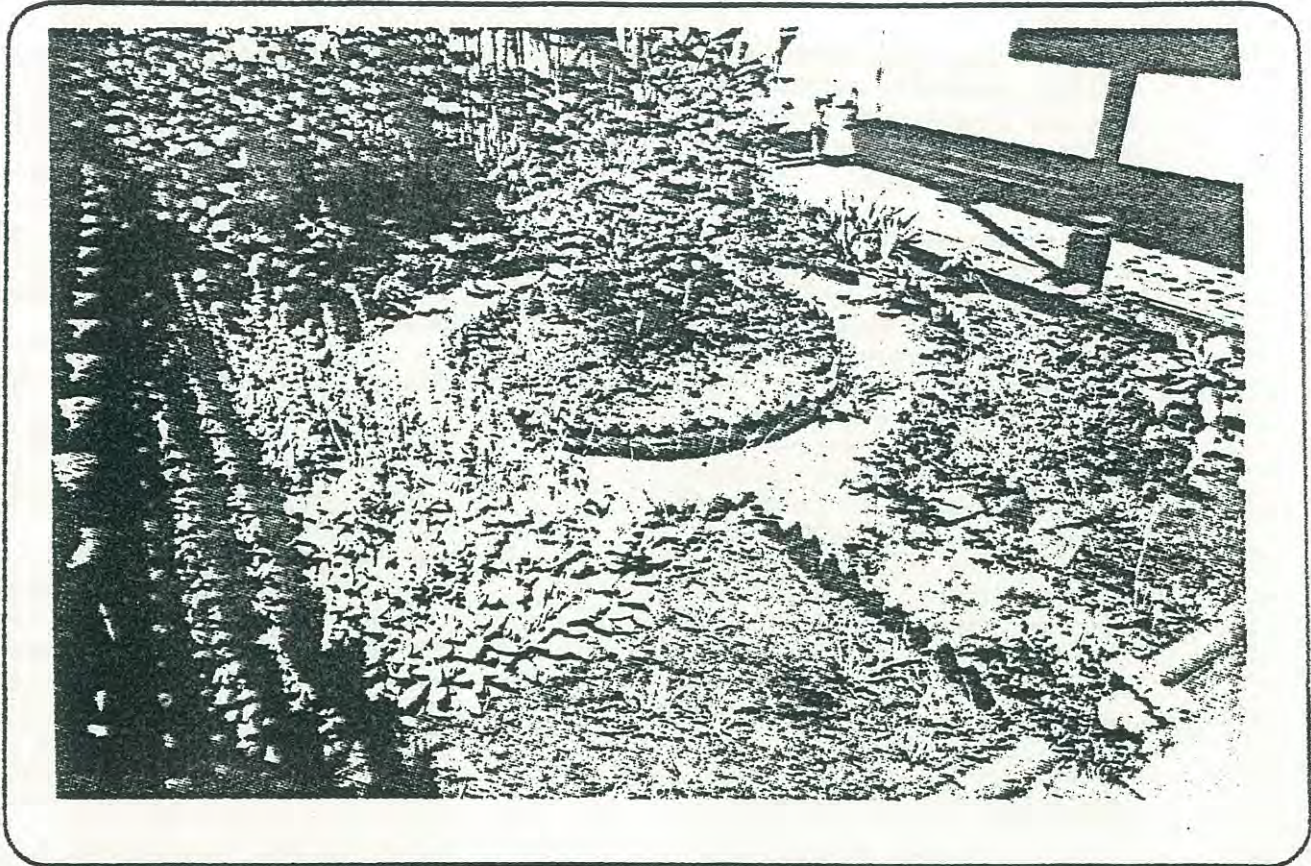




Wrought & Cast-iron Fence, 34 Chapman St, 1887

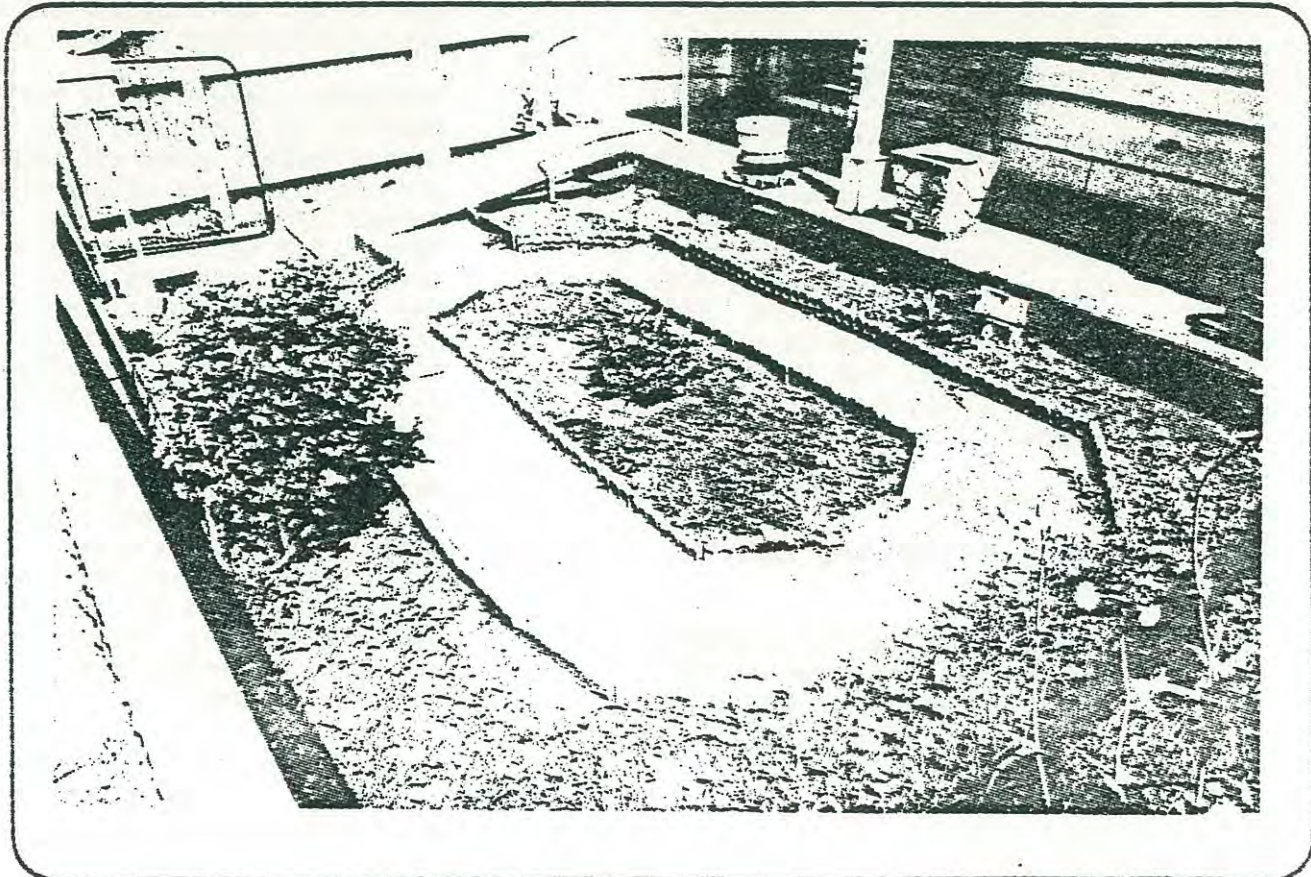
Unusual Timber Fence, 11 Byron St, 1889





Garden, 487 Dryburgh Street, (1884).

Garden, 383 Dryburgh Street (c1880).



cornices were used with face brick villas; generally multi-colours, but not always with coloured brick row houses where stucco parapets were used.

Fences: generally of iron picket, either single or double palisade (i.e. one or two levels of cast fluer-de-lis or palmette-shaped heads) set by means of lead packing into a dressed, chamfered-edge basalt plinth. Gates were identical to the fence with a variety of lever type latches. Major gate posts in brick with stucco cornices (22-30 Wood Street) or all Stucco (30-2 Chapman Street) or cast-iron (32 Chapman Street) were also used in conjunction with shaped garden dividing walls. Timber picket was uncommon, except with early prototypes of the later Edwardian Medieval red brick style (see Section Three).

Ornament: (Refer preceding headings) Profusion of ornament reached a height in the period 1885-92 e.g. (stucco) 30 Chapman Street (brick) 22-30 Wood Street. Balustrading at the parapet, a central raised entablature with a crowning pediment and orbs or urns placed on symmetrically positioned piers. Secondary and primary horizontal mouldings with brackets or dentillation were common, whilst openings were surrounded with moulded and keystone architraves, with brackets under the sills. Most stucco ornament was taken often out of context from the various streams of the Renaissance in Europe.

3. Edwardian Period (c1900-10..)

Siting: in the study area, as Section 2.

Timber Wall Cladding: uncommon except as a carry over of the Victorian period ashlar-pattern boarding, differentiated only by the chimneys.

Brick Wall Cladding: commonly red, presses, Hoffman sized brick set in cement or composition mortar in a cavity or Flemish bond and with flush mortar joints or, less commonly, tuck-pointing as Section Two. Rough-cast or smooth stucco or red terracotta ornament or mouldings was used sparingly.

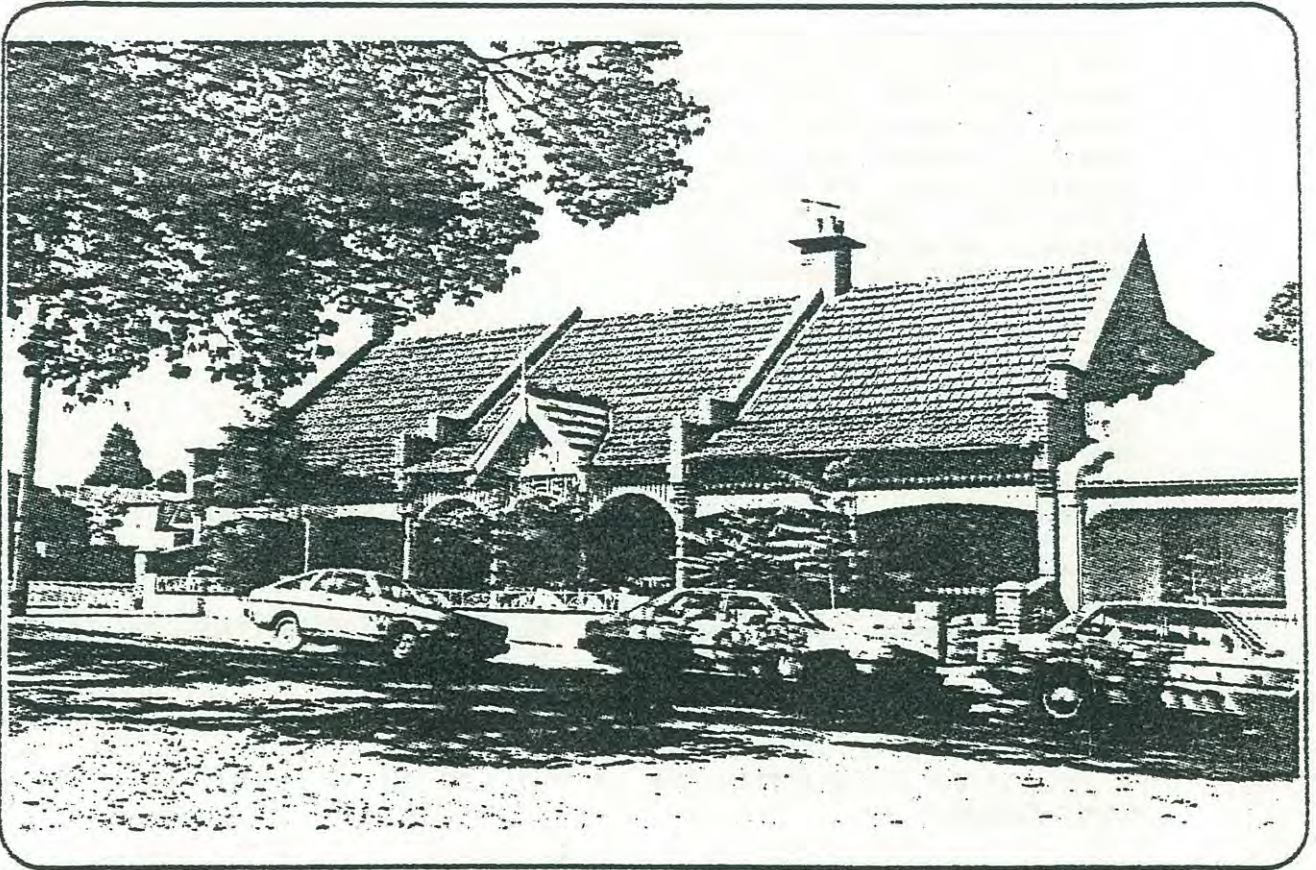
Stucco and Stone Cladding: uncommon.

Roofing: Where exposed, the gable, either transverse or facing the street and with rough-cast stucco and pseudo half-timbering generally in dark (brown) colouring against a light background, was prominent (see 154-162 Errol Street). Gable fascias were stop-chamfered, but otherwise plain. Transition-style, adherence to the parapetted roof line in row houses (172-182 Errol Street) continued in the new materials.

Where exposed, imported or locally made Marseilles-pattern terracotta tiles or slates were used; behind parapets, corrugated iron or slates prevailed. Whatever material was chosen, terracotta ridge and gable-apex decoration was chosen.

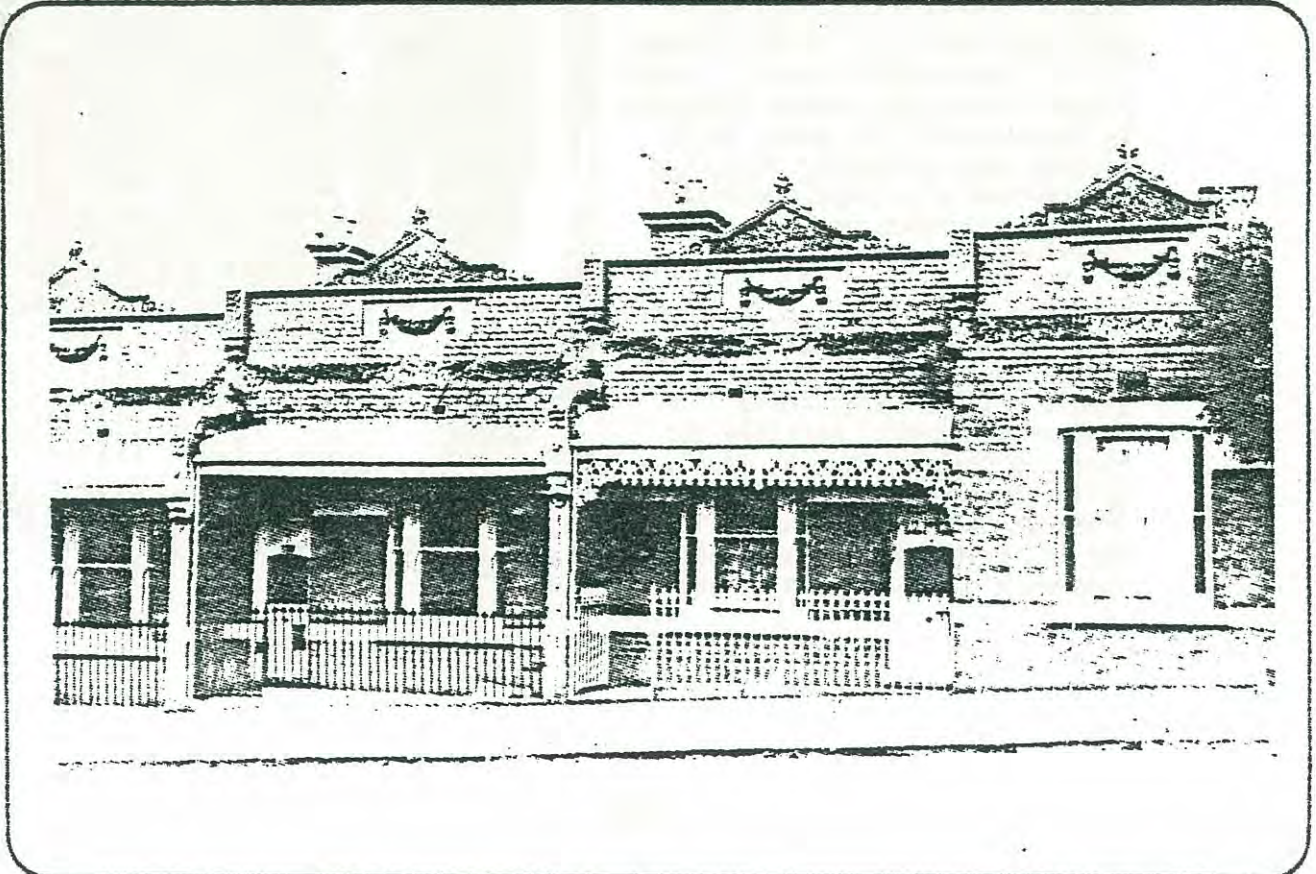
Verandahs: commonly of a bullnose profile, in corrugated iron, with shaped rafters under and support and decoration was mainly with turned timber posts for the former, and vertical, panelled slatting or carved valences for the latter. Victorian period cast-iron friezes persisted, but often in new Arts and Crafts or Jacobean patterns (see 172-82 Errol Street).

Roof Drainage: eaves still non-existent except at the decorative gable fascias or valences. Gutters were pressed metal ogee-profile, on spike and tube fixings and more commonly, formed metal brackets; downpipes were circular section.



430-34 Dryburgh Street, c1910: has slatted verandah decoration, Marseilles pattern tiles , half-timbered gable, face red brick but lacks the original (picket?) fence.

172-82 Errol Street, c1905: has rough-cast stucco and five-panel doors.



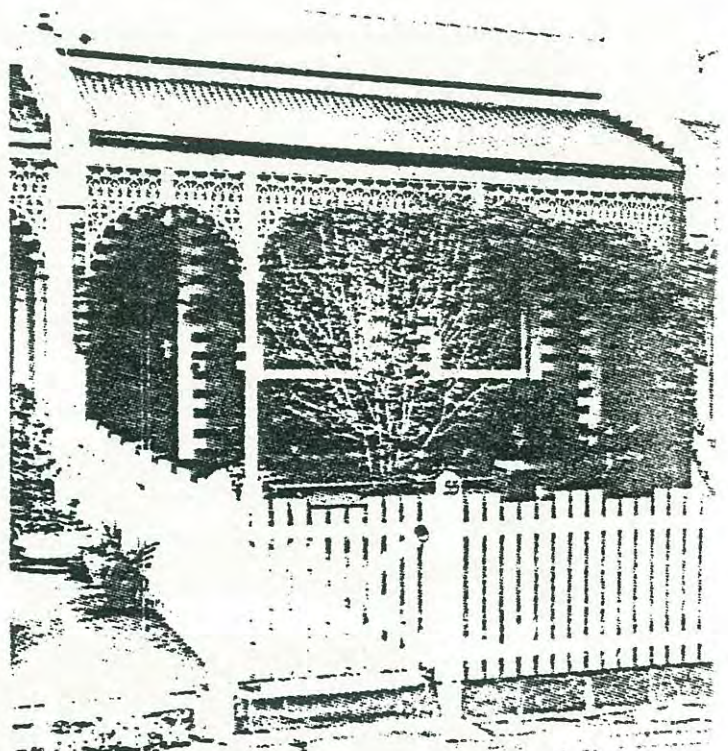
Openings: Windows were either the Victorian period, double-hung, with side-lights or paired in a transitional mode (172-82 Errol Street), or more commonly, the side-hung casement sash with adjustable stays, and small top lights over. Leadlights and/or obscured coloured glazing were popular, using the symmetrical Arts and Crafts designs and sometimes the asymmetrical, curvilinear Art Nouveau. Doors were of two lower panels, with compound or ovolo border mouldings and one upper segment-arched panel which was often leadlight glazed.

Chimneys: of face red brick with stucco, simply splayed cornices and vertical bands centred on each face (156-62 Errol Street) or simple corbelled brick chimneys (similar to Section One) with vertical brick bands or spring courses in the shafts (154 Errol Street).

Fences: in the study area, as Section Two, but less lavish with small iron picket heads interspersed with spear-head points. Cast-iron balustrade panels, combined with red brick, were also used i.e. 17 Elm Street, 136-140 Abbotsford Street. Timber pickets were more common elsewhere in the metropolitan area, using diverse head-patterns, including square-head with double palisade layout, and fence profiles. (scalloped).

Relatively few examples, however exist in North and West Melbourne (Refer: 437 Victoria Street, albeit a later date; 44-40 Abbotsford Street, possibly cut back; 55 Chapman Street, double palisade, square-head; 455-7 Dryburgh Street, houses earlier; and 173 Dryburgh Street, capped type with gate, house earlier.)

55 Chapman, a later fence on what appears to be a late Victorian period row-house.



Commercial Buildings

1. Early and Mid Victorian (c1850-70)

Existing commercial buildings from this era have often been 'cemented' or stucco-clad in the 1870s-80s (see 480-2 Queensberry Street) and few retain all of their period attributes.

Siting: built on the building line and side boundaries, set backs occurring only where ingoos were formed in shop fronts.

Roofing: commonly parapetted roof line, but 1-11 Errol Street shows an uncommon option with a hipped and slated roof (see Houses Sections).

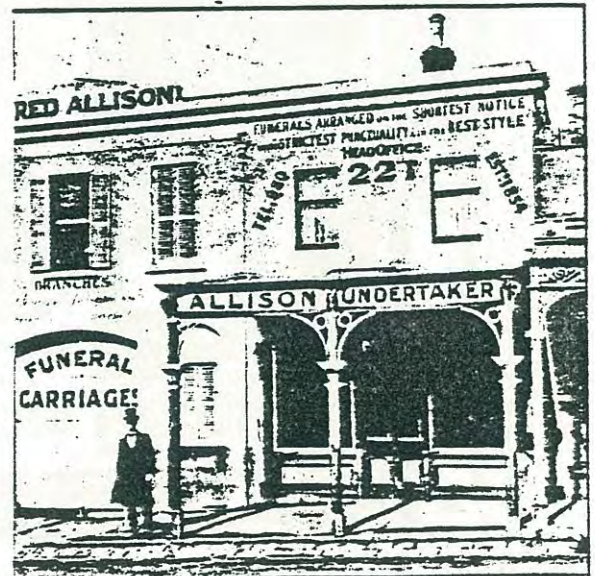
Timber Wall Cladding: not commonly surviving.

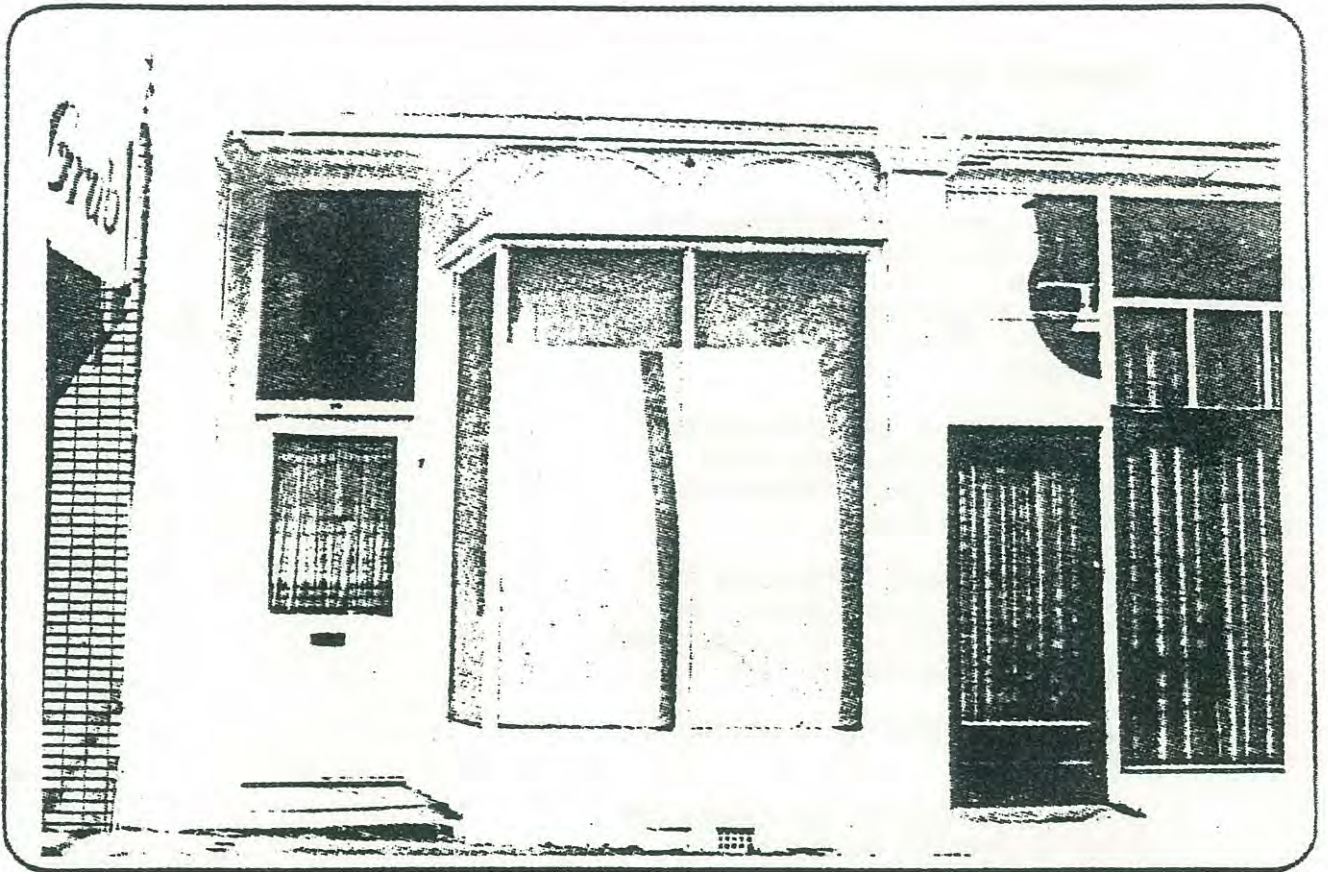
Brick Wall Cladding: not common but refer to relevant House Section.

Stuccoed Masonry Cladding: it is unknown how many were originally stuccoed, but ruting would be done, as c500 x 250 mm. stone blocks, simple cornices and raised entablatures formed in the roof parapets. Architraves placed around upper openings and premises divided by quoins or piers. (refer 61-7 Errol Street).

Stone Wall Cladding: the basalt masonry 480 Queensberry Street shows the typical quoined openings and corners, in dressed stone, and the quarry-faced coursed masonry.

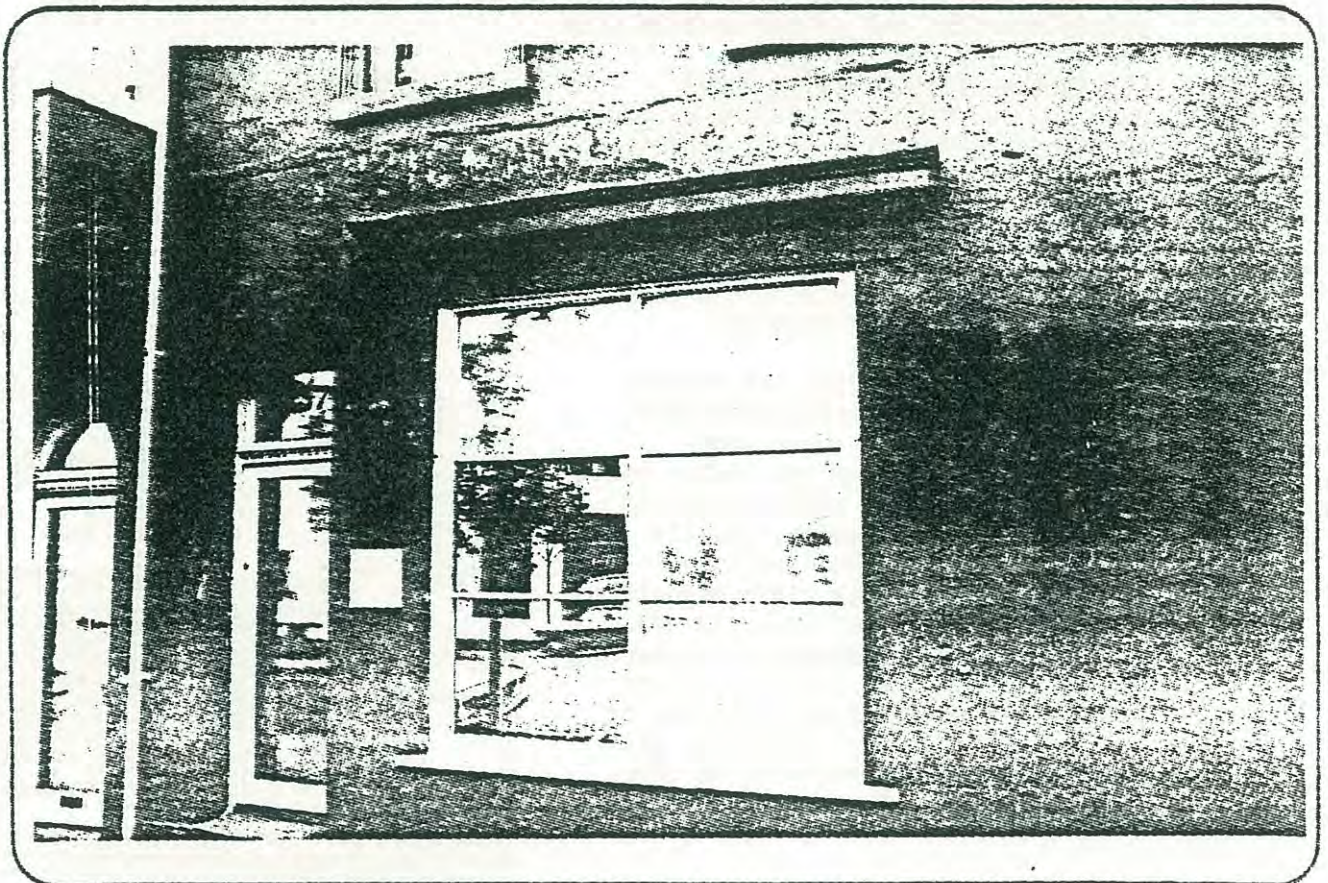
Street Verandahs: often, as houses, not equipped with street verandahs, but those that were, used shop-chamfered and capitalled, timber posts, purlins and rafters which supported a panelled timber fascia, usually sign written and possessed timber brackets. A complete c1865 example (221 Victoria Street) from the area is pictured in *Cyclopedia of Victoria*, Vol. 3 p.170. Ogee-profile gutters trimmed corrugated iron, skillion or concave verandah roof profiles, with round downpipes discharging to open street gutters. The posts would





Timber Shopfront, 99 Errol Street, 1863: carved vented spandrel to arches.

Simple Timber Shopfront, 337 Queensberry Street, c1865



be seated on raised stone bases to deter rotting, and often survive in or under the footpath. Possible remnants of this type of verandah may exist at 317-19 Victoria Street (1869). Cast-iron decorated and framed Corporation type verandahs are commonly attached to all ages of buildings but presumably date from post 1870s.

Shop fronts: The above illustration (c1865) shows two timber framed, four-pane show-windows over a panelled stallboard with half-glazed, six-panel double doors providing entry: an assembly which did not change markedly until c1905, varying only in the number of lights and the stuccoing of plinths. Another example, 41 Errol Street (1870) shows a now undivided, but more refined show window assembly, with a side positioned six-panel entrance door. 480 Queensberry Street (1857) illustrates the earlier show/office window type which consisted of a large, multi-paned residential window, whilst 482 shows the more typical 19th century window.

A more unusual type may be seen surviving at one shop in 1-11 Errol Street (1870-1); being of cast-iron and timber: this is not typical. The common arcaded smaller show window survives at 440 Victoria Street (1871).

2. Mid to Late Victorian Period (c1870-1900)

Roofing and Siting: as Section One

Stone, Timber and Brick Wall Cladding: uncommon.

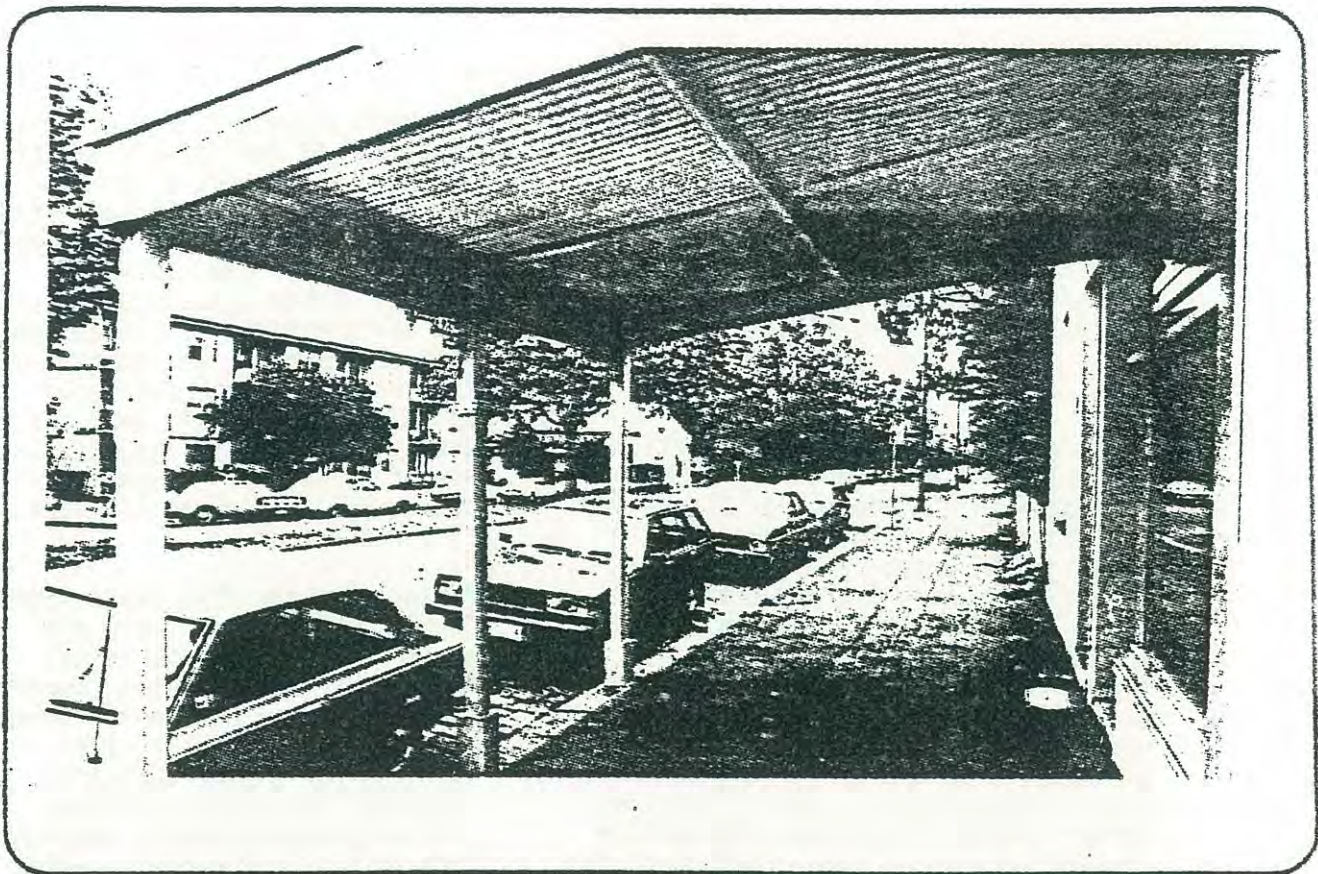
Stuccoed Masonry Wall Cladding: the common wall cladding, increasingly more decorated than the earlier period with imposed trabeation and Renaissance derived ornament as seen in 420-2 Victoria Street (1880-1).

The most prevalent form of this period is at 349-53 and 297-307 Victoria Street (1883) where a serlian-grouped three-light window, with decorated dividing piers, repeats in each upper level entrance. The raised, arched entablature, scrolls and parapet piers are in common with contemporary residential use. An unusually highly decorated example for its early date, is the Municipal Buildings, Errol Street (1883), which preceded later ornate designs like 374 Victoria Street.

Verandahs: the iron angle-framed Corporation verandah with the municipal coat of arms in the frieze, is the surviving common commercial verandah in the area. Hollow cast-iron posts with stylised Corinthian capitals, supports iron-angle, lattice-braced bressumer panels carrying iron friezes and gutters, which attach to the building by iron angle wall plates and rafters, and T piece rafter-purlins (typically 2½" x 2½" x ½"). Corrugated 24g. (0.6 mm) iron roofed this frame, set to a skillion profile and with lead flashing to the wall, whilst c300 mm deep softwood barge-boards trimmed the sides. Brackets also with the municipal crest are placed at the capitals and the columns also function as downpipes.

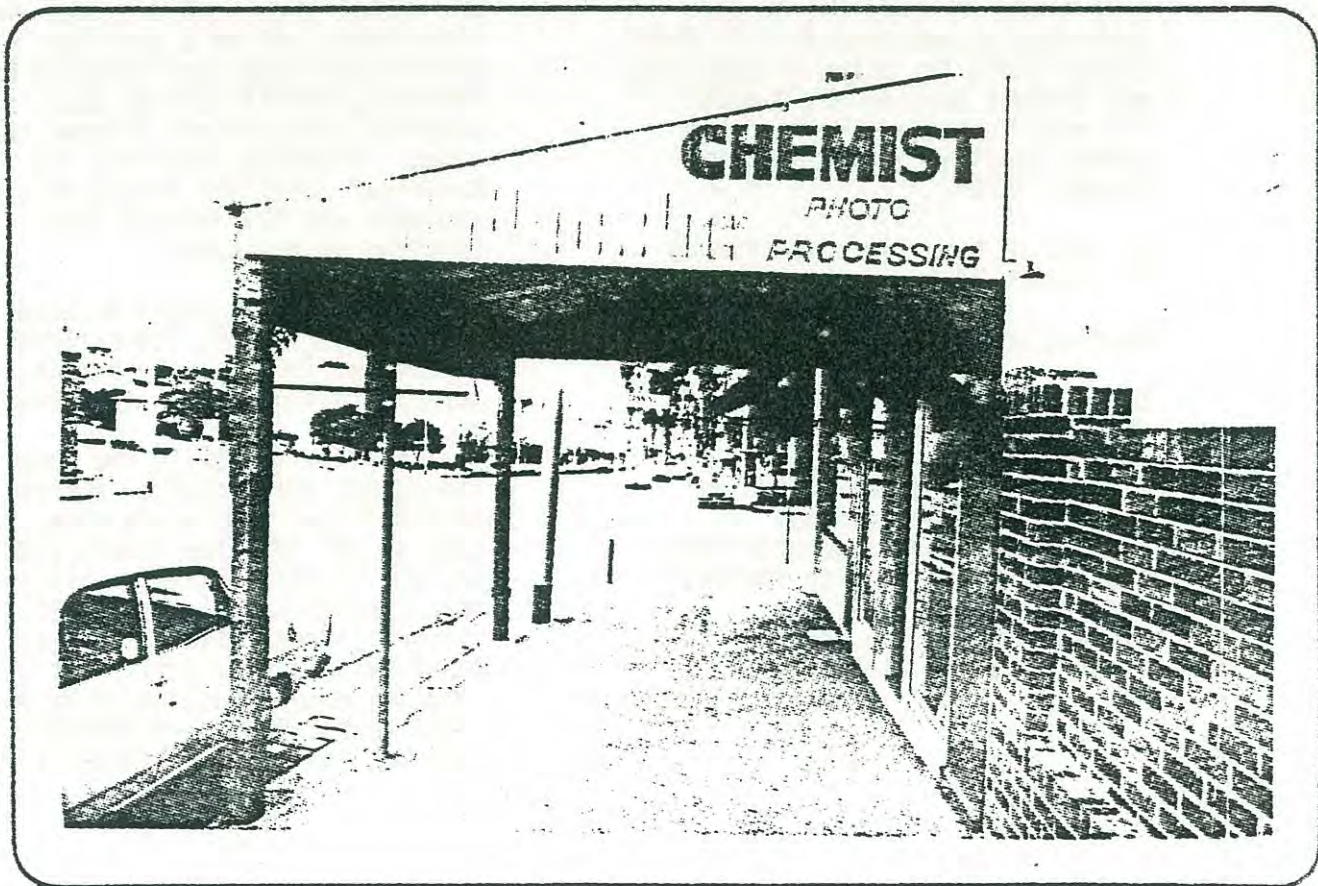
Examples exist in whole or part at 349-53, 297-307, 504-6 Victoria Street and 181 Adderley Street; some possessing timber roof framing.

Shop fronts: typically the same throughout the Victorian period, timber framed show windows may be seen at 181 Adderley Street (1889) and 307 Victoria Street, whilst a more complex example is at 424 Victoria Street with perforated metal ventilation grills set into the shop front, see also 99 Errol Street and 397-9 Abbotsford Street. Mullions are back-glazed



Timber Street Verandah, 20 Melrose Street, c1880: timber capitals and sparse cast iron decoration in the form of brackets.

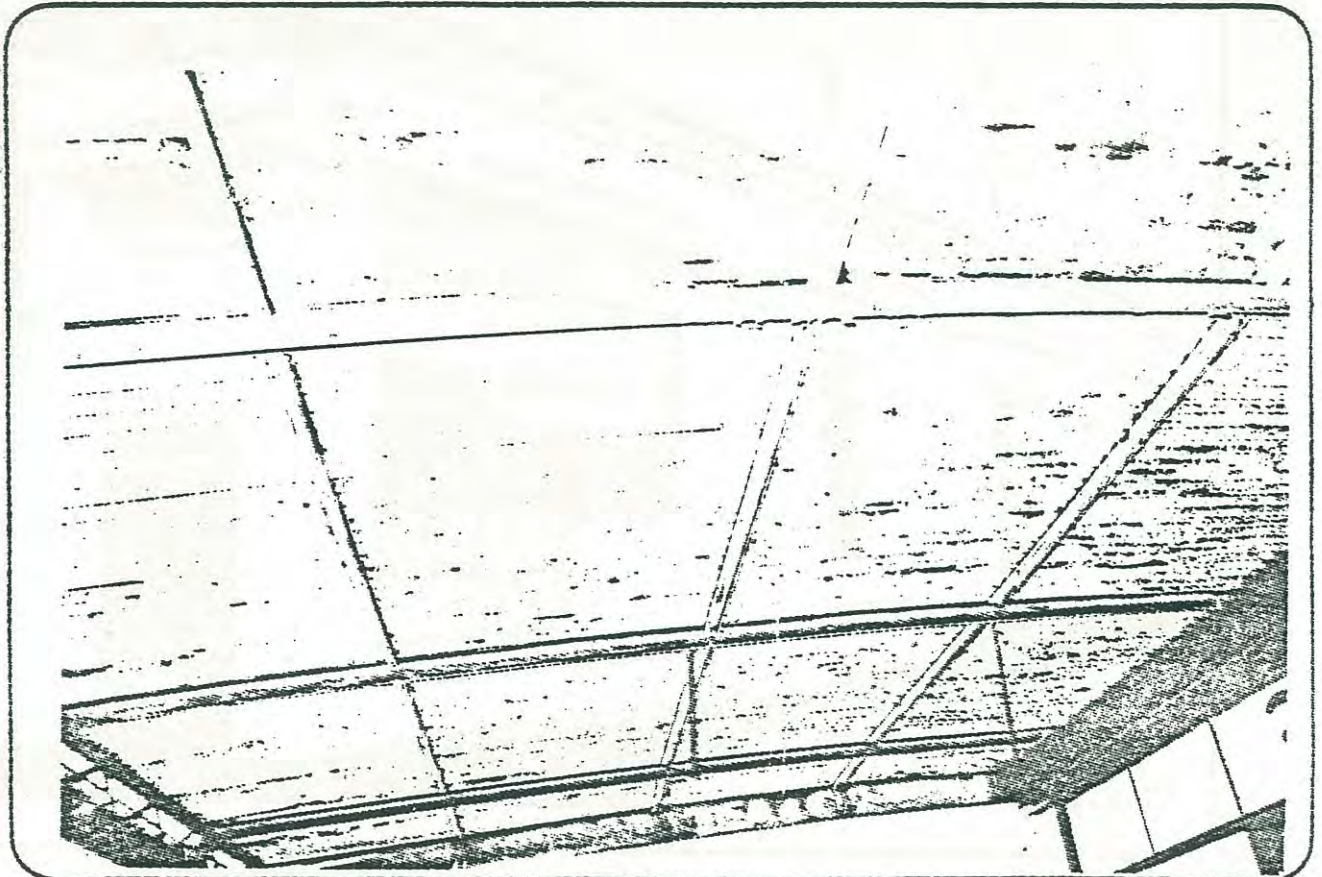
Timber Street Verandah, 435 Abbotsford Street, 1886: posts 150x150 on basalt kerb

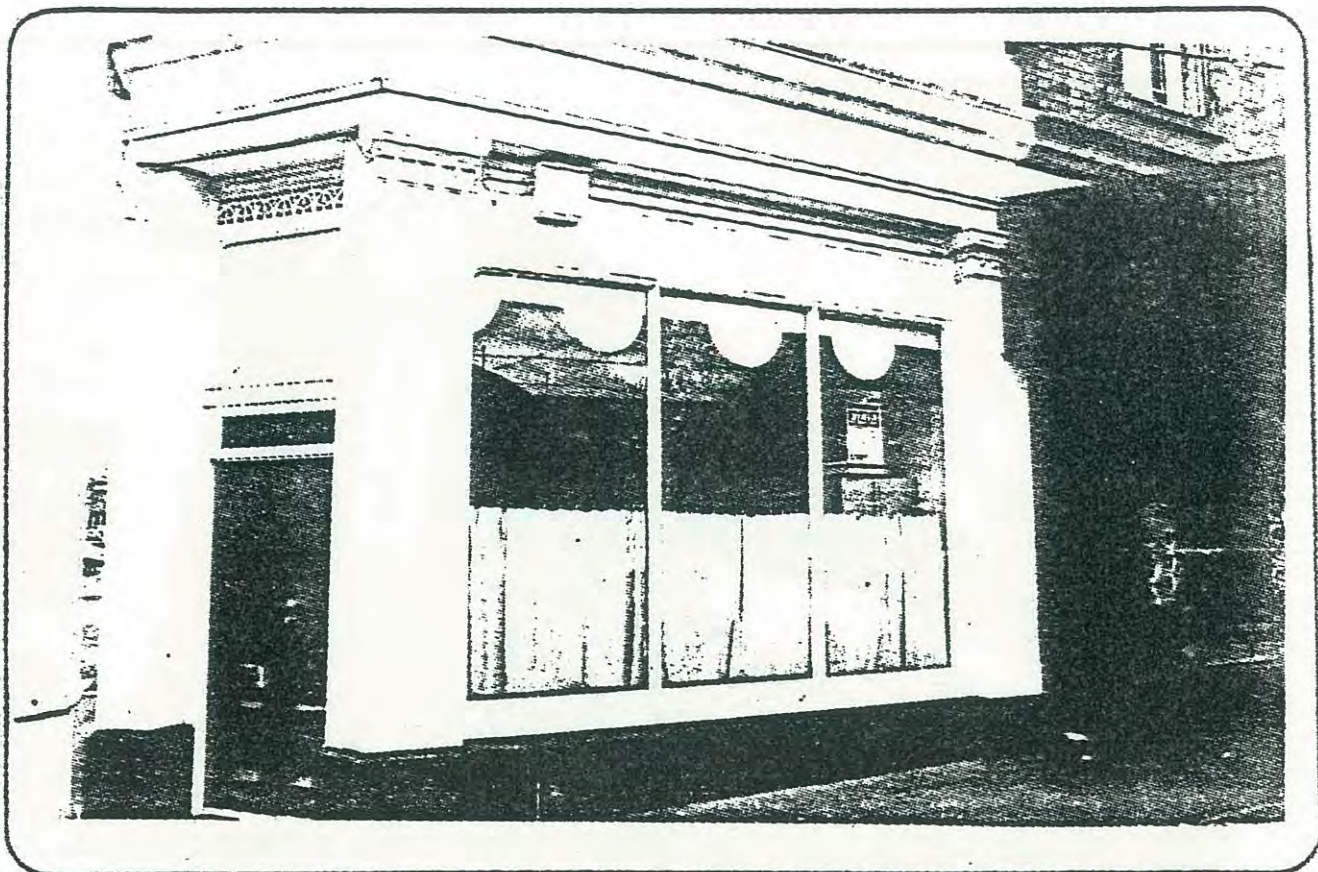




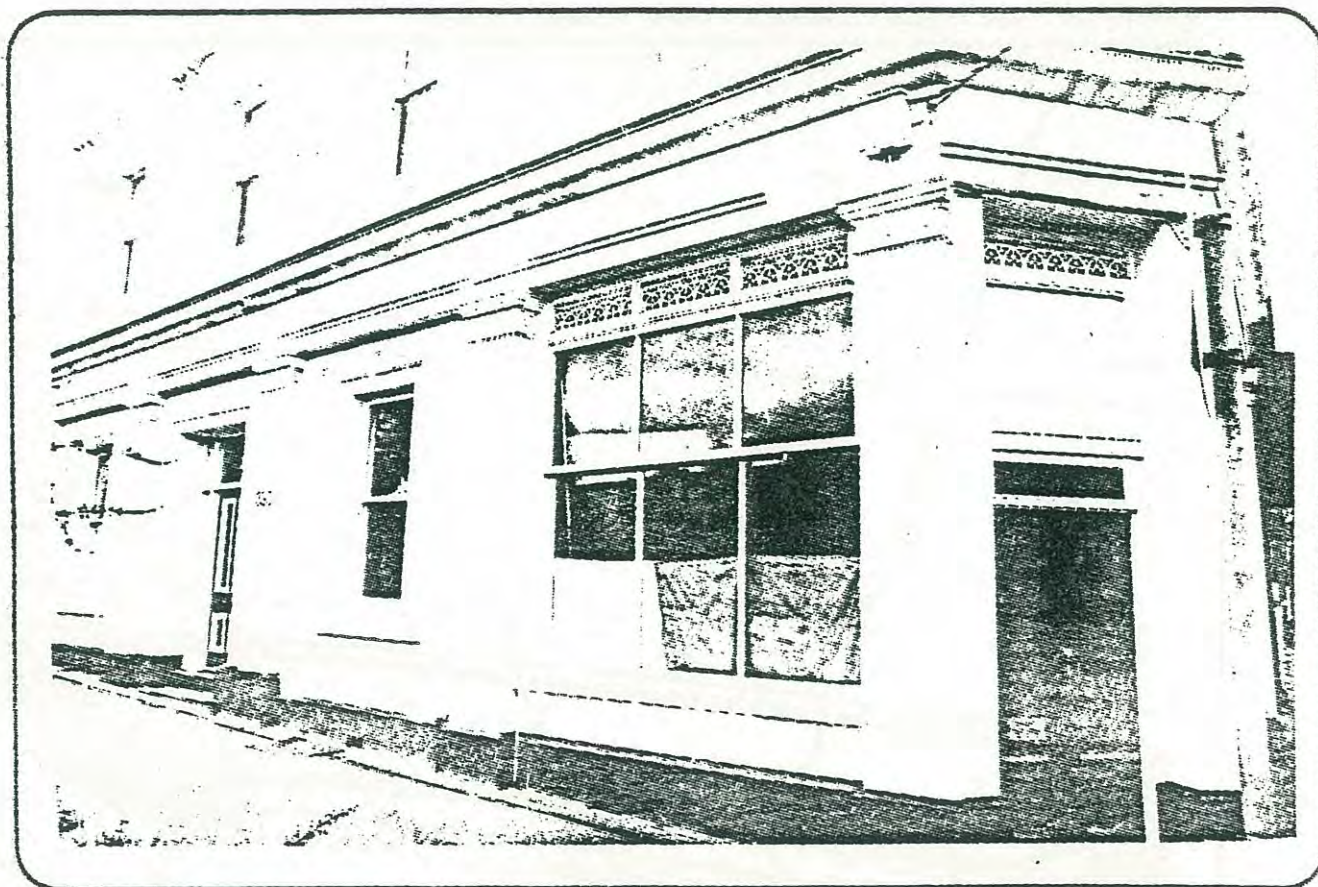
Corporation Iron Street Verandah, 181 Adderley Street, 1889 (incomplete)

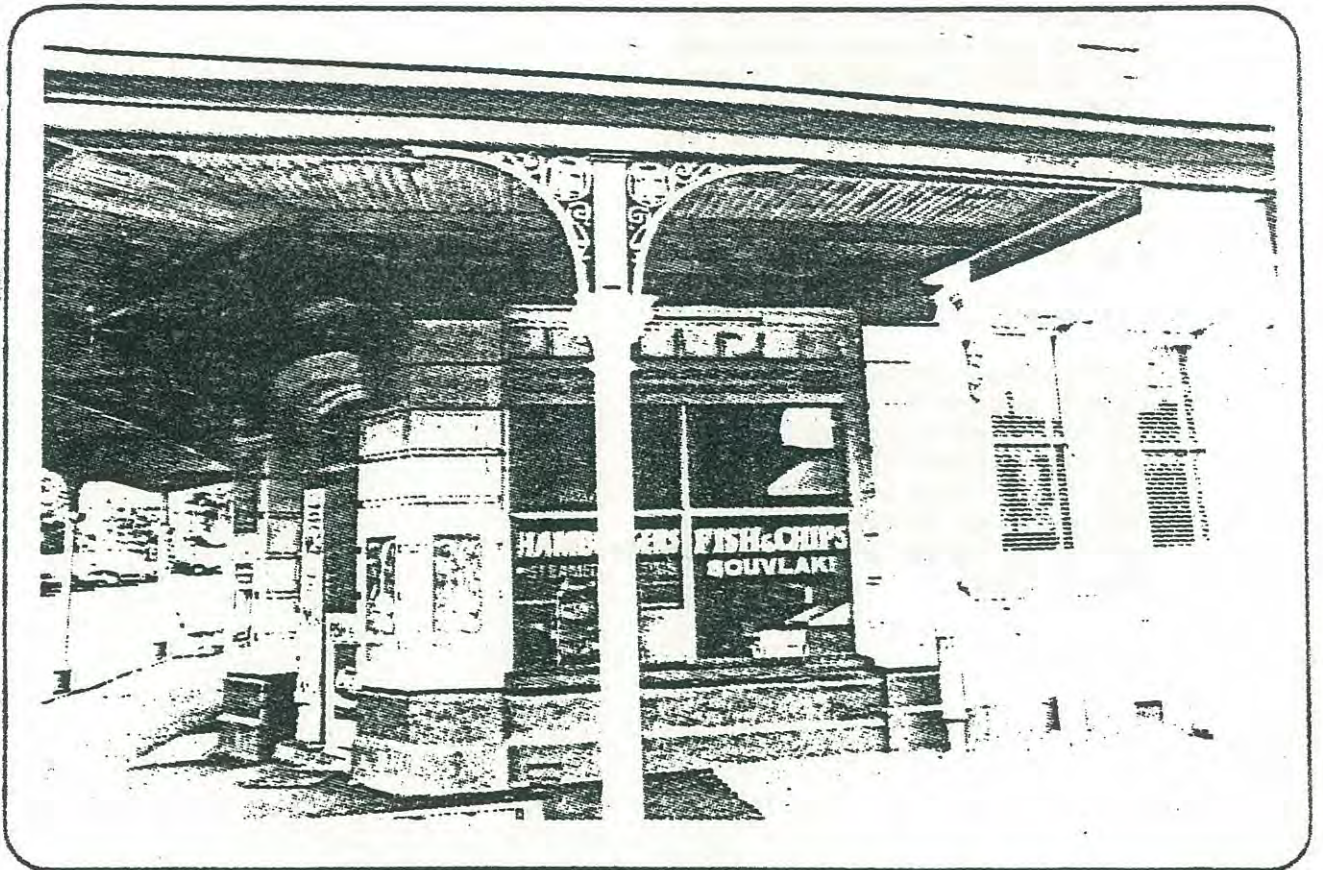
Soffit of Iron Street Verandah, Errol Street, c1890





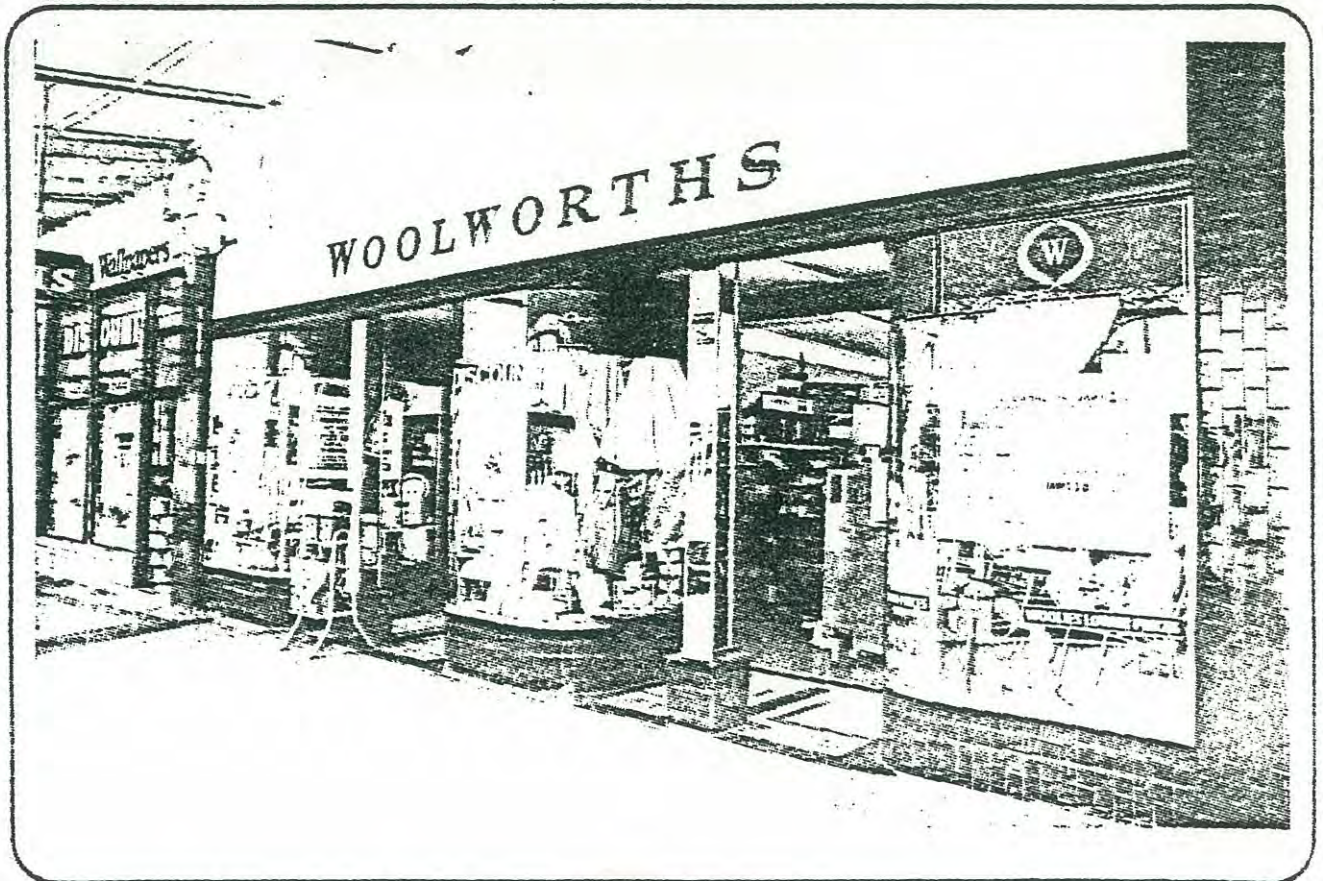
Timber Shopfront, 395-7 Abbotsford Street, 1890: cast-iron vents, addition of rails (lower view) for greater glazing height





Bullnose Iron and Timber Street Verandah, 443 Queensberry Street, 1899

Curved Glass and Chromed Metal Shopfront, c1935-40, Errol Street



and vary in size with heights of glazing and horizontal divisions i.e. at 397-9 Abbotsford Street (1890) they are ex 30 x 40 mm and ex 70 x 70 mm. and sills vary, in depth, accordingly. 229 Errol Street (1874-5) has round section mullions c68mm. diam. and ex 50 x 50 mm. cross members.

3. Edwardian Period (c1900-1910)

Little change occurred in basic aspects except the change to red brick and stucco wall cladding and the adoption of metal-framed shop fronts with tiled stall boards. (Refer 349-53 Victoria Street, earlier building; and 572-8 Victoria Street, 1914).

APPENDICES:

- References to Physical History
- References to Building Citations
- Development Proposal Analysis

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Appendix C: Building Citations	6
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Appendix E: Bibliography	8
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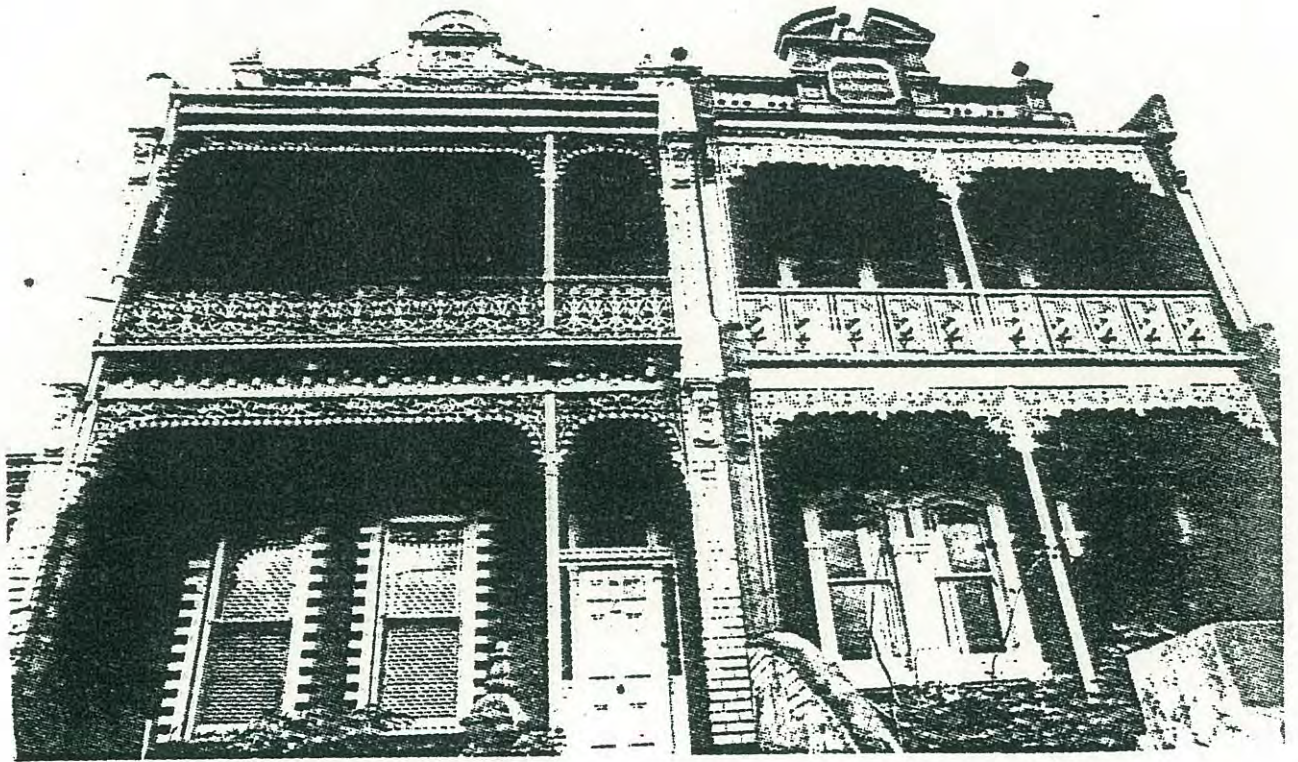
REFERENCE ABBREVIATIONS

- BD (date)
Blanchard
- Balliere's Post Office Directory of Victoria
 - Dr. Blanchard, 'Notes prepared by Dr. Blanchard for an early history walk of the area' (held by NMA)
- BW (number)
- Melbourne Metropolitan Board of Works (DP) 'Detail' (1" = 40' 0"), or 'Record Plans' (1" = 160'); or House Cover File numbers.
- Burchell
Coffey
- L. Burchell, Victorian Schools (Melb. 1980)
 - Sue Coffey 'Hotham Ethnic Group and Class Structures 1855-1890' (B.A. Hons. essay, 1973)
- C. of V.
- The Cyclopedia of Victoria, (Ed.) James Smith (Melb. 1905)
- CPO
- Central Plans Office
- D (date)
- Sands and MacDougall's, Victorian or Melbourne Directory
- Daley
- Charles Daley, B.A., F.L.S., 'History of Hotham and North Melbourne Football Club - History of Hotham' (unpublished typescript, held by NMA)
- Harrington
- Victorian Railways to 1962, Leo J. Harrington (Melbourne, 1962)
- Mattingley
- Albert Mattingley, The Early History of North Melbourne, pub. The Victorian Historical Magazine, Feb. March 1917, pps. 80 ff.
- NAV
NMAHC
- Nett Annual Value, cited from Rate Books.
 - North Melbourne Association, Historical Collection, held at North Melbourne Library.
- NT
PA
PRO
RB
- National Trust of Australia (Vic.) Building Files.
 - Melbourne Building Permit Applications.
 - Public Records Office, Laverton (State)
 - Hotham North Melbourne or Melbourne Rate Books, held in part as film and hard copy by Melbourne City Council.
- RHSV
RGO
SLV
- Royal Historical Society of Victoria
 - Registrar General's Office.
 - State Library of Victoria (La Trobe Library, Map Library, Picture Collection).
- Some of the Fruits
- Some of the Fruits of Fifty Years, Annals of the Catholic Church; Victoria (Melb. 1897)
- Trethowan
- B. Trethowan, 'Banks of Victoria', (unpublished report to HBPC, 1976)
- Victorian Heritage
- E. Graeme and Joan, Robertson, Victorian Heritage (Melbourne, 1960)
- V & M
- Victoria and Its Metropolis, Past and Present, Sutherland (Melb. 1888)
- VMD (date)
V & R
WD (date)
- Victorian Municipal Directory
 - Vision and Realisation, L.J. Blake (Melb. 1973)
 - Wise, Post Office Directory of Victoria

REFERENCES - PHYSICAL HISTORY OF THE AREA

1. Hoddle's Map 1837 (SLV)
2. Daley, p.1; Mattingley p.83;
3. Hoddle's Map, 1837 (SLV)
4. Daley p.2
5. Mattingley, p.83
6. Melb. Harbour Trust General Plan 1879
7. Mattingley p.83
8. J. Kearney 'Melbourne & Suburbs', 1855 (SLV)
9. Daley, p.2
10. Mattingley, p.11
11. Adcock, B.R., 'Urban Development in North Melbourne 1859-1900' (History of Planning Thesis, Department of Town and Regional Planning, M.U. 1977); Parish Plans
12. Daley, p.3
13. Charles Laing, 'Plan of North Melbourne' 8/12/1847 (SLV)
14. Parish Plan
15. Daley p.3
16. Mattingley, p.105
17. op. cit., p. 82
18. Adcock, loc. cit.
19. Daley p.7
20. Daley, p.9
21. Mattingley, p.89
22. Blanchard
23. Kearney, loc. cit.
24. Mattingley p.85
25. A.M. Ross Handdrawn map M.313 23/8/82
26. Mattingley p.90-91
27. *ibid*
28. Tonkin, 'Report to the Historic Buildings Preservation Council on 59 Arden Street; Mattingley p.84; MMA Files; Daley p.8
29. Daley p.10
30. Mattingley p.97 ; Government Gazette 17.4.1860
31. *ibid*
32. Refer Citation
33. *ibid*
34. Bureau of Australian Statistics
35. Marriage and Baptism records of North Melbourne, cited by Coffey
36. Refer Citation
37. *ibid*
38. J.T. Robertson, Jubilee History (1904)
39. Adcock, loc. cit.
40. Downton and Green, North Melbourne 1850-1900 (History of Australian Architecture Report M.U. 1967); p.61f; Mattingley p.87; *North Melbourne Advertiser* 21/1/76, 9/7/75.
41. Refer Citations
42. Adcock, loc. cit.
43. *North Melbourne Advertiser* 17/4/74, 3/7/74; MMBW Plan 31
44. Blanchard
45. Refer Citation
46. Hotham Council Minutes 9/6/1864; Refer Building Citations.
47. MMBW Record Plan 31 (1896); D. 1895; Refer Building Citations, Metropolitan Meat Market Courtney Street and 56 Chapman Street.
48. Refer Building Citation 151-61 Flemington Road
49. Refer Building Citations, 23-33 Canning Street
50. Refer Building Citations 465-83 Queensberry Street
51. Refer Building Citations
52. Coffey p.17
53. *North Melbourne Advertiser* 1/1/1882; Building Citations
54. Bureau of Australian Statistics.

NORTH AND WEST MELBOURNE



CONSERVATION STUDY FOR THE CITY OF MELBOURNE OF NORTH AND WEST MELBOURNE

VOLUME 1A:
BUILDING SCHEDULE

1A

NORTH AND WEST MELBOURNE CONSERVATION STUDY

*Undertaken for the
Melbourne City Council,
the Ministry of Planning and the Environment
and the Australian Heritage Commission*

VOLUME 1A:

BUILDING SCHEDULE
PHOTOGRAPHIC SURVEY

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FEBRUARY, 1983

VOLUME 1A

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NORTH AND WEST MELBOURNE CONSERVATION STUDY:
URBAN FORM, AGE AND INTEGRITY SURVEY

INTRODUCTION TO BUILDING SCHEDULE

The following schedule lists the above aspects of the study area's built environment and gives a superficial evaluation of each building. This evaluation is based on external appearance and accounts for aspects such as form, ornament integrity, style, materials and the accessories to the building: with emphasis on its representation of the era in which it was built and the success or skill with which this has been achieved. This is a relative importance level, judged on a state-wide basis. Further evaluation has been done on buildings of A and B level and those C level buildings which contribute to an identified streetscape or precinct of potential importance level 1 or 2.

By allocating a form-type to each building or buildings, the relationship to adjoining buildings can be appreciated and thus the building's role in a streetscape or precinct. This aspect also determines the individual importance of the building and may be rated highly if either reinforcing or counterpointing the visual norm.

BUILDING IMPORTANCE LEVELS

The letters A, B, C, D, E are used to designate an alphabetically descending level of importance. Listed below are registers, both statutory and non-statutory, which are seen as currently equivalent with the importance levels A-C, in terms of their threshold requirements for admission.

	Statutory	Non-Statutory
A	Historic Buildings Register (HBR) National Estate Register (NER) Government Buildings Register (GBR)	National Trust Classification
B	NER, GBR	National Trust Classification
C	- -	National Record

Non-statutory registers, such as the National Trust's, have recently assumed quasi-statutory importance as stepping stones to the HBR, NER and GBR. This register has always exerted influence on public opinion by the extent of the Trust's membership and its publicity campaigns.

Level A buildings are seen to be of State-wide importance, historically and/or architecturally; level B buildings possess a high regional importance, whilst C buildings have intermediate regional importance.

Importance levels D and E relate to importance, judged in a purely local context where the 'D' building or buildings either:

represent individually with some integrity, a visual form, style-type, or person, theme, use or event of local importance; and/or reinforce other similar form or style types to provide or supplement a streetscape.

'E' buildings, by their limited integrity and relative isolation from buildings of higher integrity represent neither individual form or style types well, nor contribute to a streetscape or precinct. They possess some period detail and thus can be recognised as belonging to a general era and may, by restoration or renovation, achieve a viable reuse and potentially may contribute more to the area's period content.

PLANNING CONTROLS: *Primary, Secondary & Tertiary*

Given the limited protection offered to B-C buildings by the registers cited, '*primary*' planning controls may be used. These include: demolition and alteration control by both actions being subject to a planning permit where mandatory restoration or renovation guidelines must be adhered to in respect to the designated part(s) of the building requiring protection and demolition is prohibited except under defined circumstances.

Buildings which are placed on the HBC Register (level A) must be subject to primary controls as under section 59 (d), Town and Country Planning Act, but B-C buildings may be left to the discretion of the Responsible Authority.

Secondary planning controls, where permits are required as above but where granting a permit or application of guidelines are at the Responsible Authority's discretion, alternatively may be applied to B-D buildings, or if primary controls are adopted for these buildings only D buildings will come under secondary controls.

Tertiary controls (E buildings) seek to encourage use of guidelines or building retention.

'E' buildings, The Responsible Authority may choose the control levels appropriate to their area but the recommended levels are as given in the summary table.

SCHEDULE KEY

Address: as numbered on the buildings or in numbered block plans.

Building Name: generally as permanently applied to the building: at parapet level and in bas-relief. Other names, such as hotels which are not as above but semi-permanent are included (also churches, banks).

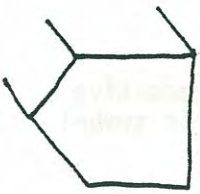
Form Type: the dominant form of the building presented to the street, as epitomised by its *roof form* (gable, hip, or parapet) and major applied elements such as *verandahs* or *arcades* (Refer to Diagram).

Roof Type 1 gabled, with gable-end(s) to street
Roof Type 2 gabled, with gable ridge parallel to street
Roof Type 3 hipped
Roof Type 4 parapetted.

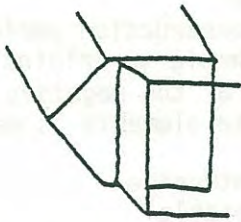
The suffix letters A, B, C, D, E denote verandah types viz.

A - one-level verandah, one-level building
B - one-level verandah, two level building.
C - two-level verandah, two level building.
D - one-level arcade, two-level building
E - two-level arcade, two-level building.
F - arcade upper level only.
e.g. Form Type 4C: parapetted two-level building with a two-level (iron or timber) verandah.

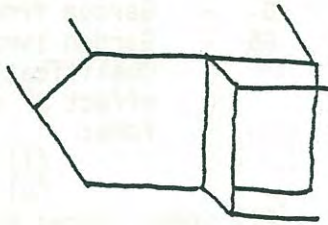
1 SIMPLE GABLE



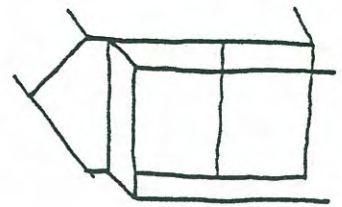
1A



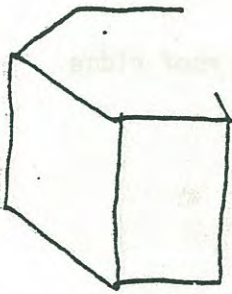
1B



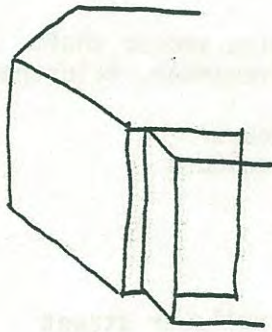
1C



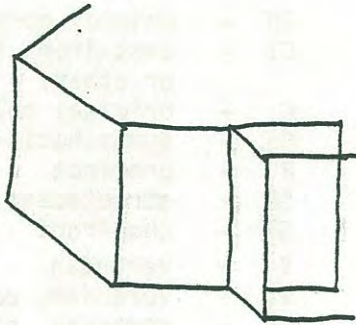
2 SIMPLE PARALLEL GABLE



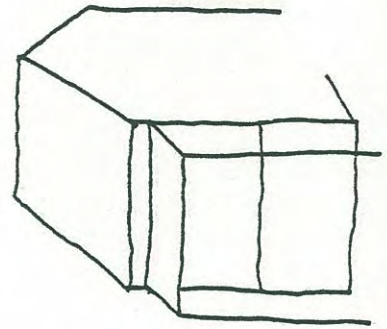
2A



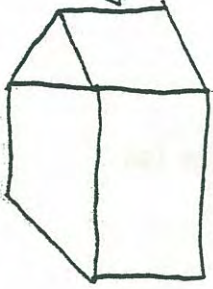
2B



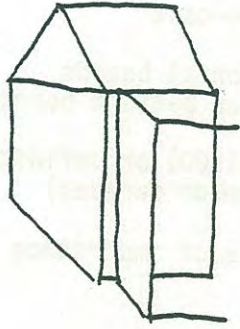
2C



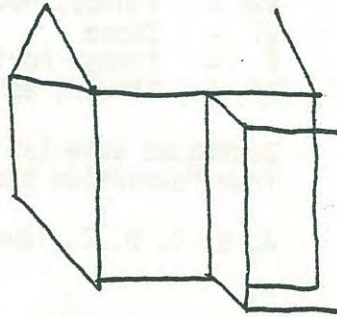
3 SIMPLE HIP



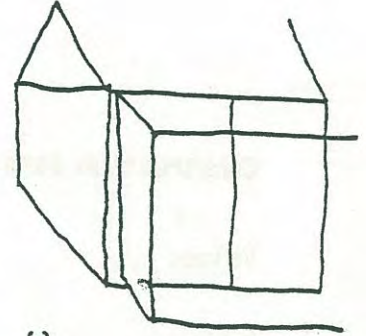
3A



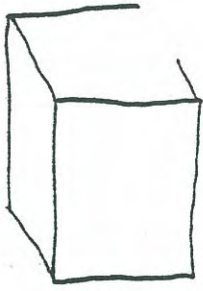
3B



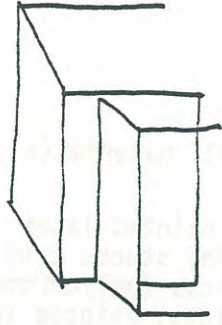
3C



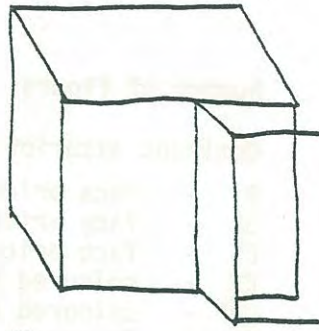
4 PARAPET



4A



4B



4C



SIMPLE FORM TYPES FOR NINETEENTH CENTURY BUILDINGS (Variable: roof shape, height and verandah addition)

- Storeys: Number of floors
- Finish: Dominant exterior wall material(s) viz:
- B - face brick
 - BP - face brick, painted later
 - BS - face brick and stucco trim
 - CB - coloured bricks (polychrome)
 - CBP - coloured bricks, painted later
 - S - Stucco
 - SB - Stucco and brick trim
 - SN - Stucco, new
 - SRC - Stucco, rough-cast
 - ST - Stone
 - T - Timber horizontal boards
 - TA - Timber, ashlar pattern boards
- Construction Date: Estimated date (as c1900) or definite date (as from foundation stone or parapet)
- Value: A, B, C, D, E, levels of importance
- Fence: (F) original fence;
(FS) sympathetic or recreated fence
- Other Prominent Elements: - cited in symbol form i.e.
- CH - Chimney cornice and/or shaft
 - CI - cast-iron, (verandah, balustrade roof ridge or other)
 - C - original colours
 - CS - sympathetic colours
 - P - precinct
 - SC - streetscape
 - SF - shopfront
 - V - verandah
 - VC - verandah, cantilever street
 - VI - verandah, street, post-supported, of iron
 - VR - verandah roof
 - VT - verandah, street, post-supported, of iron, of timber
 - W - window
 - WB - window bay; or
 - G - Garden from construction period:
 - GS - Garden sympathetic to original
- Qualification of the negative or positive effect of these elements is made in symbol form:
- (i) intrusive
 - (n) notable
- All other listed elements are contributive except general statements such as 'altered' which are self explanatory.
- Intersection Street: - sited on a street corner (therefore achieving prominence and possible streetscape importance).
- Use: - building use, as distinguishable by observation and in nomenclature of the Metropolitan Planning Scheme.

Use: (Cont'd.)

SYMBOLS:

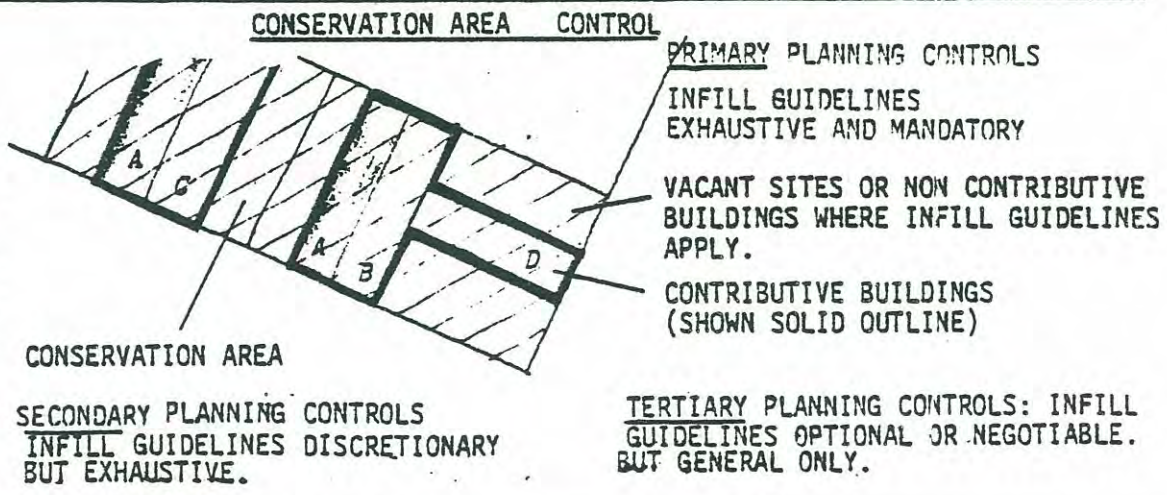
A	-	place of assembly	MP	-	massage parlour
AP	-	apartments	MR	-	motor repair
B	-	bank	O	-	office
CH	-	church	R	-	residence
CR	-	consulting rooms	RO	-	home occupation
E	-	educational	RS	-	restaurant
F	-	flats	S	-	shop
H	-	hotel	V	-	vacant
I	-	industry	VS	-	vacant site
IR	-	institutional residence	W	-	warehouse
LI	-	light industry	WS	-	welfare service
M	-	municipal	U	-	utility or service building (substation, police, courthouse)

CONTROL SUMMARY: : SINGLE BUILDING CONTROLS

PLANNING CONTROLS	IMPORTANCE LEVELS	STATUTORY PRESERVATION REGISTERS (CURRENT EQUIVALENTS)	NON-STATUTORY REGISTERS
PRIMARY (1) PLANNING CONTROL - RESTORATION GUIDELINES MANDATORY DEMOLITION PROHIBITION	A	A HBR NER GBR	NATIONAL TRUST OF AUSTRALIA (VIC.) CLASSIFIED
	B	B - NER GBR	NATIONAL TRUST OF AUSTRALIA (VIC.) CLASSIFIED
	C	C - - -	NATIONAL TRUST RECORDED
	POSSESSES HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE ON ALPHABETICALLY ASCENDING ORDER.		
SECONDARY (2) PLANNING CONTROL - GUIDELINES DISCRETIONARY BUT SPECIFIC FOR ALTERATION CONTROL.	D	D REPRESENTATIVE OF ITS CONSTRUCTION DATE BUT NOT INDIVIDUALLY IMPORTANT: CONTRIBUTES TO PRECINCT OR STUDY AREA AS TYPE	
	OPTIONAL CATEGORIES		
DEMOLITION DISCRETIONARY	E	E REPRESENTS CONSTRUCTION DATE BUT ALTERED: POTENTIAL FOR REUSE/RENOVATION ONLY, NOT PART OF A STREETScape OR PRECINCT	
TERTIARY (3) PLANNING CONTROL RELATED TO GENERAL POLICIES. DEMOLITION AND GENERAL ALTERATION CONTROL -OPTIONAL.	F	F AMENITY CONTRIBUTION - POSSESSES HETEROGENOUS ARCHITECTURAL STYLE AND NO HISTORICAL IMPORTANCE BUT POSSESSES SOME URBAN DESIGN QUALITY, SEEN IN CONJUNCTION WITH OTHER BUILDINGS OR LANDSCAPE OR POSSESSES SOME FUNCTIONAL ASPECT WHICH HAS BENEFITTED (AND WILL BENEFIT) THE COMMUNITY.	

PLANNING PERMITS REQUIRED FOR DEMOLITION, ALTERATION AND ADDITIONS

PLANNING PERMITS FOR NEW BUILDINGS, DEMOLITION ALTERATIONS AND ADDITIONS OF CONTRIBUTIVE BUILDINGS AS SINGLE BUILDING CONTROL



KEY: HBR- Historic Buildings Register NER- National Estate Register
GBR- Government Buildings Register

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersect-Int Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
ABBOTSFORD STREET - EAST														
36-8		4C	2	BP	c1885	E	F		NE Ireland	R	17	H2		
40-4		3A	1	BP	c1905	M	F			R		H3		
46-8		4C	2	S	c1890	D	F			R		H2		
54		1A	1	BP	c1905	M	F			R		H3		
66		2A	1	S	c1880	M	F			R		H3		
68		2A	1	S	c1880	D	F			R		H3		
70		2A	1	S	c1880	E	F			R		H2		
86		2A	1	S	1865	D	F	V renovated c1910	SC	R		H1		*
88		2C	2	S	1863-4	D	Fs	French doors (n)	SC	R		H1		*
90		2A	1	SN	1862	D	F	CI	SC	R		H1		*
92-4: 92		4A	1	BP	1874	D	F	CI; shutters (n)	SC	R		H1		*
94		4A	1	BP	1862	D	F	shutters	SC	R		H1		*
98		4	2	B	c1930	D	F	G;	NE Miller	LI		-		*
136,138,140		1A	1	BP	c1910	D-E	F	Elevated (n)	SE Row	R		H3		
144		3/1A	1	BP	c1910	D-E	F			R		H3		
150-4		3/1A	1	B	c1920	D-E	F	glass (n); G		R		-		
160-56		3	1	B	c1930	D-E	F			R		-		
130		3A	1	SN	c1890	D-E	F			R		H2		
182	Robyn	3A	1	CB	c1890	D	F			R		H2		
184		2A	1	SN	c1890	D	F			R		H2		
186		2A	1	CB	c1890	D	F			R		H2		
200	North Star Hotel	4	2	S	c1930	E		Renovation	SE Provost	H		-		
442-40		2A	1	S	c1885	E		Colonial Bond	Brickwork	R		H2		
444		3A	1	T	c1900	E				R		H3		
450-2		4A	1	S	c1885	E	F			R		H2		
480-2		4	2	S	1891	B		SF	NE Chapman	RO		H2		*
484-502:														
484-96	Glendalough T.	4C	2	S	1891	B	F	pediment over doors (n)	CI	R		H2	P1	*
500-2		4E	2	S	1891	B	F	pediment over doors (n)	CI	R		H2	P1	*
ABBOTSFORD STREET - WEST														
525-3 : 525		4C	2	CB	c1885	C	F	CI	SW Flenington	R	22	H2	P1	*
: 523		4C	2	SN	c1885	D				R		H2	P1	*
519-21		4	2	B/S	1895	C		SF, '279' at parapet		R		H2	P1	*
517-5		3/4	1	S	c1915	D		SF		S		C2/H3	P1	*
505	MCC Baby Health	3	1	SB	c1920	D				M		-	P1	*
503-495		4A	1	CB	c1890	D		497,501-3-CBP; F-not 49		R		H2	P1	*
483-93		2A	1	CB	c1890	D		CBP-493; F-not 493	NW Erskine SW Erskine	R		H2	P1	*
469			2	BS	c1915	E				R		-		
467-5	Valetta	4A	1	BPS	c1890	E				R		H2		
465	Sefton	4A	1	BS	c1890	D	F	CI; Balustrade		R		H2		
461-3		2A	1	B	c1880	D				R		H2		
453-91		4A	1	CB	1901	C	F	453-5-CBP; F-Balustrade;		R		H3		
443		4B	2	BS	c1900	C		SF; VI		R		H3		
439-41		2A	1	B	c1885	D	F	439-BP; Balustrade-441; CI		R		H2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Assessment
ABBOTSFORD STREET - WEST (Cont'd.)											22			
433-5	'A. Clack'	4	2	S	1886	B		SF-433;VI-435;SC	NW Canning	S	22	C2		*
437	Homebush Hotel	4	2	S	c1935	D			SW Canning	H				
409.	'197'	4	2	S	c1890	D		SF Colonial Bond		S?		C2		
407	'Hillside'	4C	2	CB	c1890	D	F	CI; sandblasted(f)		R		H2		
4J3		3A	1	T	c1870	C	F		SC	R		H1		
401		2A	1	T	c1870	C			SC	R		H1		
399		2A	1	T	c1870	C	F		SC	R		H1		
395-7	Donovan Building	4B	2	BS	1890	B		SF: VI; part BP	NW Wood	S		C2		*
265-7		4	1	BPS	c1900	E						H3		
237-59:251-9		4A	1	S	c1885	D		F-255,251, part 257; SF-253,259		R		H2		
	245-37	4A	1	BP	c1885	D		F-239,245; New SFS-237		S/R/O		C2		
235		4	2	S	c1890	D		SF		R		C2		
233		2A	1	T	c1880	D				R		C2		
231		4C	2	S	c1880	D		CI Balustrade(n) replaced; F-rebuilt		R		H2		
225		4	2	S	c1880	E				O		C2		
221		1	1	BP	c1905	E				R		H3		
187-201		1	1	CB	1890	A				MR				
179-181		1	1	S	c1900	E		N.p.						
171		2A	1	S	c1900	E				R		H3		
169-7		2C	2	CB	c1890	D		F-167; CBP-167; CI		R		H2		
165		3A	1	BP	c1890			Renovated c1920 n.p.		R		H2		

ADDERLEY STREET - NORTH

136	House of Wine or 'Corris'	2	S		1887	D		F CI part		O	25A	H2		
140-38		1	SN		c1885	E				R		H2		
142		2	S		c1885	D		F parapet altered		O		H2		
162-4		2	S		1875	C		F		O		H2		*
220-18		2	S		1882/3	C		F CI	220 NW Row 218	O		H2		
222		1	S		c1890	D				R		H2		
224-30		1	S		c1875-80	D		FS 228; F1900-230		R		H2		
234		1	BS		c1915	D		F	NE Row			H3		
250		1	S		c1885	E			NE Row			H2		
252-4		1	S		c1885	E			NW Row			H2		

ADDERLEY STREET - SOUTH (FROM RAILWAY PLACE)

279	Heaton House	4C	2	S	1888	B		CI;	SE Railway	R	22	H2		*
263		4D	2	S	1875	C		CS: Arcade (n); fanlight, iron columns (n)		R		H2		*

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
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ADDERLEY STREET - SOUTH (FROM RAILWAY PLACE) (Cont'd.)

261-57		2A	1	S	c1880	E				R	22	H2 H1		
253		2A	1	S	1865	D				R		-		
251		4A	1	BP	c1900	E								
235		3A	1	B	c1900	D		CI		O?	23	H2/3		
233		3A	1	B	c1900	D		CI		O		C3		
231		2A	1	B	c1905	E		F-post left		R		H3		
217-23		2A	1	S	c1890	E		F-19-21		R		H2		
201		3A	1	BP	c1900	E		CI		R		H3		
199		2A	1	BP	c1890	E		CI		R		H2		
197		4A	1	S	c1890	D	F			R		H2		
195		3C	2	PCB	c1900	C	F			R		H3		
193		2A	1	S	c1886	E				R		H2		
191		4C	2	S	c1886	D			Sw Roden	R		H2		
181		4A	1	S	1889	C		VI; SF:	SE Roden	R		H2		
179		2A	1	S	c1825	D	F			R		H2		
169-75		2A	1	S	1865	C		169-E; 173-D 175-C						

ALFRED STREET - NORTH

6	Wallace House	4C	2	CB	1882-3	B		CI; leadlight c1920; V-(n)		R	29	H2		*
3		3A	1	BP	c1835	D		FS GS-hedge fuchsia;		R	30	H2		
10-16:	10 Cambrian Cott. 12 Woodbone Cott. 14-16 Tyny Ldiart (14)	4A	1	S	c1835	D	F	CI		R		H2		
18-22		4A	1	BP	c1835	E	F	CI		R		H2		
24		1A	1	BS	c1915	E		CI-18-22;		R		-		
26		3A	1	T	c1890	D			NE George	R		H2		
28		3A	1	T	c1890	E				R		H2		
30		3A	1	T	c1890	E		FS GS-fuchsia		R		H2		
38		3A	1	CBP	c1890	D	F	F notable; new V		R		H2		
40		3A	1	T	c1890	D-C		GS; C; CI		R		H3		
42-4		1A	1	T	c1900	E				R		H2		
43		3A	1	T	c1890	E		V rebuilt						

ALFRED STREET - SOUTH (WEST OF BOUNDARY ROAD)

	Henderson's Federal Spring Works	4	1	GSI	c1910	E				I	25	-		
	Entrances 4 & 5 & Office	1/4	1/2	S	c1915-20	E				I/O		-		
		4A	1	BP	c1900	E	F			R		H3		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	F1In	Restoration Guidelines	Precinct	Building Assessment
ANDERSON STREET - EAST														
8-12	Aldgway Motor Wreckers	2A	1	S	c1885	F				R	24	H2		
14-18		4	1	CB	c1935	D				MR				
20		1A	1	B	c1905	C	F			MP				
ARDEN STREET - NORTH														
2		4	2	S	1878-9	C				O	25	-		
4-8		4	2	S	c1870	C		Tile roof - 6(f);SC		R		H1		
10-12		4	2	S	c1870	C		Tile roof(f);SC	NE Row	R		H1		
14		4	2	S	c1880	D		Colonial Bond;SC	NW Row	R		H2		
16		4B	2	S	c1880	D	F	Door gone;SC		R		H2		
18-20		4C	2	BP	c1885	D	F	CI ;SC		R		H2		
22		4	2	S	c1875	D		Altered ground level; SC		R		H1		
24		4	2	S	c1875	D		Altered ground level; SC	NE Leveson	R		H1		
34-44		4A	1	B	1885	E	F			R		H2		
48		4	2	S	c1885	E		Shutter (f)		R		H/G2		
50		4A	1	S	c1885	E		Altered ground		R		H2		
52		4A	1	S	1885	E		Altered ground	NE Arden Lne.	R		H2		
54-8		2A	1	S	1875	D		FS 54-6; joined to 167 Errol	NW Errol	R		H1		*
60		3D	2	BP	c1875	D	F			R		H1		
62		4	1	S	c1870	D				R		H1		
64-	Salvation Army	1	1	S	1883	D		Porch(f)		A		-		
192-200	Melbourne Mills	4	4	BS	c1910	D			NW Lothian	I		-		
202	Jas F. McKenzie & Co.P/L estab. 1852	4	1	BS	1922	E		Altered	SW McCauley	I		-		
	swimming Pool	3 1/2	BS	1922-8	C			Pool 1912 (verbal) concrete roofs		M		-		
ARDEN STREET - SOUTH														
129-133:	133 Hotham House	4	2	S	1870	C		Melbourne City Mission	SE Abbotsford	IR	16	C1		*
	131	1	BP	S	c1915	E				IR		-		
117-15	(115 Devon)	4C	2	CB	c1895	C	F	CI; C; stair(n);		R		H2		
61-3		2	2	BP	c1880	E		Colonial Bond		S		C1/2		
55-7		2A	1	BP	c1860-70	D		Fanlight(n)		R		H1		
47-9		3A	1	BP	c1870	D		Old roof shape(n)		R		H1		
25-33	Bulla	4 1/2	B/S	c1925-30	E				SW Leveson	LI		-		
13		4	2	S	c1870	C-D		SF; door gone;	SE Leveson	R		H1		
ATKIN STREET - East (Off Queensberry Street)														
1		4	2	B	c1890	D								
3		4	1	BP	c1890	E				W	35	-		
AVIS LANE														
1	Bedford Villa (west side)	2A	1	SN	1876	D		high fence		R	34	H2		*

Street Number	Building Names	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
BAILLIE STREET - SOUTH														
57		1/3A	1	BS	c1910	E				R	18A	H3		
55		2A	1	T	c1870	D				R		H1		
53-1		2A	1	S	c1870	D	F	chimney(n)		R		H1		
49		2A	1	S	c1870	E				R		H1		
47		4	2	BP	-	E		N.P.		R		-		
41-3		2A	1	S	c1880	D	F	Colonial Bond		R		H2		
27	Bodel	4A	1	BP	c1880	D				R		H2		
23		4A	1	CBP	c1900	E								
21-15		2A	1	CBP	c1890	D		17-21-1, balustrade (n)		R		H2		
BATMAN STREET - EAST														
339	Keep Bros. & Wood	4	3	BS	c1920	E				LI	23	-		
323-9	O'Donnell	4	1	CB	c1938	B				LI		-		
BEDFORD STREET - WEST														
39-43		2A	1	BP	c1885	E		N.P.		R	35	H2		
BENDIGO STREET														
11-13		4	2	S	c1875	C	-			R	29	H1		
15		4	2	S	1881	B	-	unpainted S; rivetted iron internal frame; openings altered		W		C2		
14		2A	1	T	c1880	D	FS	V renovated c1915		R		H1		
BLACKWOOD STREET - WEST														
21		4	2	S	c1880	E				O	21	C2		
15		4	2	S	c1886	D-C	SF			O		C2		
BOUNDARY ROAD - EAST														
172-8:	172	2A	1	CBP	c1890	D				SC	R	25	H2	
	174	2A	1	CBP	c1890	D				SC	R		H2	
	176	2A	1	CB	c1890	D		Balustrade: CI		SC	R		H2	
	178	2A	1	CBP	c1890	D				SC	R		H2	
180-2		3A	1	T	c1890	C	F	CI		SC	R		H2	
184-6		3A	1	T	c1890	D		CI		SC	R		H2	
BOUNDARY ROAD - EAST														
206-8		4A	1	S	c1890	E				R	34	-		
210		1A	1	B	c1900	E				R		-		
Opposite 91 (HCV)		-	-	-	-	-		G-Pepper Trees, Roman Cypress; N.P.						
BOUNDARY ROAD - WEST														
91		-	-	-	-	-		G-2 Fan Palms; N.P.						
BROUGHAM STREET														
Rear 41		3	2	B	C1890	D		Former Stable		R	34	-		

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
BROUGHAM STREET NORTH														
4 -16	St. Michael's School	4 2	US		1918	E-D		3.2.1918 by Most Rev. Dan Mannix		E	29	-		
22	Alexander House	3A 1	T		c1875-80	D		CI		R		H2		*
32		4C 2	S		1882	D	F	CI		R		H2	P2	
34-6		2A 1	CB		c1890	D-	F	CI		R		H2	P2	
38		3A 1	S		c1885	E	F	New V	NW Row	R		H2	P2	
40-40A		2A 1	B		c1905	D	F	CI; F notable		R		H3	P2	
46		4C 2	S		c1890	D		CI;	NE Row	R		H2	P2	
48	Convent of Mercy	3A 1	CB		c1890	D		CI; tile roof;GS	NW Row	R		H2	P2	
		1/2 2	BS		c1890	D-		CI; V enclosed; cavity to wall; G-Norfolk Island Pine		E		-	P2	
BROUGHAM STREET - SOUTH														
61		1A 1	T		1873	C	FS	Beaded board (n) CI; barge (n)	SC	R	9	H1/2	P2	*
59A		1A 1	BS		c1905	E				R		H3	P2	
59		3A 1	BP		c1890	E			SW Row	R		H2	P2	
57		3A 1	B		c1890	D	FS	CI;	SE Row	R		H2	P2	
55		1A 1	BS		c1905	D				R		H3	P2	
47		1	S		1871	C	F	CI; return verandah; carriage drive(n)		R		H2	P2	*
35-9	Brougham Terrace	4C 2	S		1886	C	F	CI;Gs-palm,35	SW Row	R		H2	P2	*
33		1A 1	BS		c1905	E				R		H2	P2	*
	St. Michael's R.C. Church	1 2	BS		1907	C-B	FS	11.6.07; (483 Dryburgh)		CH		-		
17	Uniting Church	1 2	CB		1890	C		former Bible Christian Chapel		0		-		*
9-11		4A 1	BP		c1880	E	FS	CI-9		R	10	H2		
1-7		4A 1	BP		c1880	D		F-7; CI-5,7		R		H2		
BJINCLE STREET (West side)														
		2A 1	BP/SN		c1870	D-E	FS	askew to street nr. St. McCable Place		R	30	H1		
BYRON STREET														
11-13		4C 2	CSP		1888	C		CI;		R	00	H2		
55		4 1	BS		c1900	D				R	29	-		
58		2 1	S		c1880	E		Sidewall etc. rebuilt		R	35	H1		

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
CANNING STREET - NORTH														
6		4	2	S	c1885	E		SC		R	31	H2		
8		4C	2	CB	c1885	C	F	SC		R		H2		
10		3	1	T	c1900	E		Set back		R		H2,3		
(12		2	1	SN	c1885	-		Renovated c1935; compatible form		R		-		
14		4A	1	S	c1885	D		CI		R		H2		
16	Westhill	4C	2	S	1899	C		G; CI		R		H2		
18		4A	1	S	c1890	D		SC; NE Shands		R		H2		
30-6:	30 Glen Iris	4A	1	S	1883	D		CI		R		H2		
	32 Maitland	4A	1	S	1883	D	F	CI;		R		H2		
	34 Everton	4A	1	S	1883	D		F part		R		H2		
	36 Brighton	4A	1	S	1888	D	F	SC NE Peckville		R		H2		
38		3A	1	S	c1890	D		CI SC NW Peckville		R		H2		
40		3A	1	S	c1890	D		Windows altered; SC		R		H2		
42		3A	1	T	c1900	C	F	CI; NE Costello		R		H2		
44		3A	1	T	c1910	D		SC; NE Kipling		R		H3		
	(46-cnr. all T, clad c1890) former stable, rear													
-	433-5 Abbotsford Street	1	2	B	1886	C		Colonial Bond; renovated c1975		R	21	-		
CANNING -SOUTH														
65-67			1	BS	c1910	D				R	24	H3		
61-3		1/2	1	BS	c1910	D	F			R		H3		
57-9		1/2	1	BS	c1910	D	F	Hedge		R		H3		
55		3A	1	BP	c1890	E	F			R		H2		
51		3A	1	BS	c1905	C	F	Hedge;C		R		H3		
49	Athole House	4C	2	S	c1885	E				R		H2		
47		1A	1	T	c1900	E				R		H2/3		
45		4/2A	1	S	c1885	E	FS			R		H2		
43		4/2A	1	T	c1870	E	FS	Clad; renovated c1915		R		H1/2		
39-41		1A	1	B/S	c1905	D	F			R		H3		
33	Bangalore	3A	1	S	1892-3	A	F	CI;	SC	CR	8	H2	P3	*
31		3A	1	BPS	1894	B	F	CI;	SC	R		H2	P3	*
29		3A	1	CB	1880	B	F	Chimneys	SC	R		H2	P3	*
23-7:	27 Leytonstone	4C	2	CB	1887	A	F	CI	SC	R		H2	P3	*
	25 Snaresbrook	4C	2	CB	1887	A	F	CI	SC	R		H2	P3	*
	23 Woodford	4C	2	CBP	1887	D	F	CI	SC	R		H2	P3	*
21		2A	1	CB	c1887	D		CI; roof tiles(i) SC		R		H2	P3	
19		2A	1	CB	c1887	D		CI; roof tiles(i) SC		R		H2	P3	
9-15		2C	2	SN		E		Altered		R		-	P3	
1-7		2C	2	S	c1875	D		Altered		R		H2	P3	
CAPEL STREET - EAST														
16		4C	2	S	1865-6	B	F	Bluestone, timber friezes c1915		R	4	H1	P5	*
18-26		4C	2	S	1890-1	B	F			R		H2	P5	*
32-4		4	2	S	1871	B-C	-	altered ground level		RS		H1	P5	*
36		4	1	S	c1870	C-D						H1/2	P5	
38		2A	1	S	c1870	E						P5		
42-4		2A	1	CBP	c1880	E		Roller shutters(i)		W		H2	P5	*
62		2A	2	S/ST	1864	C		Bluestone, SN		R		H1	P5	*
64		4	2	S	1865-6	C	FS	CI; Bluestone, sandstone		R		H1	P5	*

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Fills	Restoration Guidelines	Precinct	Building Assessment
CAPEL STREET - EAST (Cont'd.)														
66-78		4C	1	BP	1885-90	F				R	4	H2	P5	
80-6;	80-2	2A	2	B	1885-90	D				R		H2	P5	
	84-6	2C	2	S	1876	C		Timber balustrade(n); F-82(n);		R		H1	P5	*
120-2		2C	1	S	c1880	E			SC	R		H2	P4	
124-6		4	2	S	1873	C			SC	R		H1/2	P4	*
128		4	1	S	c1880	C-D			SC	R		H2	P4	
130-4		4	2	S	1883-4	C			SC	R		H2	P4	*
136-8		4	2	S	1873-4	C			SC					
144-50;	144-8	2C	2	S	1872-3	D		CI, W gone-144-6;	SC	R		H1/2	P4	*
	150	2C	2	S	1872-3	C	F	CI	SC	R		H1/2	P4	*
152-62;	152, 58, 56, 60	2C	2	S	1871	C	F	CI (n); tiles to 152,160(i)	SC	R		H1/2	P4	*
	154,162	2C	2	S		D		154-F; tiles(i)	SC	R		H1/2	P4	
	196	2A	1	S	c1880	D	F	new stucco;		R		H1/2		
	198	2A	1	BP	c1880	E				R		H1/2		
	202 Clare	1B	2	SRC	c1905	E				R		H3		
	204-6	4C	2	S	1896	B	F			R		H2		*
CAPEL STREET - WEST (FROM QUEENSBERRY)														
81-3		4A	1	BP	c1890	E		81-F, 83 (E);		R		H2		
65-3		4A	1	S	c1910	E				R		H3		
55-61		2A	1	BP	c1870	D		Balustrade-57; FS-59-61; door gone 55-7		R		H1/2		
CARROLL-EAST														
4-6 :	4	4A	1	S	c1885	D			SC	R	25	H2	P6	
	6	4A	1	CB	c1885	D			SC	R		H2	P6	
8-18:	8	2A	1	CB	c1885	D		New V	SC	R		H2	P6	
	10	2A	1	CB	c1885	D		CI		R		H2	P6	
	12-14,18	2A	1	CB	c1885	D		New V;CI		R		H2	P6	
	16	2A	1	BP		D		CI	SC	R		H2	P6	
20-2		4A	1	BP	c1885	D	F		SC	R		H2	P6	
24-6:	24	4A	1	CB	c1890	D			SC	R		H2	P6	
	26	4A	1	BP	c1890	D			SC	R		H2	P6	
28-30		4A	1	BP	c1890	D			SC	R		H2	P6	
32-4		2A	1	BP	c1890	D		30 SN	SC	R		H2	P6	
38		1/3A	1	T	c1905	D			SC	R		H2	P6	
CARROLL STREET - WEST														
31-3:	33 Willesden	4A	1	BP	1882-3	D	F		NW Erskine	R	30	H2	P6	*
	'Wallaby Creek'	3A	1	CB	1884	C	F	2 storey behind high fence(i)		R		H2	P6	*
	27	3A	1	CB	c1885	D				R		H2	P6	
25-3:	25 Newry Cottage	4A	1	BP	c1885	D				R		H2	P6	
	23 Florence Cott.	4A	1	BP	c1885	D				R		H2	P6	
21-15		4A	1	CB	c1885	D		Renovated c1905(F)		R		H2	P6	
13-11:	13	3A	1	S	c1885	D	F	Renovated c1900; podium (m)		R		H2	P6	
	11	3A	1	CBP	c1885	D	F	Renovated c1925; podium (n)		R		H2	P6	
7		1	1	BSRC	c1910	D	F	NP		R		H3	P6	
3-5		4A	1	S	c1885	D	F	podium (n);		R		H2	P6	
1		3A	1	CB	1874	C	F	FS;GS;NP	NW Canning	R		H2	P6	*

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
CHAPMAN STREET - NORTH														
2-2A		4A	1	S	1891	C	F	CI		R	20	H2		*
4-8		2A	1	S	1865	C		F-8, 6-S stripped		R		H1/2		*
20		3A	1	T	c1890	D		refaced		R	32	H2	P7	
22-8:	22	2A	1	SN	c1890	D		CI		R		H2	P7	
	24	2A	1	B	c1890	D	FS	CI		R		H2	P7	
	26	2A	1	BP	c1890	D		CI		R		H2	P7	
	28	2A	1	SN	c1890	D	F	CI		R		H2	P7	
30	Ormond House	4C	2	S	1891	C	F	CI; podium (n)		R		H2	P7	*
32	Maroondah	4C	2	CB	1892	D	F	CI; podium; hedge - GS		R		H2	P7	*
34		3A	1	S	1887	C	F	CI;	NE Chapman L	R		H2	P7	*
36	Iddesleigh	3A	1	B	c1890	D-C	F	CI; tile roof; garage		R		H2	P7	
56	Watersdale	3A	1	S	1895	B	F	F-notable		H		H2	P7	*
64		3A	1	CB	1866	C	FS	tile roof; CI; hedge; colonial bond		R		H1/2	P7	*
66	'Sunnydale'	4C	2	S	c1885	D				R		H2	P7	
74-6		1A	1	B	c1905	E				R		H3	P7	
82-82A:	82A	4A	1	S	c1885	E		new windows; CI		R		H2	P7	
	82	4A	1	S	c1885	D		CI		R		H2	P7	
84-6:	84	4C	2	S	c1885	D	F	ingo entrance; CI		R		H2	P7	
	86	4C	2	S	c1885	D	F	tile roof; entrance; CI		R		H2	P7	
88-94:	88,90	2A	1	BP	1873	D		high fence-88;(i) verandahs c1920	NW Row	R		H2	P7	*
	92	2A	1	SN	1873	D				R		H2	P7	
	94	2A	1	CB	1873	D				R		H2	P7	
96-8	Rara Avis Terrace	4C	2	S	1873	D	F	98-CI part;	NE Row	R		H2	P7	*
CHAPMAN STREET - SOUTH														
111	Brassey	4F	?	BP	1888	B	F			R	9	H2	P7	*
109	London House	4A	2	BP	c1888	D	F	basement level		R		H2	P7	
103-7		2A	1	S	c1875	D		parapet		R		H1/2	P7	
99-101		2A	1	BP	c1885	D	F	parapet		R		H2	P7	
95-7:	97	3	1	ST	1875	C	FS	Bluestone; tiled roof(i)		R		H1	P7	
	95	3	1	SN	1866	D		altered; tiled roof(i)		R		H1	P7	
93		1	1	BP	c1905	E				R		H3	P7	
89-91		1	1	BS	c1905	E		89 altered		R		H3	P7	
75		3A	1	BP	c1890	D	F?	CI		R		H2	P7	
73		3	1	BP	c1890	E	FS			R		H2	P7	
71		3A	1	CB	c1885	C-0	F	tiled roof: CI		R		H2	P7	
69		1A	1	BS	c1905	D	F			R		H3	P7	
67		3	2	CB	1876	B	F			R		H1/2	P7	*
65		3A	1	BP	c1885	D		chimneys		R		H2	P7	
57-3:	55-7 Ellenside Cottages	4A	1	CB	c1890	D	FS	CI	SC	R		H2	P7	
	53	4A	1	CBP	c1890	D		CI	SC	R		H2	P7	
51	Rosemount Cottages	4A	1	S	c1890	D	F	CI	SC	R		H2	P7	
49	Rosemount Cottages	4A	1	S	c1890	D	FS	side fence picket	SC	R		H2	P7	
47		2A	1	CB	c1890	D		CI	SC	R		H2	P7	

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
CHAPMAN STREET - SOUTH (Cont'a.)														
45		2A 1	T		c1890	D		CI	SC	R	9	H2	P7	
43		2A 1	CB		c1890	D		CI	SC	R		H2	P7	
41		2C 2	S		c1890	C-D		High fence; CI	SC	R		H2	P7	
39		2A 1	CB		c1890	D		CI	SC	R		H2	P7	
37-5		4A 1	S		c1890	D	F	CI	SC	R		H2	P7	
29-33:	33	2A 1	S		c1880	D	FS	CI (c1900)	SC	R		H2	P7	
	31	2A 1	S		c1880	E			SC	R		H2	P7	
	29	2A 1	S		c1880	E			SC	R		H2	P7	
17		3C 2	S		1868	B	FS	CI	SC	R		H2	P7	*
15-13:	15	4C 2	S		1865	C	-F	CI	SC	R		H2	P7	*
	13	4C 2	S		1865	D		NSW windows(1)	SC	R		H1,2	P7	
9-11:	11	3A 1	BP		1869	E			SC	R		H1,2		
	9	3A 1	BP		c1875	D	FS		SC	R		H1,2		
7		3A 1	T		c1875	C-D	FS	renovated c1905	SC	R		H1,2		
5		4A 1	S		c1885	D	F	CI	SC	R		H2		
3	Cheshire Cottage	4A 1	BP		1884	D	F	CI	SC	R		H2		
1		3A 1	S		c1890	D	F	CI	SW Errol; SC	R		H2		

CHETHWYND STREET - EAST														
12-20		4 1	S		1868	C				R	4	H1		*
	22	4A 1	S		c1880	D		set back; c1905 verandah		R		H2		
	48 Site only							Bluestone wall						
64-2		4A 1	S		1884-5	B	F	Elevated, set-back		R		H2		*
	66	4A 1	S		c1890	C-D	F	Elevated, set-back		R		H2		*
118-20		4A 1	S		1901-2	D	F			R		H2/3		*
	122	4C 2	S		1885	B	F			R		H2		*
	142 Eclish Cottage	-	1	S	c1880	-	F	Being altered		R		H2		*
172		4 2	SRC		c1870	C-D		For Sale		R	5	H2		
198-202		1A 1	BS		c1905	D				R		H3		
234-6		2C 2	CB		c1890	C	F			R		H2		

CHETHWYND STREET - WEST (FROM ARDEN STREET)														
167-171		4 2	S		c1880	D		167 painted at corner; C-171 high hip; wide board (n);	MW Byron.	R	16	H2		
155-7		3A 1	T		1857	B				R		H1		*
		4A 1	S		c1885	D	F			R		H2		*
151-3		4D 2	S		1858-9	A	F	arcade (n);		R		H1		*
147-9		4B 2	BP		c1860-70	D		English bond		LI		H1/2		
91-3		4 1	BP		c1915	C		former courthouse		O		-		
87		4 2	SN		c1880	E		Faint '1880' at parapet;				H2		
85								renovation		O		H2		
71-3		4A 1	BP		c1890	E				73 71	RO	H2		
		4A 1	BP		c1880	E				R		H2		
65		4C 2	S		1872-4	A	F	CI		R		H1/2		
61-3		4C 2	S		c1875	D	F			R		H1/2		
59		4 2	BP		c1910	E				RS		C3		
55														

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
CHETWYND STREET - WEST (FROM ARDEN STREET) (Cont'd.)														
47	Fabri & Gardini	1/4 2	S		1927	C			NW Row	W	16	-		
21-25		2C 2	BP		c1875	D	F	Roof tile 21-3(1)	NW Row	R		-		
15-19		4 1	BS		c1920	E			NW Row	W		-		
9	Shoreham	4C 2	CB		1898	B	F	CI		R		H1	P13 *	
7		3A 1	T		c1900	E				R		H1/2	P13	
5		4A 1	S		c1880	D	F			R		H2	P13 *	
1-3		4 2	ST		1867	A		(also 2 Stanley Street) Bluestone(n)		R		H1	P13	
COBDEN STREET - WEST														
41		4 2	S		1865	D		Altered Ws(1); Sand blasted(1); F-33; altered	SW Row	M	27	C1		
29-35	Claremont Terr.	4B 2	CB		c1880	D				O		H2		
15A	(also 1-3 Princess)	3/2B 2	BP		c1870	D	F	Flemish Bond;	SW Princess	R		C1		
COURTNEY STREET - NORTH														
4		4 2	S		c1880	C				R	20	H2		
22		4 1	B/S		c1900	E				LI		-		
30-2		1	BS		c1925	E				LI		-		
34	Bowery Restaurant	4 2	S		c1870	C-D			NW Blackwood	RS		-		*
36	Meat Market	4 2	S		1880-	A				A		-		*
54	Edinburgh Castle Hotel	4 2	S		c1874	D		PD 1924 Renovated	NW Wreckyn	H		-		
56-8		4 2	S		1870	B		SF	NE Hotham Pl.	S?		C1/2		*
60-2		4 1	S		c1920	E				MR		-		
64		4 1	STP		1861-2	C		Bluestone; D gone		R?		H1		*
COURTNEY - SOUTH														
103		3C 3	BP		1889	C	F		SC; SE Harcourt	R	3	H2	P8	*
101		3C 2	BP		1882	C	F		SC;	R		H2	P8	*
95-3		4 2	S		c1890	D		rough-cast dado c1910		R		H/C2	P8	*
91		1A 1	T		c1890	D			SC	R		H1/2	P8	
89-7		4 2	S		c1890	D		F-89; SF-87	SC	R		H2	P8	
85	T. Ricketts	4C 2	CB		1883	C	F		SC	R		H2	P8	
83-1		1C 2	S		c1890	D		Doors	SC	R		H2	P8	
75-67	James Terrace	2A 1	CB		1882	C	F	67,71-5 CI; 69 no verandah	SC	R		H2	P8	*
65-3	Courtney Terrace	2A 1	S		1877	C	F		SC	R		H2	P8	
61-59	Courtney Terrace	2A 1	S		1877	C	F		SC	R		H2	P8	*
										R		H2	P8	
53		4 2	BP		c1875	D				R		H1/2		
49-51		4 2	BP		c1875	D				R		H1/2		
45		1 1	T		c1875	E		bead-edge board(n); much altered		R		H1		
47		1	PCB		c1890	E				R		H2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
CURRAN STREET - NORTH														
	J. Howie, Furrier	4	1	BS	1889	D		Flemish Bond	NW Row	SC	W	29	C2	
2		2A	1	CB	c1890	D	F	CI		SC	R		H2	
4-6:	4 'Tilinga'	3A	1	T	c1890	E		Clad(i)		SC			H2	
6		4A	1	BS	c1900	D	F	CI		SC	R		H2	
8-10:	8 Glandor	4A	1	BS	c1900	D		High fence(i)	NE Row	SC	R		H2	
10	Irene	4A	1	BS	c1900	D			NW Row	SC	R		H2	
12-14:	12 Droit Cottage	4A	1	CB	c1890	D		CS; CI		SC	R		H2	
	14 Tyrone Cottage	4A	1	CBP	c1890	D				SC	R		H2	
16		4A	1	BP	c1905	E		Highfence(i)		SC	R		H2/1	
18		4C	2	B	c1890	E		Colonial Bond		SC	R		H2	
20-22		2A	1	CB	c1890	D		Notable timber frieze		SC	R		H2	
24		3A	1	S	c1890	D		CI		SC	R		H2	
26-8		2A	1	SN	c1890	D		New window -26		SC	R		H2	
30		1A	1	T	c1890	D		Clad(i)		SC	R		H2	
32		4A	1	S	c1885	D		New V		SC	R		H2	
36		3A	1	T	c1890	D	FS			SC	R		H2	
44		3A	1	BP	c1890	E	FS	CI			R		H2	
46		4	1	SN	c1890	E	FS				R		H2	
54		2A	1	T	c1890	E					R		H2	
56		2A	1	T	c1890	E		Rebuilt V			R		H2	
CURRAN STREET - SOUTH														
25		3C	2	BPS	c1880	D	F	Verandah altered			R	10	H1/2	
19-23		4A	1	B	c1900	D	F				R		H2	
17		4A	1	CB	c1890	D	F				R		H2	
15		4A	1	BP	c1890	D	FS	New verandah			R		H2	
13		3A	1	S	c1890	E					R		H2	
9-11	Kent Cottages	4A	1	S	c1890	D		F-9			R		H2	
3		3A	1	CB	c1890	D		CI			R		H2	
CURZON STREET - EAST (FROM HIGHWAY)														
4		4/3	1	CB	c1935	E					LI	18	-	
6		4	1	BP	c1870	D		English Bond			R		H1	
8-10, 12-14		2A	1	CB	c1900	E		CI; BP-14			R		H2/3	
16	Dunregan	1/3A	1	BP	c1900	E					R		H2/3	
18		3A	1	BP	c1900	E					R		H2/3	
38	Carlingford House	4C	2	S	1884	D	F	CI;	NE Curzon Pt		R		H2	
40	Kincora	4A	1	S	c1880	C	F	V; CI			R		H2	
42	Freemasons Hall	4	2	SN	c1890-	E		New front bay?	SE Atkin		A?		-	
68-70		4A	1	S/ST	1854-5	C	F	Bluestone;CI			R		H1/2	*
72-76		1	1	BP	c1905	E					R		H3	
78-80		4	2	S	1863	C					R		H1/2	*
82-4		4A	1	B	c1900	D-E		82-F	SE Purcell		R		H2/3	
100-10	Fire Station quarters at rear	4	2	BS	c1893,	C					U		-	
		4	2	B	c1925	B					I		-	
118	HPM	4	2	BP	c1910	E			SE Arden		R		H2	
124-6		2A	1	S	c1880	E					R		H2	
128-30		2A	1	S	c1880	E			SE O'Shannessy		R		H2	
132-4	W.H. Veen's Terr.	4B	2	S	c1890	D			NE O'Shannessy		R		H2	
136		4A	1	T	c1885	E		F? being demolished			R		H2	
138		3A	1	T	c1885	E	Fs				R		H2	
140		3A	1	T	c1885	E	Fs				R		H2	
142		3A	1	T	c1885	E					R		H2	
144		3A	1	T	c1885	D	Fs	CI			R		H2	
146		3A	1	T	c1885	D		CI;	SE Harris		R		H2	
150		3A	1	BP	c1885	D		G: Cordyline, Privet Hedge,CI			R		H2	
152-8		2A	1	PCB	c1885	D	F	BP-52-4, Colonial Bond			R		H2	

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CURZON STREET - WEST														
171	Albion Hotel	4F	2	SBP	c1925	C			NW Harris	H	14,3	-		
147	Hotham Gardens	3	2	B	1957-	D		Master Builders Development		F		-		
	Black Prince Hotel	4	2	SN	c1870	E		Renovated c1935	NW Baillie	H		-		
	Evelyn Flats	1/4	2	B	c1915-20	D		balcony filled in	SW Baillie	F		-		
85		4	2	SRC	c1870-80	D+			NW Provost	RS		C1/2		
81	Presbyterian Union Memorial Church	1	2	PCB	1879	A		FST, by James McBain Esq. MLA, 14.1.79 in 2nd year of pastorate of Rev. Archibald Gilchrist MA, LLA, A-Evander McIver		CH		-		*
	Manse	4	2	S	1868	B				R		H1		
	(Refer Elm Street)													
7-37		1A	1	B	c1910	E				R		H3		
5-23		1A	1	B	c1920	D-	F		NW Miller	R		H3		
-7		2A	1	S	c1880	D	F	5-7; Fs-3; 7-glass 1920's	SW Row	R		H2		
		3/3C	2	S	1882	C				R		H2		*
	Row, off at 7 Curzon	1	1	T	c1890	D-E				LI		-		

Street Number	Building Names	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Within Precinct	Individual Building Assessment
DRYBURGH STREET														
233-5		2A	1	ST	1866	C	F	Bluestone(n)		R	7	H1		*
215		2	1	ST	1866	B	FS	Bluestone(n)		R		H1		*
213		4C	2	BP	c1870	D	F			R		H1/2		
203		2A	1	S	c1870	E		Double gable(n)	NW De Fue	R		H1/2		
167		2A	1	T	c1870	D				R		H1/2	P12	
155		3	1	STP	c1865	C			SC	R		H1	P12	*
151-3		4	1	BP	c1890	D			SC	R		H2	P12	
157-9		1A	1	BS	c1915	E			SC	R		H3	P12	
147-9		4A	1	ST	1859	D	F	Bluestone masonry(n) verandah c1900	SC	R		H1/2	P12	*
143		2	1	BP	c1880	E			SC	R		H2		
139-41		2B	2	B	1877	B		FS 141, CI	SC	R		H1/2	P12	*
133-7		4A	1	BP	c1880	D	F	133 CI,	SC	R		H2	P12	
131	Bongavilla	4A	1	BP	c1890	D	FS		SC	R		H2	P12	
129		4A	1	TA	c1885	D	F		SC	R		H2	P12	
125-7		4A	1	S	1859	D	F	low roof line(n)	SC	R		H1	P12	*
123		1A	1	BS	c1900	D	F	Chimneys(n)	SC	R		H2/3	P12	
121-19	121 Camperdown	4C	2	S	c1890	D	FS		SC	R		H2	P12	
	119 Victoria	4C	2	S	c1890	D			SC	R		H2	P12	
103		3A	1	BP	c1910	D				R		H3		
101	Laurmena	3A	1	BP	c1890	D	F	Hedge (Golden Privet)		R		H2		
97		3A	1	BP	c1900	E	F			R		H1/3		
95		4	1	BP	c1880	E			NW Victoria	S		C2		
519		3C	2	CB	1880-1	B		CI		R		H2	P9	*
513-17:517		4B	2	S	1880-1	B	FS	ogee verandah	SC	R		H2	P9	*
515		4A	1	S	1880-1	B		ogee verandah; side fence, club picket	SC	R		H2	P9	*
513		4A	1	S	1880-1	B		ogee verandah; side fence, spade picket	SC	R		H2	P9	
511		2A	1	CB	c1890	D		CI; sandblasted(f)	SC	R		H2	P9	
509		3A	1	T	c1890	D		CI	SC	R		H2	P9	
507-5		3A	1	T	c1890	D		CI	SC	R		H2	P9	
501-3		3A	1	CBP	1886	C	F	CI	SC	R		H2	P9	*
499-7		1A	1	B	c1905	D		new verandah balustrade	SC	R		H3	P9	
493-5		3A	1	T	1870-5	B		Beaded board; G(n)	SC	R		H1/2	P9	*
485-7	Parkview Terrace	4C	2	S	1884	B	F	CI, G(n)	SC	R		H2	P9	*
									NW Brougham					
									SW Brougham					
479		3A	1	SN	c1890	E			SC	R	8	H2	P10	
475		3A	1	CBP	c1890	D	F	CI; tile roof(f)	SC	R		H2	P10	
473	Lorinia Cottage	4A	1	S	c1880	D	FS	narrow toplight(n)	SC	R		H2	P10	

Street Number	Building Names	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
DRYBURGH STREET (Cont'd.)														
465-3:	465	3A	1	TA	c1865	C	FS	narrow toplight (n) replaced (f)	SC	RO	9	H1	P10	
	463 Adaville	3A	1	TA	c1865	C	FS	narrow toplight	SC	R		H1	P10	
459-61:	61 Albany	4C	2	S	c1885	D	F	CI part	SC	R		H2	P10	
	59 Lauriston	4C	2	S	c1885	D	F		SC	R		H2	P10	
455-7		2A	1	CB	c1890	D	FS		SC	R		H2	P10	
451-3		3A	1	CB	c1890	D	FS		SC	R		H2	P10	
447-9		4C	2	S	1885-6	C	F	CI	SC	R		H2	P10	*
445		3C	2	BP	1888-9	B	F		SC	R		H2	P10	*
437		3A	1	CB	c1890	D		CI	SW Erskine	R		H2	P11	
435		3A	1	CB	c1890	D	FS	CI		R		H2	P11	
431		3A	1	T	c1880	D	FS	CI		R		H2	P11	
425		3A	1	B	c1900	D		CI; F part		R		H2	P11	
423		3A	1	BP	c1900	D		CI; F part		R		H2	P11	
413	Perth House	4C	2	S	1883-4	C	F	CI;	SC	R		H2	P11	*
411	Churchwell	4C	2	S	1885	D	F	CI part;	SC	R		H2	P11	*
409	Myra	4C	2	S	1885	C	F	CI; fanlight	SC	R		H2	P11	*
407		4C	2	S	1884	B	F	CI;	SC	R		H2	P11	*
									NW Canning					
387		3A	1	T	-	D	FS	Renov. c1920		R		H1/2		
385-3		2A	1	S	c1880	D		CI; 383 G		R		H2		
381		1A	1	BS	c1905	D			NW Norris	R		H3		
377-9		3A	1	CB	c1890	D	FS		SW Norris	R		H2		
373-5	Manistee	4A	1	CB	c1890	D				R		H2		
369-71		3A	1	CB	c1890	D	FS			R		H2		
367	Newland Ricc	4A	1	CB	c1890	D	F			R		H2		
363		1	1	BP	c1905	E				R		H3		
361	View Forth House	4C	2	CB	1890-1	A	F	CI		R		H2		*
359		4C	2	CB	c1896	C	F	CI		R		H2		
357	Stockbridge House	4B	2	BP	c1880	D	F			R		H2		
355		1	1	BS	c1925	D	F	Hedge-g	NW Shiel	R		-		
	Rear 370-6	1	2	B	c1900	D		(370-6 c1915-20) basalt bollards on east ROW at rear						
											LI	32	-	

DRYBURGH STREET - EAST

40		1/3A	1	B	c1910	C		C		R	24	H3		
42		3A	1	BP	c1900	E			SE Row	R		H2/3		
44-50		2A	1	S	c1880	E	FS	44-6, 50	NE Row	R		H2		
112		4B	2	SRC	c1875	D	F	new V.		R?		H1/2		
114-18	Stirling Terrace	4C	2	BPS	c1890	D	F	V enclosed		R		H2		
	114	4C	2	BPS	c1890	D	F			O		H2		
	116-18	4C	2	BPS	c1890	D				R		H2		
										R		H2		
136		4C	2	S	c1880	D	F	CI		R		H2		
138	Shirley	4C	2	BP	c1880	E				R		H2		
234-6:	234	2A	1	TA	c1885	D	F	CI		R		H2		
	236	2A	1	TA	c1885	D	F	CI		R		H2		
402		4C	2	S	c1885	C	F	CI	SC	R		H2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
DRYBURGH STREET - EAST (Cont'd.)														
404		3A	1	PCB	1889-90	C	F	CI	SC	R	24			
406-8		3A	1	BP	c1890	D			SC	R		H2	P11	*
410		3A	1	BP	c1890	D			SC	R		H2	P11	*
412-14:	412	2A	1	PCB	C1890	D	F	CI	SC	R		H2	P11	
	414	2A	1	PCB	c1890	D	F		SC	R		H2	P11	
416		3A	1	BP	c1885	D	FS	CI	SC	R		H2	P11	
418-20		3A	1	CB	1886	C	F	CI	SC	R		H2	P11	
422-4:	422	2A	1	CB	c1900	D	F		SC	R		H2	P11	*
	424	2A	1	CB	c1900	D	F		SC	R		H2	P11	
426-8:	426 Cringletree	4A	1	S	c1880	D	F	CI	SC	R		H2	P11	
	428	4A	1	S	c1880	D	F	CI	SC	R		H2	P11	
430-34:		2A	1	B	c1905	C		North elevation(n)	SE Erskine	R		H2	P10	*
450-4	St. Michael's Terr	4C	2	S	1885-6	D	F	CI	SC	R		H2		*
456	St. Michael's Presbytery	1F	2	B	c1920	D	F		SC	R				
494-6		1A	1	S	C1885	D			SC	R		H2	P9	
500-4		4A	1	B	1911	C	F	Hedges	SC	R		H2	P9	*
DUDLEY STREET														
2		3	2	B	1868	C		Shutters (n)	NW Peel	MP	15	H1		*
31	Metall Merchant est. 1888	4	1	BP	c1905	C				LI				
33-5	A.E. Carlyle	4	2	CB	c1938	E		w-glass brick(n);		LI				
74-6		4C	2	S	c1885	C	F	CI		76 O 74 R	36	H2 H2		
70-2:	72	4C	2	S	c1880	C	F	CI; new tile roof(+) new upper doors		O		H2		
	70	4C	2	S	c1880	D		CI; new tile roof(+)		R		H2		
58-64:	Rich Hill Terrace:													
	64	4C	2	S	1862	E	F			R		H2		
	62	4C	2	S	1862	E	F	Part CI;		O		H2		
	60	4C	2	S	1862	E	F	Part CI; V roof gone		O		H2		
	58	4C	2	S	1862	E	F	Part CI; V roof gone		O		H2		
56		4C	2	S	c1880	D	F	CI; Parapet altered; Colonial Bond		O		H2		
52		2	1	BP	c1870	D	Fs			O		H1/2		
50		4A	2	S	c1870	E	FS	Unusual parapet(n)		O		H1/2		
40		4A	2	S	1875	E	F		SW Milton	O		H2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
EADES PLACE														
2-6	State School SS1689	1/2 2	2	CS	1876	D				F	22	H2		
8-10		2A 1	1	BP	c1870	D			SC	R		H1	P13	
12-18		4B 2	2	S	1882-5	C	F	Picket dividing fences	SC	R		H1/2	P13	*
20		3A 1	1	S	c1880	D	F		SC	R		H1/2	P13	*
22		4B 2	2	CB	1883	D	F		SC	R		H2	P13	*
24-6		2A 1	1	S	c1880	D	F	W altered	SC	R		H3	P13	*
28-32		4B 2	2	S	1862-3	D		Verandah c1915	SC	R		H3	P13	*
34-40: 34		4	2	S	1878	C		Shutters	SC	R		H1/2	P13	*
36		4	2	S	1884	C		Shutters (n)	SC	R		H1	P13	*
38		4	2	S	1871	C		Shutters (n)	SC	R		H1	P13	*
40		4	2	S	1893-6	C		Shutters (n)	SC	R		H1	P13	*
ELIZABETH STREET - WEST														
615	Melford Motors	4	1	S	c1937	C		SF	NW Queensberry	MR	30			
605-7		4	2	S	c1885	D			SW Queensberry	S		C2		
595-7		4	2	S	c1885	D				S		C2		
583		3	2	BP	c1880	E		Flemish Bond		S		C2		
579-81		4	2	S	c1885	E				S		C2		
531-41		4	2	S	c1885	D		SF-c1925(n)		E		C2		
527	National Aust.	4	2	B/ST	c1940	C		SF; polished granite base		B				
ELM STREET NORTH														
2		2A/1	1	PCS	1888	C				R	14	H2		
4		1	1	ST/S	-1879	D		Union Church Sabbath School Re-erected 1879; Bluestone walls, sandstone trim, brick section at rear c1900. ruled- stucco over; timber tracery		CH				
ELM STREET - NORTH														
52		1A 1	1	T/SN	c1890	E		High fence (f) refaced (f)	SC	R	32	H2		
34-6		1A 1	1	S	c1870	C	F	Barges(n);CS	SC	R		H1		
58-60: 58		1A 1	1	S	c1870	D	Fs	renovated c1910	SC	R		H1		
60		1A 1	1	S	c1870	D	F		SC	R		H1		
62-4: 62		1A 1	1	S	c1870	D		See 54-6, Barges(n)	SC	R		H1		
64		1A 1	1	S	c1870	D	F		SC	R		H1		
ELM STREET - SOUTH														
35		1A 1	1	B/S	c1915	D			SC	R	17	H3		
33	Appalardo	1A 1	1	B/S	c1915	E			SC	R		H3		
31		1A 1	1	B/S	c1920	E			SC	R				
27		1A 1	1	S	c1920	C			SC	R				
21-3		1A 1	1	B/S	c1915	D			SC	R		H3		
17		1A 1	1	B/S	c1915	D		CI; C	SC	R		H3		
15		1A 1	1	B/S	c1915	E	22	Fretwork (n)	SC	R		H3		

Street Number	Building Name/s	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
ERROL EAST														
2-14:2-6	(Refer 502-6 Victoria Street)	4 2 S			1877	D		SF-1920's glass over, VI		S	18	C2 P14		
8-14		4 2 S			1877	D		SF-1920's glass; VI	SEROW	S		C2 P14		
16-18		4 2 S			c1880	D			NEROW	S		C2 P14		
20-6		4 3 S			c1920	D		SF-1930's?; was Maples		S		-	P14	
28-30		4 2 S			1910	D		Renovated c1935?		S		-	P14	
32-4		4 2 S			c1890	D		34 SF c1910?;VI	SE Raglan	S		C2 P14		
40-2		4 2 S			c1890	D		Ws altered		S		C2 P14		
44	Lithuania House	1/4 2 BP			c1905	C		SF-c1920-30;VI;was Fitzgeralds		S		C2/3P14		
52-68	Municipal Builds. includ. Free Library, Mechanics Inst., Post Office; Drinking Fountain	4 2 S			1883	B		VI; SFS-60		S		C2 P14		*
92		4 2 S			c1880	D		SF		R		C2 P16		
94	F.G. Strang	4 2 S			1891-2	A				O		C2 P16		*
96		4 2 BPS			c1890	D				RS		C2 P16		
98-100		4 2			c1870	D		98-W altered; SF 98; V gone		S		C1/2P16		
116-18		4 2 BPS			1870	D		SF 116, side 118; 116-SN	SE Bendigo	O		C1/2P16		
144		4 1 CB			c1935	E			NE Byron	LI	19	-	P16	
146		4 1 BS			c1910	D				LI		-	P16	
154		1A 1 B			1913	D				R		H3	P16	
156-162:	156 Trenton 158 Kingston, 160 Clifton, 162 Silvertown	2A 1 B			C1910	B	F		SE Arden	R		H3	P16	*
172-82		4A 1 BS			c1905	D	F V			R		H3/2P15		
184		4 2 SN			c1880	D		Renovated c1930		LI		C2	P15	
Errol Street SS		1/2 1 CB			1874	C		alterations 1916	NE Courtney	E	33	-		
Errol Street SS fountain		- - -			c1920				SC					
222		3A 1 S			1876	B	Fs		NE Chapman	R	20	H1/2P18		*
226-8		2A 1 S			c1880	D			SC	R		H2	P18	
228-30		2A 1 S			c1880	D			SC	R		H2	P18	
234-6 : 234 Parkview		4A 1 BP			1879	D	F		SC	R		H2	P18	*
236 Hillview		4A 1 BP			1885	D	F		SC	R		H2	P18	*
238-40		4A 1 S			1900	D	F		SC	R		H2	P18	*
242-4 Harrington		4A 1 S			1900	D	F		SC	R		H2	P18	*
246-8		4A 1 BP			1900	D	F CI		SC	R		H2	P18	*
250 Lammer Moor		3A 1 ST			1900	B	F CI; Bluestone(n)		SE Flemington	R		H1/2P18		*

Street number	Building Names	Form Type	Storeys	Finish	Construc- tion Date	Value	Fence	Other Prominent Elements	Intersect- ing Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
ERROL STREET - WEST														
259		4A	1		c1865	D	Fs			R	13	H2	P17	
255-7		2A	1	T	1867-8	B	F	Beaded board(n) gable double(n)		R		H1/2	P17	*
253		1A	1	B/S	c1905	D				R		H3	P17	
251		3A	1	B	c1890	D				R		H2	P17	
249		4D	2	S	c1885	D				R		H2	P17	
239		4/1	2	S	c1900	D		SF		R		C2/3	P17	
237-5		3/3A	1	T	c1880	D		35-clad		R	13	H2	P17	
231		4	1	S	c1880	D	Fs			R		H2	P17	
229		4	1	S	1874-5	C		SF	NW Haines	R		H2	P17	
221		1/2	2	B	c1915-20	E			SW Haines	F		-	-	*
217		3	1	S	c1880	D		Bagged; VI;Ws altered	SW Harris	R		H2	P15	
215		4	1	S	1888	D		SF, VI, new parapet		R		C2	P15	*
213		3A	1	CBP	c1880	D	Fs			R		H2	P15	
211		4	1	T	c1880	D		SF filled in?		R		-	P15	
209		3	1	T	c1880	E		clad		R		H2	P15	
207-5		4	1	S	c1880	D				R		H2	P15	
195-3		4	2	6P	c1875	D		SF part 195,193	SC NW O'Shannessy	R		C2	P15	
177-87		4A	1	3S	1917-18	D	F		SC	R		H2/3	P15	*
167-		4	1	S	c1870	C		SF;	SC	R		C2	P15	*
(Refer 54-8 Arden Street)														
161-3	Limerick Castle Hotel	4	2	S	c1935	D		Renovatio- sand blasted(i) new CI	SW Arden	H	14	-	P16	
159-47		2A	1	B	1873	D	Fs		SW Errol NW Scotia	R		H1/2	P16	*
145		4	2	BPS	1896	C			SC	R		C2	P16	*
139-41		4E	2	S	1912-13	C			SC	R		H2/3	P16	*
137		4	2	S	c1870	D			SC	R		C2	P16	
135		4	2	S	c1880	D			SC	S		C2	P16	
133		4	2	S	1885	C		SF	SC	S?		C2	P16	*
125-7	'115'	4	2	S	1895	C		SF	SC			C2	P16	*
129		4	1	B	c1900	E			SC	S		-	-	
115-19		4	2	S	1873	B		pier-orbs;SF verandah gone	SC NW Purcell	119-S 115-R		C	P16	*
107		4	1	BP	c1905	D			SC	S		-	P16	
105-3		4	1		c1890	D		SF	SC	S		C2/3	P16	
99-101		4	2	S	1863	C		SF; V.gone carved arch(n)	SC	R		C2/1	P16	*
97		2	2	S	c1870	D				S		C2/1	P16	
95-3		2	2	S	c1870	D		V.gone -93;	SC	S		C2/1	P16	
91		2	2	SN	-	E		SF	SC	S		C2/1	P16	
89		4	2	S	1874	C		Refer 536 Queensberry	SC	B		-	-	
79		4	2	B/S	c1905	E				S	13	-	-	
61-7	CBC, 4 shops	4B	2	S	1854-6	B		'est.1853'; VI	SC	B		C3	P14	
55-7	B.N.S.W.	4B	2	S	c1890	C		SF VI	SC	B		C1/2	P14	*
51-3	Woolworths	4B	1	S	c1920	D		SF-c1938; VI	SC	S		C1/2	P14	*
49-41		4B	2	S	1890	C		VI; SF-41	SC	S		C2	P14	*
39		4	2	S	c1880	D		SF-1920	SC	S		C1/2	P14	
33	Town Hall Hotel	4F	2	S	c1925	D		Renovation	SC	H		-	P14	
25-31		1/4B	2	S	1881	D		31-SFS c1920	SC	S		-	-	
19-23	J.P. Aarons P/L	4	3	S	1888	C		renov.c1955, c1930	SC	V		C2	P14	*
11-1		3B	2	S	1870-1	A		VI; SF-9, 13 (iron columns Drysdale & Fraser Ironfounders, Melb.); SC	SW Errol P1.	SS		C2	P14	*
ERROL PLACE														
	Griffiths Building	4	3	S	1890-1	B			NW corner end of Errol P1.	W		C2	P14	*

Street Number	Building Names	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
ERSKINE STREET - NORTH														
2-4		4A	1	S	c1870	E		4-CI, V-c1900;	NW Erskine	L.R	21	H1/2		
6-8		2A	1	S	c1885	E		New clerestory		R		H2		
10		2A	1	T	c1890	C		CI		R		H2		
12		3A	1	T	c1890	E				R		H2		
16-20		2A	1	B	c1905	D	F	CI; FS-Fuchsias		R		H2/3		
22		1/3A	1	B	c1910	D			NE Dryburgh	R		H3		
24		3A	1	T	c1890	D	F	CI;	SC	R		H2	P19	
26		3A	1	T	c1890	D	F	V, beaded board	NE Mugg	R		H2	P19	
28		2A	1	T	c1900	D				R		H2	P19	
30		-	-	-	-	-		GS-Palm	SC	R		H2	P19	
32-4		2A	1	PCB	c1890	D		CI	SC	R		H2	P19	
36		3A	1	PCB	c1890	D	F	CI	SC	R		H2	P19	
38-40:	38 Munro Cottage	2A	1	S	c1880	D	FS	CI	SC	R		H2	P19	
40	Franklin Cottage	3A	1	S	c1880	D			SC	R		H2	P19	
42-8		4A	1	S	c1885	D	F	F pier-48;CI;	SC	R		H2	P19	
50		4A	1	BP	c1890	D			NE Row	R		H2	P19	
52		3A	1	PCB	c1890	D		CI	SC	R		H2	P19	
54-6		4A	1	PCB	c1885	D		CI	SC	R		H2	P19	
58-60		3C	2	T	c1870	D			SC	R		H1/2	P19	
62-4		3A	1	PCB	c1896	D		V; CI	SC	R		H2	P19	
66		1A	1	T	c1880	D		Barge carved (n)	SC	R		H2	P19	
70		4A	1	S	c1890	D		Colonial Bond	SC	R		H2	P19	
72		2A	1	T	c1900	D		GS-Hedge;CI	SC	R		H2	P19	
82-4			1	B	c1915	E		N.P.	SC	R		H3		
ERSKINE LANE, West Side														
2A		2	1	T	c1880	E		double R gable(n); carved gate head, side F(n); 0 gone		R		H1/2		
ERSKINE STREET - SOUTH														
63		3A	1	T	c1890	D		Verandah c1915; SC		R	10	H2	P19	
61		3A	1	T	c1890	D	FS		SC;SW Kipling	R		H2	P19	
59		3A	1	T	c1890	D			SC;SE Kipling	R		H2	P19	
57	Cathness	3A	1	T	c1890	D		Hedge (Golden Privet)	SC	R		H2	P19	
55-3:	55	4	2	SN	c1880	D		altered ground level;	SC SE Row	R		H2	P19	
	53	4C	2	BP	c1880	D	F	New CI;	SC	R		H2	P19	
49-7:	49 Vazon	4A	1	S	c1880	D	F		SC;SE Peckville	R		H2	P19	
	47 Rozel	4A	1	S	c1880	D	F		SC	R		H2	P19	
45		2A	1	T		E		Altered		R		H2	P19	
41		1A	1	B	c1890	D	F?		SC	R		H2	P19	
39		1A	1	B	c1910	D			SC	R		H3	P19	
35-3:	35	3A	1	BP	c1890	D	F		SC	R		H2	P19	
	33	3A	1	BP	c1890	D	F		SC	R		H2	P19	
31		3A	1	CB	c1890	D			SC	R		H2	P19	
29		3A	1	PCB	c1890	D	F		SC	R		H2	P19	
27		3A	1	T	c1890	D			SC	R		H2	P19	
25		3A	1	T	c1890	D		Windows altered; SC		R		H2	P19	
23		3A	1	CB	c1890	C	F	Arcaded side fence (n).	SC	R		H2	P19	
21		3A	1	CB	c1890	D	F	B part painted; tile roof(i);	SC	R		H2	P19	
19		2A	1	BP	c1880	D	FS		SC	R		H2	P19	
13-15		2A	1	BP	c1885	D	F	13 - stuccoed and tiled (i);	SC	R	9	H2	P19	
9-11		2A	1	BP	c1885	D		9-F;	SC	R		H2	P19	

Street Number	Building Names	Form Type	Stores	Finish	Construc- tion Date	Value	Fence	Other Prominent Elements	Intersect- ing street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
FLEMINGTON ROAD - SOUTH FROM ELIZABETH STREET														
37		4	2	S	1873-4	A				O	1	C1/2		*
59	Chelsea House	4	2	G	c1960	D			SW Wreckyn	O		-		
61-3		4	1	B	c1930	E				MR		-		
65-7		4	2	BP	c1900	E				O		C2/3		
75	Hotel Royal	4	2	S	c1935	C			SW Villiers	H		-		
81		4C	2	S	c1890	E		SFS		S		H/C2		
83		4	1	SB	c1930	E				S		-		
91-3:	91 Phillimore	4C	2	S	1887	C	F	CI		O		H2		*
	93 Ballymore	4C	2	S	1887	C	F	CI		O		H2		*
95		1	1	BS	c1905	E				R		-		
97		4	1	BT	c1940	E				R		-		
123		4C	2	S	c1880	D				R		H2		
149	Regina Coeli Hostel	1/3	1	B	c1918	D				IR		H3		
151-61	Silloth Terrace	4C	2	S	1884	E	F	(153-61), CI		R		H2		*
193		4	1	SB	c1900	C		SFS		S		C3		
197		4	2	S	1871-2	B				R		C1/2		*
205		3	2	B	c1940	E				SC		-		
209-11:	209 Milton	4C	2	CB	1885	C	FS; CI			SC		H2		*
	211 Gordon	4C	2	CB	1885	C	F; CI			SC		H2		*
213-25	Royal Park Terr.	4C	2	CBP	1873	D		213, 215, 219, 225 -SN; V-213, 217; hoop iron dividing fences, CI-213, 217:		R		H1/2		
227		4	2	BP	1866	B		English bond, side-wall		SC		C1/2		
263	Washington	4C	2	S	1876	B		CI; hipped verandah roof(n)		R		H2		*
267		-	1	B	c1910	E				R		H3		
277		-	1	S	c1890	E				R		H2		
289		1	1	S	c1890	E		SF	SW Dryburgh	S	2	C2		
291		3A	1	TA	c1890	E	F			R		H2		
293		3A	1	BS	c1900	D	F	CI		R		H2		
	297 Park House	1	1	BPS	c1900	E	F			R		H2		
	299 Park View	4C	2	S	1887	C	F	CI		R		H2		*
301		4C	2	S	1887	C	F	CI		R		H2		*
		4A	1	S	1886	A	F	CI		R		H2		*
321		1A	1	T	c1900	D	F	CI		R		H2		
323	Winterville	1A	1	S	1907	D	F	CI		R		H3		
325	Charlesville?	4	1	S	c1880	D	F	WB		R		H2		
327		4	1	S	c1880	D		SF		R		C2		
329		4A	1	S	c1890	D	F			R		H2		
331		4A	1	S	c1890	C	F	CI		R		H2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
FLEMINGTON ROAD - SOUTH FROM ELIZABETH STREET (Cont'd.)														
333	Sherbourne	4A	1	CBP	c1890	C-0	F	CI (Sun Foundry Melbourne)		R	2	H2		
335		4A	1	BS	c1905	E				R		H3		
347	Sanctuary, Saint Germain Foundation	3A	1	S	1892-3	C		CI		IR		H2		*
351		3A	1	S	c1890	E	F	New porch		R		H2		
353-5:353		3A	1	CBP	c1890	D	F	CI		R		H2		
355		3A	1	CBP	c1890	E	F	Verandah glazed		R		H2		
357		3A	1	T	c1890	E		Clad		R		H2		
359		-	1	T	c1900	E				R		H2		
361		-	1	BP	c1890	E			SE Melrose	R		H2		
363-5	Melrose Hotel	4	2	S	c1925	D		renov;	SW Melrose	H		-		
371-401	Grosby Shoes	4	2	S	c1925	E				V		C3		
403		4	2	S	C1910	E		SF		V		C2		
443		3A	1	BP	c1880	D		High F (f)		R	38	H2		
445		2A	1	BP	c1880	E		Fs New tiles (f); V	rebutt	R		H2		
447		4	1	BP	c1900	E		V tiles(n)	SW Boundary	R		H2,3		

Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
1A	1	T	c1890	D		G-Fuchsia;	SC	R	30	H2		
1A	1	T	c1890	D			SC	R		H2		
1A	1	T	c1890	D	F	GS	SC	R		H2		
1A	1	T	c1890	C	F		SC	R		H2		
1A	1	T	c1890	D		High fence(1)	SC	R		H2		
1A	1	T	c1890	D		GS	SC	R		H2		
1A	1	T	c1890	E		GS	SC	R		H2		
1A	1	T	c1890	D	FS	GS	SC	R		H2		
2A	1	T	c1890	E	FS	Renovated c1920		R	35	H2		
2	S		c1935	D		Foundation Stone 27/5/35 by R. Hon. Sir Isaac A. Isaacs, Governor General of Australia, Benefactors Miss A. Lamb, Miss I.J. Elmslie, J.C. Stanford, M.D.E. Hasteby Jones, Frank Bennett etc. (note Meldrum Burrows-new hospital etc.)						

Street Number	Building Names	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
HAINES PLACE														
-	(west side)	2	1	BP	c1880	D				R	33	H2		
HAINES STREET - NORTH														
2		3C	2	S	c1890	D		F Enclosed V.		R	20	H2	P22	
4		2C	2	BP	c1880	D		CI new		R		H2	P22	
6		4	2	S	c1890	D				R		C2	P22	
8		3C	2	S	c1888	C		F CI		R		H2	P22	
HAINES STREET - SOUTH														
5		2A	1	BP	1875-6	C	F			R	3	H2		
7		3	1	B	c1935	D	F			R		H2		
HARCOURT STREET - EAST (AND WEST)														
22		4	1	S	c1870	D-C		SF altered	NE Row	S	27	C2		
24-6		4C	2	S	c1880	C		F Colonial Bond		O		H2		
										R				
HARKER STREET - EAST (FROM MOLESWORTH STREET)														
2-4		2A	1	S	c1885	E	Fs			R	18	H2		
6		2A	1	S	c1885	E				R		H2		
8		1A	1	T	1870	D		Shingles under R iron? Renovating		R		H1/2		
10-12		2A	1	B	c1900	E		12-SN		R		H2/3		
18		1	BP		c1890	D	Fs	tile; CI		R		H2		
HARKER STREET - WEST														
7		3A	1	T	c1890	E				R	14	H2		
5		3	1	S	c1870	E		old roof shape		R		H1/2		
3		3	1	S	c1870	E			NW Kermodes L.	R		H1/2		
1		2	1	S	c1880	D		Colonial Bond	SW Kermodes L.	R		H1/2		
HARRIS STREET														
2		2	1	T	c1890-1900	E			NW Row	R	33	H2/3		
4		1	1	T	c1905	E	Fs			R		H3		
6		1	1	T	c1915	D	F			R		H3		
9		1	1	T	c1890	C		High fence:CI	SE Row	R		H2		
1		3A	1	B	c1905	E	F		SW Falshaws	R		H2/3		
HAWKE STREET - EAST (FROM RAILWAY PLACE)														
191-3		2A	1	BP	c1880	E				R	16	H2		
177-9		2A	1	S	c1880	E		177-C;		R		H2		
173-5		2A	1	B	c1880	E		Colonial Bond;	SE Row	R		H2		
135-41		4	2	BP	c1900	E		Colonial Bond		R		-		
131-3; 133		4C	2	BP	1882	D				SC		H2		
131		4C	2	BP	1889	D				SC		H2		
127-9		4C	2	S	c1880	D	F	CI-129;	SE Row	SC		H2		
117,119-25		4	2	S	c1910	E				LI		-		
101		4	2	B/S	c1930	E				I		-		
55		2A	1	S	c1880	E		tile roof (1) altered	SC	R		H2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
HAWKE STREET - EAST (FROM RAILWAY PLACE) (Cont'd.)														
51-3		2A	1	S	c1880	D			SC	R		H2		
49		4C	2	S	c1880	D	F	CI	SC	R	16	H2		
47		4C	2	S	c1880	D		Ws altered	SC	R		H2		
45		4C	2	S	c1890	D			SC	R		H2		
43		4C	2	S	c1890	D		part CI;	SC	R		H2		
41		4C	2	S	1883	D			SC	R		H2		
39		4C	2	S	1883	D		High fence(1)	SC	R	17	H2		*
37		4C	2	S	1883	D		CI	SC	R		H2		*
35		4C	2	BP	1870	D	F	English bond; CI	SC	R		H2		
27-33		2A	1	PCB	1870-2	D	F		SC	R		H2		*
HAWKE STREET - WEST														
4-12		4A	1	S	c1875	D		F-8, side 4-6; CI, 4-10		R	28	H2		
44-6		4C	2	S	c1880	C	F	C-46;		R		H2	P20	
48		4A	1	BP	c1880	D	F	CI		R		H2	P20	
50		4A	1	BP	c1880	D				R		H2	P20	
52-4		4A	1	S	c1885	D		F-heads gone;		R		H2	P20	
58		2A	1	BP	c1885	D	FS	tile roof		R		H2	P20	
60		2A	1	BP	c1885	D				R		H2	P20	
62		4/2A	1	S	c1885	D		Parapet altered		R		H2	P20	
68-70:	68 Bonheur	3A	1	BP	c1895	D	F		SW Ireland	R		H2	P20	
70		3A	1	BP	c1895	D	F			R		H2	P20	
74-8:	74	4C	2	S	1879-81	C	F	Colonial Bond;CI		R		H2	P20	*
76		4C	2	S	1879	C	F	CI		R		H2	P20	*
78		4C	2	S	1880	C	F	CI		R		H2	P20	*
80		4C	2	S	1880	C	F	CI		R		H2	P20	*
82		2A	1	S	c1880	D		CI		R		H2	P20	
110		2A	1	BP	c1880	D	FS	CI		R		H2		
112		4A	1	BP	c1880	D	F			R		H2		
114		2A	1	S	c1880	D		F-heads gone		R		H2		
116-18:	116	4A	1	S	c1880	D	F			R		H2		
118		4A	1	S	c1880	D		F-heads gone		R		H2		
120-4		3A	1	BP	c1895-00	D	F	F-heads gone, 120,124:		R		H2		
130-28:	128 Asto	3A	1	BP	c1900	D	F	CI; fence 130 notable;	NW Railway Place	R		H2		
HOWARD STREET EAST														
2-6	2-4 Sara Terrace	4C	2	S	1882	C	F	CI		R	4	H2		
6		4C	2	S	1882	D	F	Part CI		R		H2		
58		3A	1	T	c1860	D				R		H1/2		
60		2A	1	S	c1880	D	F	No CI		R		H2		
88-94		2B	2	B	c1910	C		Orion Frieze		R		H3		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
HOWARD STREET - WEST														
189-95		4A	1	BS	c1835	D	Fs	Renovated		R	21,3	H2,		
181-7		4A	1	BS	c1885	E	Fs	Clerestory add.(f)		R		H2		
171		3A	2	B	c1940	E		Clinker Brick(n)		R		-		
163	Manse Church	1	1	B	1917	E	F	ST 17.1.17		R		-		*
		1/2	1.5	ST	1858-	C				CH		-		
135		2A	1	B	c1890	Q	F	Sand blasted(f)		R		H2		
117		4	2	S	c1890	E		Renovated		O		H2		
115-13		2	2	S	c1870	E		Renovated;domer W(n)		O		H1/2		
107-11		4	2	S	c1880	D		Renovated	NW Gardiner	O		-		
103-1		4	2	SN	c1880	E		Renovated		R		H2/1		
99		4	2	SN	c1880	D		Renovated						
95-7		4	2	S	c1880	D			NW Row	O		H2/1		
85-9		4C	2	S	c1890	C	F	CI; Colonial Bond	NW Surrey Pl.	O/R		H2/1		
81			1	B	c1900	E						-		*
33	St. Mary's Church	1/2	1.5	St	1891-	B				CH		-		*
	Presbytery	3C	2	S	1872-3	B				R		H2		
25	St. Mary's School	1	2	BS	1910	C		Boy's Regional School	SC	E	15	-		*
19		4C	2	CB	1875	B	Fs	CI; arch closed in;	SC	R		H2		*
15		4C	2	CB	1875	C	Fs	CI	SC	R		H2		*
13		4C		S	c1953	B	F	blind hoods; fanlight glass	SC	R		H2		*
3-11	Sussan	4	3	BP	c1885-90	E			NW Rosslyn	LI		-		

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	F11m	Restoration Guidelines	Precinct	Building Assessment
IRELAND STREET - NORTH														
92		1	CB		c1885	D	F			R	25A	H2		
94	Braeside	1	S		c1885	D				R		H2		
96	Grosvenor	1	CB		c1890	D				R		H2		
98	Yangtze	1	SN		c1890	E				R		H2		
100-104:100		1	B		c1900	D		Part F; CI		R		H2		
	102 Fortuna	1	B		c1900	D		CI		R		H2		
	104	1	B		c1900	D		CI	NE Dryburgh	R		H2		
IRELAND STREET - SOUTH														
49-51		4A	1	S	c1880	D	F	CI		R	27	H2		
118	Railway Hotel	4	3	S	1888	B			NW Ireland, Stawell	H	7	H2		*

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Fulfilling Assessment
KING STREET - NORTH SIDE														
360		4	2	S	1864-5	C		new D		O	38	H2		
364-8:												H2		
	364		2	S	c1875	D	F	new W, D;		R		H2		
	366		2	S	c1875	D	F	CI-part		O		H2		
	368		2	S	c1875	D		V rebuilt; CI						
	-	Underground Toilet	1	ST	c1925	C						H2		
KING STREET - SOUTH														
599-601:599		4C	2	S	1971-5	C		F CI; architraves	SC					
	601	4C	2	S	1879	C			601 SC	RO	27	H2	P21	*
									599 SC	R		H2	P21	*
595-7		4C	2	S	1903-4	C		F porch, fanlight(n) gate; CI	SC	R		H2	P21	*
589-91		4C	2	S	1882-3	C		CI	SC	R		H2	P21	*
585-7		4C	2	CB	1883	C		F fanlight-587; BP-part	SC	R		H2	P21	*
581-3:	581 Burnside House	4C	2	S	1883	C		F fanlight;(n)	SC	R		H2	P21	*
	583 Greenock House	4C	2	S	1883	C		F fanlight (n)	SW Roden	R		H2	P21	*
555-7		4C	2	S	c1885	C		F CI notable		R		H2		
KIPLING STREET - EAST														
4-6		3A	1	B	c1390	D		New CI? V.rebuilt		R	34	H2		
16		1A	1	T	c1890	D		High fence (i)		R		H2		
15-20:	18	3A	1	TA	c1890	D		FS		R		H2		
	20	3A	1	BN	c1890	E		Clad (i)		R		H2		
15		1A	1	T	c1890	D		CI		R		H2		
9		1A	1	T	c1890	D		hedge -GS		R		H2		
3-5		3A	1	T	c1890	E		CI-5		R		H2		
1		3A	1	T	c1905	D		Hedge -GS		R		H2/3		

Street Number	Building Name	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
LANGFORD STREET														
	Trevor Engineers	4	2	CB	c1935	D			SE Steel	I	24	-		
LA TROBE - SOUTH SIDE														
542-46		4	2	S	c1874	C				R	38	C1,2		
LAURENS STREET														
	T.B. Guest '1', '2'	4	4	B/S	1896-	B				I		-		*
		1A	2	CBP	c1890	D		Timber internal frame		I		-		
	N.B. Love Mills	4	5	CB	1888-9	B				I		-		
LEVESON STREET														
2-10:	Walworth Terrace	4C	2	S	c1880	C		F New CI; 2-6,		R		H2		
	: 2-R	4C	2	S	c1880	C		CI-10; 10 French doors; shutters;C(n);		R		H2		
	10							C		R	5	H2		
16-20		4C	2	S	c1880	C		F		R		H2		
24	Kalatha	4C	2	S	c1890	C		F CI		R		H2		
26-8		4C	2	S	c1880	C		W altered-28		R		H2		
46-50	Eldorado Bistro	4	2	S	c1880	C				RS		C2		
68-70		2A	1	BP	c1880	E		F		R		H2		
106-14		2A	1	S	c1880	E		F 106-no verandah		R		H2		
LEVESON STREET - WEST														
141		4C	2	S	c1885	E		F		R	21	H2		
133-7		4C	2	B	c1890	C		F CI;		R		H2		
103-7		4C	2	S	c1885	D-E		105,107-F;103 part F; 107-CI	SW Byron	R		H2		
103		4	1	BP	c1915	E				LI		-		
91-101		4	2	BP	c1900	E				LI		-		
53-71		4A	1	S	c1870	D-C		F CI		R		H1/2		
37		4C	2	S	c1895-00	D-C		F CI	MW Lt. Errol	R		H1		
39-51			2	BP	c1890	E		SN to south		LI	22	-		
7-9: 7			2	ST	c1885	B		Bluestone;D gone7		RS		H1		*
9			2	S	c1868			SRC to plinth		O		-		*
								D gone 9				-		
LITTLE BAILLIE STREET - (East)														
2		1	2	T	c1870?	D				R	33	H1		
LT. LEVESON														
27		4	2	BP/SN	c1890	E				R	35	H2		
25		1A	1	T	c1890	E		Shutters		R		H2		
19-21		3A	1	B	c1900	D				R		H2/3		
16		4A	1	BP	c1880	E				R		H2		
32		2	2	B	c1894	C		Former police station		W		-		
34		3	1	B	c1900	D		Part former police station		J		-		

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
LT. LOTHIAN - NORTH EAST														
10		2A	1	SN	c1870	E		V rebuilt			35	H1/2		
LITTLE PROVOST STREET -(East)														
11-9		2/4	1	S	c1859	D			SC	R	33	H1		*
7		2/4	1	S	c1859	D			SC	R		H1		*
3-		4	1	BP	c1859	D		Flemish bond;	SC	R		H1		*
1		2	2	T	1868	C		Clad	SC	R		H1		*
LOTHIAN STREET - EAST														
8-10		1	1	B	c1920	E-D		F		R	34	-		
20-2:	20	4/1A	1	BS	1908	B		F, podium V;	SC	R		H2/3		*
	22	4/1A	1	BPS	1908	C		F, podium V;	SC	R		H2/3		*
4-6		4A	1	BS	1904	D		CI	SC	R		H2/3		*
28		1/3A	1	S	1896-7	B		F CI; tile roof(1)	SC	R		H2		*
30-2:	32	1/3A	1	B	c1905	D		F Porch(n)	SC	R		H3		
	30	1/3A	1	BP	c1905	D		F New Ws; Porch(n)	SC	R		H3		
40-2		3C	2	BP	c1880	E		Flemish/colonial bond		R		H2		
46		4	1	SN	c1880	E			SE Lt. Lothian	R		H2		
52-4		2A	1	BP	c1890	E				R		H2		
62-3:	64-8	4A	1	BP	c1880	C-D		FS-66		R		H2		
	62	4A	1	SN	c1880	E				R		H2		
70-2		4C	2	S	1873	D		F CI-notable		R		H2		*
74		1/3	1	B	c1905	E		N.P.		R		H2/3		
LOTHIAN STREET - WEST														
89 -		4	1	CB	c1935	D			SW Lt. Dryburgh I		26	-		
85-7:	87 Whitfield	4	1	BPS	c1880	D		F Flemish Bond;CI		R		H2		
	85 Balmoral	4	1	BPS	c1880	D		F Flemish Bond;CI		R		H2		
71-65		4	1	CBP	c1880	D		F CI; FS-67-71; 69-Fuchsia		R		H2		
57		3	1	SN	c1880	E			SW Lt. Dryburgh R			H2		
53-5		2B	2	BP	c1900	E		FS-53; cavity bond		R		H2		
41-3		2	2	S	1858	B		6 panel door 41		R		H2/3		*
35		3	1	CB	c1895	D		F tile roof (1)CI; new verandah roof		R		H1		*
29		1/2A	1	BP	c1895	D		Barge(n)		R		H2		
9		4A	1	BP	c1880	D		CI		R		H2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
MACAULEY ROAD														
112-66	Govt. Printing Office	4	2	CB	c1940	C				I	25	-		
	Kensington Hotel	4	2	S	c1890	E			NE Canning & Boundary Rd.	H		C2		
MARK STREET														
74-88	Victorian Wool Producers Co-op P/L	4	3/2	BS	c1915	D		Siding		I	24	-		
77		3	2	S	c1885	E				O		H2		
MARY STREET - NORTH (AND SOUTH)														
14		4	2	S	c1880	D				R	27	H2		
16-18		4	2	B	c1880	D		Sandblasted, Stucco stripped? (i)		R		H2		
MELROSE STREET - EAST														
4		3A	1	T	c1890	D	FS	CI		R	10	H2		
6		2A	1	T	c1880	E		Clad(i)		R		H2		
8		3A	1	CB	c1890	C	F	CI		R		H2		
16		3A	1	T	c1880	C	F	Concave verandah(i)		R		H2		
18		3A	1	B	c1880	D		Sandblasted;(i)		R		H2		
20		4B	2	S	c1880	C		VT(n) SF (n)		R		C2/1		
22		4	1	SN	c1880	D				R		H2		
24		3A	1	T	c1890	C	F	CI		R		H2		
26		3A	1	T	c1890	E				R		H2		
28		4	2	SN	c1880	D		SF closed in(i)	SE Erskine	R		H2		
30		4	2	BS	1889	D		SF; verandah gone?		?		C2		
36		3A	1	BP	c1889	E				R		H2/3		
38		3A	1	T	c1900	E				R		H2/3		
40		3A	1	T	c1900	E				R		H2/3		
44		3A	1	T	c1900	D	F			R		H2/3		
46	Braeside	3A	1	T	c1900	E				R		H2/3		
48-52		3A	1	T	c1900	E		52 burnt	SE Brougham	R		H2/3		
90		4	2	S	c1885	E			NE Curran	S	34	C2		
94-100		4A	1	S	c1885	E		FS-98		R		H2		
102-6: 102-4		2A	1	S	c1885	E				R		H2		
106		2A	1	S	c1885	D	F	CI		R		H2		
108		1A	1	T	c1885	D				R		H2		
110-12		2A	1	B	c1900	D	FS		SE Lt. Curran	R		H2/3		
114		3A	1	S	c1885	D		CI	NE Lt. Curran	R		H2		
116-22		4A	1	CBP	c1885	D		FS 118-20; CI-122; notable cresting		R		H2		
124		3	1	BP	c1905	D		Notable gate and fretwork		R		H3		
MELROSE STREET - East from Alfred Street														
130		4	1	S	c1890	E		altered		S	30	C2		
132		4	1	SN	c1890	E		Colonial Bond;VI(n)		S		H2		
134		3A	1	CB	c1890	D	F	Tile Roof (i)		R		H2		
189-5: 185,189		4	2	SN	c1880	E		187 altered		R		H1/2		
183-75		3A	1	B/SN	c1890	E		F-183; CI-183; 179-21		R		H1/2		

Street Number	Building Names	Form Type	Storeys	Finish	Construct. Date	Value	Fence	Other Prominent Elements	Intersect. Street	Use	F11m	Restoration Guidelines	Precinct Building Assessment
MILLER STREET - NORTH													
106		4	1	STP	c1875	C			NE Lothian	R	38	H1	
14		3A	1	B	c1915	D	F	CI		R		H3	
16		1A	1	B	c1915	D	F	GS-hedge				H3	
22		2A	1	B	c1915	D				SC R		H3	
24		1A	1	BP	c1915	D		altered;		SC R		H3	
26-8		1/3A	1.5	B	1913	D		GS;attic		SC R		H3	
22-4		1	1	B	c1915	D	F?			SC R		H3	
40-2		1	1	B	c1915	E		Garage added(1);		SC R		H3	
44		1/3A	1	B	c1915	D	F?			SC R		H3	
46		1/3A	1	BP	c1915	D		Altered		SC R		H3	
48		1/3A	1	B	c1915	D	FS	GS-hedge		SC R		H3	
56		1A	1	BP	c1915	D				SC R		H3	
58		1A	1	BP	c1915	D				SC R		H3	
80	Former Britannia Tie Company	4	1	B	1922	C		F-part;G-Cypress etc.		LI?		-	
90-2	Stormont	4	2	S	c1885	C	F	CI(n);		R		H2	
94		4	1	B?	c1885	E		altered; high F(1);		R		H2	
96		2A/1	1	B	c1915-20	E	F	G-Fuchsia		R		H3	
(Noted; old street Elms - south side, east of Lothian Street)													

MILLER STREET - SOUTH

69		4	1	S	c1880	D		Refaced		R	26	H2	
65-7		2A	1	S	c1880	D		CI; unpainted stucco, side		R		H2	
63		2A	1	S	c1880	D		CI; unpainted stucco(n)		R		H2	
61-59		4A	1	S	c1880	D		Altered MP		R	27	H2	
57		4A	1	SN	c1880	D		Altered; fence-pressed metal(n)		R		H2	
55		4A	1	S	c1880	D		CI		R		H2	
51-3		4A	1	SN?	c1880	D		Altered	SW Row	R		H2	
45-7		4A	1	S	c1880	D		parapet as 51-3	SE Row	R		H2	
43		4A	1	SN	c1880	D				R		H2	
41		2A	1	BP	c1880	D				R		H2	
37-9:	39 Fortuna	4C	2	S	1887	C	F	CI; Colonial Bond		R		H2	
	37 Allendale	4C	2	S	c1880	C	F	CI; Colonial Bond		R		H2	
33-5		4A	1	S	c1880	D		New windows etc.(1)		R		H2	
31	Hope	4C	2	S	c1880	D		Verandah altered		R		H2	
29		4A	1	S	c1880	D			SW Row	R		H2	
25		2A	1	S	c1880	D		door gone; altered		R		H2	
23		4A	1	S	c1880	D		CI; FS		R		H2	
21		4A	1	BP	c1880	D		new window; valence(n)		R		H2	
19		1A	1	BP	c1905	D				R		H2	
17		4A	1	BP	c1880	D		CI		R		H3	
11-15		2A	1	S/SN	c1880	E		FS-11; SRC-15; Valence - 13-15		R		H2	
1-9:3-9		4C	2	S	c1880	D		CI-9; F-1, 5-9;		R		H2	
1		4F	2	S	c1880	C		9-new balustrade.SW Curzon		R		H2	

Street Number	Building Names	Form Type	Finish	Storey	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
MILTON STREET - EAST														
24-8		4B	2	S	c1880	D	F	V. gone on 28	NE Walsh	S/O		H2		
30-2		4B	2	S	c1880	C	F	CI		R		H2		
34	Essie	4A	1	CB	c1895	D	F	CI	SE Row	O		H2		
36-8		4B	2	S	c1870	C	F	CI sub sill mould	NE Row	O		H2/1		
MOLESWORTH STREET - NORTH														
2		2A	1	CB	c1880	D				R	20	H2	P22	
4	Verona	1A	1	B	c1905	D	F			R		H3	P22	
8		2A	1	B	c1885	D		Flemish Bond, grille(f)		R		H2	P22	*
16		3B	2	S	1886	C		VT(n)	NE Harker	RS		H2	P22	*
18		3	2	S	1869	C		(Film 14C)	NW Harker	S		H1/2	P22	*
20-2		2A	1	S	c1880	D		20-altered	SC	R		H2	P22	
24		3A	1	B	c1880	D			SC	R		H2	P22	
26-8		3A	1	BP	c1880	D	F	CI	SC	R		H2	P22	
30-40:30-32		4C	2	S	1881-2	B	F	D-upper panel glazed	NE Row	R		H2	P22	*
34-40		4C	2	S	1881-2	B	F	altered 1st floor line	SC	R		H2	P22	
42		2A	1	T	c1870	D		clad V-c1910	SC	R		H1/2		
44-50		2A	1	CB	c1885	D		Fs new V; CI-50-48;	SC	R	20	H2		
52		2	1	S	c1890	D		no V;	SC	R		H2		
54		3A	1	S	c1890	D	F		NE Young's L	R		H2		
56		3A	1	CBP	c1880	D	F	V rebuilt;	SC	R		H2		
58		3A	1	CBP	c1890	C	F	Balustrade: CI	NE Row	R		H2	P22	
60-2:		3A	1	SN	c1890	D		V-c1910	SC	RS		H2	P22	
62		3A	1	S	c1890	D	Fs	V	SC	R		H2	P22	
66		1A	1	T	c1900	D			SC	R		H2	P22	
68		1A	1.5	T	1871	B		Barges(n)	SC	R		H2	P22	*
70		2A	1	T	1879	C	F		SC	R		H1/2	P22	*
72-4		1A	1	T	c1870	C	Fs	Gables	SC	R		H1/2	P22	*
76		4C	2	S	1871	C	F			R		H1	P22	*
78-84		4A	1	S	1881-2	C	F	S ornament, bosses etc.(n); C-78; 84-2 CI; 80 new CI		R		H1	P22	*
86-8		1A	1	T	c1880	D		F-86	SC	R	21	H2	P22	
90		2A	1	T	c1900	D		Chimneys-c1900; CI	SC	R		H2/3	P22	
92		2A	1	T	c1900	D			SC	R		H2	P22	
94-6		3A	1	B/S	c1915	D			SC	R		H3	P22	
98	Daylesford	3A	1	BPS	c1890	C	F	CI	SC	R		H2	P22	
MOSS PLACE														
2-4		2	1	SN	c1880	E				V?		H1		
5		4	2	BP/SN	c1880	E				MR		H1		
1		4	2	CB	c1885	E		D,ws altered;joined to rear 93 Howard		LI				

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct Building Assessment
MUNSTER TERRACE - EAST													
80-2			2	S	c1890	E		N.P. ciad(i)		R	23	H2	
MUNSTER TERRACE - WEST													
	N-B Love Mills(Vic)	4	3	CB	1888-9	B		English Bond		I			
	Filigree Pty.Ltd.	4	3	CB	1896	B				I			
7			3	BS	1896	B				I			
MURPHY STREET - WEST													
3		3A	1	T	c1890	E		CI		R	20	H2	
9		3	1	T	c1890	E		Tiles	NW Row	R		H2	

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
D'CONNELL STREET														
15	D. & K. Car Detailers	4 2	B	c1890	D			English Bond side, Flemish front		MR	27	-		
17-19		4 4	ST	1889	A			Colonial Bond side added 2 storeys		MR		-		*
37-39		1 2	ST/B	c1866	C			Timber structure inside		SC: MR		-		*
41	Davey's	1 2	B	c1890	D			Flemish Bond front, stone trim to openings		SC: MR		-		
62-6		2 2	BP	c1875	E			Colonial Bond	NE Ladd	MR O		H2		
O'SHANNESSY STREET - SOUTH														
45		2A 1	T	c1880?	E					R	23	H2/1		
43		4A 1	S	c1380	E					R		H2		
41		1 1	SRC	c1880	E					R		H2		
39		1 1	BS	c1900	C			Salvation Army Hall (former)	SE Row	A		-		
21	Hotham	4 2	BP	c1890	D									
19	Avon House	4C 2	BP	c1890	D		F	CI		R		H2		
15-17		4A 1	BP	c1890	D		F			R		H2		
13		2A 1	CB	c1890	E					R		H2		
11		3 1	BP	c1890	E				SW Row	R		H2		
(Infill 1-9)														

Street Number	Building Name	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Floor	Restoration Guidelines	Precinct	Building Assessment
PECKVILLE STREET - EAST														
2-8:	2, 6-10	2A	1	S	c1885	M				R	10	H2		
	4	2A	1	S	c1885	M	FS			R		H2		
20			1	BP	c1885	M				R		H2		
22			2	SN	c1885	M				R		H2		
PECKVILLE STREET WEST														
19		3A	1	T	c1890	D		CI concave V(n)		SC R	34	H2		
17		3A	1	T	c1890	D				SC R		H2		
15		3A	1	T	c1890	D		CI		SC R		H2		
13		3A	1	B	c1890	D				SC R		H2		
11-5		2A	1	S	c1880	D				SC R		H2		
PEEL STREET - EAST														
114		4A	1	S	c1885	E				R	4	H2		
116-20		2A	1	B	c1885	E				W/R		H2		
122-6		4A	1	S	c1885	E		Old roof-shape behind shop		RS				
180-6		2C	2	CB	c1885	C	F	CSP-186, 182; CI		R		H2		
PEEL STREET - WEST														
241-3:	241	2A	2	BP	c1905	D	F			D	36	H3		
	243 Kingsbridge Turf Club Hotel	2A	2	BS	c1905	D	F			R		H3		
		4	2	S	c1925	D	-	renovation?		H				
PEEL STREET - WEST (FROM O'CONNELL)														
205-17	Alfa City	4	1	BS	c1925	E				MR	15			
197		4F	2	BP	c1880	D		Cantilever balcony (n)		R		H2		
195		4E	2	BP	c1910	E				R		H2/3		
193	Ballivor House	4C	2	S	c1890	C	F	CI		R		H2		
191		4C	2	S	c1890	C	F	See entrance		R		H2		
173	Sir Robert Peel Hotel	4	2	BPS	c1905	C				H		H2	P23	*
159		2	1	BP	c1880	D		High Fence (1)		R		H2	P23	
157-51:	157	2B	2	S	1865	D	F			R		H1/2	P23	
	155	2B	2	S	1865	D				R		H1/2	P23	
	153	2B	2	S	1865	D	F	CI		R		H1/2	P23	
	151	2B	2	S	1865	D	F	Burnt		R		H1/2	P23	
143:9	Central Terrace													
	149	4C	2	S	1872	D		CI; altered		O		H2	P23	*
	147	4C	2	S	1872	B	F	CI		R		H2	P23	*
	145	4C	2	S	1872	B	F	CI		R		H2	P23	*
	143	4C	2	S	1872	B	F			R		H2	P23	*
141-39:	141	4C	1	BP	c1880	D	F			R		H2	P23	*
	139	4C	1	BP	c1880	D	F			R		H2	P23	
137-35:	137	4C	2	S	c1870	C	F	CI		R		H1/2	P23	
	135	4C	2	S	c1870	D	F			R		H1/2	P23	
121		2	2	S	c1870	D				R		H1/2	P23	
119-17:	119	2A	1	BP	c1870	D				R		H1/2	P23	
	117	2A	1	BP	c1870	D				R		H1/2	P23	
115		4C	2	BP	c1880	D				R		H2	P23	
111		4	2	BP	1910	D	F			R		H3	P23	
83-5	SSB	4	2	BP	c1870	E		Colonial Bond		B		C2		
65		2	2	S	c1870	E				W		H1/2		
61-63	Peel Terrace	4C	2	BP	c1865	D		SF c1910-61: Shutters, French Doors (n)		S		H1/2		*
57-9		4C	2	S	c1865	D		SF part; CI		S		H1/2		*
21		4	1	BP	c1935	E				W				

Street Number	Building Name	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
PRINCESS STREET														
6-8		4	1	S	c1880	D				R				
5-11		4A	1	BP	c1880	D		FS-5,7,11		R	27	H2		
PROVOST STREET - NORTH														
36-8		3A	1	BP	c1900	D		CI		R		H2		
52		4	1	BP	c1900	E		DS(n)		LI	35	H2		
54-6		2A	1	BP	c1890	E	F	F part altered		R		H2		
58-60		2A	1	BP	c1880	D		FS-58; CI		R		H2		
62		2A	1	SN	c1880	E				R		H2		
64		2A	1	TN	c1880	E		new boards c1920		R		H1/2		
49		4C	2	CB	c1890	C	F	CI; Colonial bond	SN Lt. Provost	R		H2		
35-7		2A	1	CB	c1835	E		33-CBP; 33 original		R		H2		
11-17		4B	2	SN	c1880	E		CI and V		R		H2		
								15-17 altered greatly		R		H1/2		
PURCELL STREET														
10		4	1	BP	c1880	E				R		H1/2		
12		4	2	SN	c1880	E				R		H1/2		
16		2	1	BP	c1880	E		Colonial Sand		R		H1/2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
QUEENSBERRY STREET - NORTH SIDE														
-384	J.H. Raioh	2	1	CB	1864-5	B			NE Howard	W	6	-		*
414	St. Mary's Hall	1	1	BS	1914	D		(Refer Howard Street)		A		-		
456-8	Temperance Hall	4	2	S	1874	C,F		SF(n)		A		C2	P24	*
462	Vic. Showmans' Guild	4	2	S	c1874	C		Glass c1920		A		C2/1	P24	
466		4	2	S	c1890	D		altered ground level		S?		C2	P24	
468	Ville Roma	2A	1	B	c1905	D		F c1930		RO		-	P24	
480-2:	480	4	2	ST	1857	B		Bluestone, regouted?		R		C/H1	P24	*
	482	4	2	S/ST	1857	B		Lower-level stone		R			P24	*
492-6		4	2	S	1885	B		492-SF,(n)	SC	S		C2	P25	*
498		4	2	S	c1880	D		parapet altered	SC	S		C2	P25	
502-6		4	2	S	c1890	D		502-SF, 504-C	SC	S		C2	P25	
512		4	2	B	c1935	E				W		-	P25	
514		4	2	S	1860	C		SF part	SC	S		C1	P25	*
516-20		4	2	S	c1870	D			SC	O		C1	P25	
534	Court House Hotel	4	2	CB	c1935	D			NE Errol	H		-		
536	National Australian Bank	4	2	S	1874	C			NW Errol	B		C2	P25	*
544-8		4B	2	S	c1875	C		VI,(n) SF-c1910		S		C2		
550-2		4	2	BS	c1890	C				S		C2		
554-6		4	2	BPS	c1890	E		SF c1910		S		C2		
566	'J. Orange'	4B	2	S	1885	C		VI(n)		S		C2		
568	'J. Orange'	4B	2	S	1884	C		VI(n)		S		C2		
574		4B	2	S	c1880	C		VI, SF c1910	NE Curzon	S		C2		
588	Kinrara	4B	2	S	c1880	D		F CI	SC	R		H2		
590		4B	2	S	c1880	D		SF, VI(n);C-(1)	SC	S		C2		
592		4B	2	S	c1880	C		SF, VI(n)	SC	S		C2		
594		4	2	B	c1890	D		Colonial Bond	SC	S		C2		
596		2	1	B	1857	A		F Flemish Bond, slate roof		R		H1		*
604-6	'Alex McDonald'	4	2	S	c1880	E		FS W altered etc.		R		H2		
608-10		4	2	S	c1880	D				S		C2		
612		4	2	S	c1880	C		SF?		O		C2		
634-6		4	2	S	1865-70	B		SF(n)		S		C1		*
638		4	2	S	c1865	E				S		C2		
622	'Est. 1858'	4	2	B	c1890	E		Colonial Bond		S		C2		
688-90		4	1	BP	1891	D		SF	NW Lothian	S		C2		
692		3A	1	SN	c1860	C		high hip; small door; toplight(n)		R		H1		
696-710		4	1	BS	c1915	E				MR		-		
722-6		3A	1	BP	c1905	E				H		-		
										R		H2/3		

Street Number	Building Names	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
730-2		1A	1	BP	c1905	E		F-730		R	7	H3		
734		1A	1	BS	c1905	E		F	NE Munster T.	R		H3		
	R.A.A.F. Drill Hall	2	1	T	c1900	D			SW Ireland Dryburgh	A				
QUEENSBERRY STREET - SOUTH, from Munster Terrace														
683		3	2	S	1863	B			SE Lothian	RS	2	C/H1		*
645-9		2A	1	S	c1880	E				R		H2		
627		4A	1	CBP	c1880	E				R		H2		
629		4	1	S	c1900	E		SF		R		C2/3		
631	H. Symon	4	2	BS	c1900	E				-		C2		
633		4	2	S	c1890	E		Burnt		V		C2		
619-21		4A	1	BP	c1880	E			SW Union	R		H2		
615	Melb. College of Graphic Arts	1/22		BS	1882	A				E		-		*
591-9		1A	1	BS	c1905	C	F	599-P;		R		H3		*
569	Avalon Guest House	4	2	S	1856	B		renov. c1910:	SE Curzon					
	'153'	4	2	BS	c1900	E		two parts		A		HC/1		*
	'155'	48	2	BS	c1900	D		altered parapet		S		C2		*
513	Hotham Town Hall	4	2	S	1875-6	A		SF, VI(n)	SE Errol	M		C2		*
	Urinal	4	1	C1	c1890	B		Median,	SE Errol	H		-		*
511-09		4	2	ST	1854	B		Door closed off (n)		O		H/C1		*
485-9		4	2	S	1870	A				R		H/C1	P24	*
473-83		4D	2	S	1885	B	F		SE Leveson	R		H2	P24	*
465-71	Lorne Terrace	4D	2	S	1885	A	F			R		H2	P24	*
451-9	Vandura Terrace	4C	2	S	1885	B	F	CI	SW Chetwynd	R	3	H2	P24	*
439-41	439	4	2	BP	c1880	D		W altered		R		H1/2		
	441	4	2	BP	c1870	D		W altered		R		H1/2		
437		4C	2	SN	-	-	F			R		-		
435		1A	1	BS	c1915	E				R		H3		
433		4C	2	S	c1885	E				R		H2		
443		3B	2	BS	1899	B		SF, VI, (n)	SE Chetwynd	S		C2/3		*
415-17		2A	1	B	c1905	D	F	17 - no CI		R		H3		
409		4	2	BP	c1890	D		SF		S		C2		
411		4	2	S	c1880	E		W altered		R		H2		
	Royal Park Hotel	4	2	S	c1935	D		renov.	SE Howard	H		-		
367	Christian Bros. College	1/23		BPS	1901-2	C			SW Cape1	E		-		*
361		4	2	S	c1865	D				O		C1		*
335-9	339	3	2	S	1865-9	C		R-Slate; D gone		O		H/C1		*
	337	3	2	S	c1870	C		SF; R-slate D gone		O		H/C1		*
331-33	333	4	2	S	c1870-5	C				O		H/C1		*
	331	4	1	BP	c1875	D				O		H/C1		*
325		2	2	S	c1870	D		Title Roof(1); openings		O		H/C1		*
323		4	2	S	c1870-5	D		altered		O		H/C1		*

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RAGLAN STREET														
12-20		4	3	BS	c1915	C		BP part R; oculi (n)		0	35	-		
RODEN ST. - EAST														
203		2A	1	S	c1880	E				07	25	H2		
201		4/2B	2	S	1878	C	F			R		H2		
197-9		4C	2	S	1886-7	C		F Ogee spout (n)	199	R		H2		
									197	O		H2		
179		2A	1	S	c1880	D		F Ogee spout		R		H2		
177-73: 177		3A	1	BP	c1880	E				R/O		H2		
	175-3	3A	1	BP	c1880	E		FS-179		R/O		H2		
161		3A	1	S	c1880	E				R		H1/2		
159		2A	1	BP	c1880	E				R		H2		
153-5		2A	1	BP	c1880	E				R		H2		
RODEN STREET -WEST														
58		4C	2	CB	c1890	D	-	CI;	SC	R	39	H2		
60		4A	1	BP	1881	D	F	CI; BP();	SC	R		H2		
64-60		2A	1	S	c1885	D	F/	FS-60,54-6;CI;	SC	R		H2		
62-6		2A	1	S	c1885	D		R-tile(i)66;						
								FS-64;CI-62-4		R		H2		
68		4C	2	CB	c1890	D	FS	CI; BP-(i);		R		H2		
70		2	2	CB	c1885	D		V-c1900,		R				
								enclosed;CI		R		H2		
72		3	1	B	c1875	D		R-tile(i)	SC	R		H2		
74-6		2A	1	S	c1875	D	FS	CI; V valence,	SC	R		H2		
								bracket(n);	SC	R		H2		
78	Athunkardi	4C	2	CB	c1890-1900	D	F	CI; parapet(n);	SC	R		H2		
								CS	SC	R		H2		
80		2C	2	S	c1880	D	F	CI;	SC	R		H2		
82		2C	2	S	c1880	C	F(n)	CI;	SC	R		H2		
84		1	1	BP	c1910	D		BP(i);	SC	R		H2		
86		4C	2	S	c1890	D	F	V altered(i);						
								W(n);	SC	R		H2		
88		4C	2	S	c1885	D	F	CI;	SC	R		H2		
90		4C	2	BP	c1885	D	F	CI; BP(i);	SC	R		H2		
92-4		4C	2	S	1884	D	F	CI;94W glazing(i);	SC	R		H2		
96		4C	2SS		c1885	C	F(n)		SC	R		H2		
132-30		4F	2	S	1876	D	F	unusual ground-level		R	28	H2		*
148- 152/48		2C	2	S	1877-8	C	F	CI; Colonial Bond		SC	0	H2		*
	152	2C	2	S	1877-8	C		CI; Colonial Bond		SC	0	H2		*
154-6		4C	2	S	1879-80	B	F			SC	R	H2		*
150-		4	1	BP	c1890	E		former factory; NW Adderley altered						*
170	(Dunkyatt)	4	3	SBP	c1935	D		glass bricks; terracotta faience		W				*
ROSSLYN STREET - SOUTH (FROM RAILWAY)														
133	Sparks & Chandler Rear of Sparks & Chandler	4	4	B	c1930	D				I	15	-		
89-7		4	3	CB	c1900	C		English Bond		I		-		
65-9		4	1	S	c1880	D		Tile roof;C		R		H1/2		
49	Roslin	4	1	CB	c1890	D	F	SN 67-9		R		H2		
33	Murray House	4C	2	S	c1890	C				R		H2		
22		4	4	S	c1925	E				I		-		
72-4		4	2	S	c1940	D				I		-		
62-70		3	1	S	c1885	C		Tile Roof (1):	NW Chetwynd	RS	4	-		
		2	1	S	1868	C				R		-		

Street Number	Building Name	Form Type	Storeys	Finish	Construct. Date	Value	Fence	Other Prominent Elements	Use	Film	Restoration Guidelines	Precinct	Building Assessment
ROSSLYN - NORTH SIDE													
58		1	1	BPS	c1910	E							
62-8		2	1	S	186	C							
70-2		2	1	S	186	C							
120-4:													
120		3C/3	2	SRC	c1880	E F		renovated c1915		R			
122		3C	2	S	c1880	D-E F		V altered: French D (n)		R		H3	
124		3C	2	S	c1880	D		V altered: porte cochere (n); French D (n)		R		H2	
126			1	B	c1885	D		Halls		R		H2	
302		4	3	BP	c1890-	D		new Ds		WH		H2	
							45						
ROW (off, next 188 Chetwynd Street)													
east end		4	2	B	c1885	D		W, Ds altered; loft DS(n) V?					
ROW (off, next north 20 Howard Street)													
Rubble wall, stable yard former N.Melbourne Hotel (dem)													
		-	-	ST	c1852-5	B							

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
SHIEL STREET - EAST (Street trees on west side notable)														
2-4		4C	2	S	c1885	D		F-2; CI-2	SC	R	31	H2		
6-8:	6	3C	2	S	c1885	C	F	stucco detail(n);CI	SC	R		H2		
	8	3C	2	S	c1885	E		Altered	SC	R		H2		
10-12:	10				c1885	C	F	CI	SC	R		H2		
	12 Enfield				c1885	D		CI	SC	R		H2		
14		3A	1	BP	c1885	D		CI;F-side boundary to 16 ;	SC	R		H2		
16		3A	1	CB	c1885	D	F	side boundary to 14 ;	SC	R		H2		
18-20		3C	2	S	c1880	C	F	CI	SC	R		H2		
22		3C	2	S	c1885	C		CI part: ingo	SC	R		H2		
								entrance (n)						
24-6		4A	1	CSP	c1890	D	F	Chimney pots(n)	SC	R		H2		
28		4A	1	BS	c1905	C	F	F notable; hedge-6S	SC			H2/3		
								side yard		R				
34		2A	1	T	c1900	E		V altered		R		H2		
36		1A	1	T	c1900	D				R		H2		
40		2A	1	T	c1900	E				R		H2		
46		3A	1	S	c1892	E		V gone		R		H2		
48		3A	1	BP	c1892	E		CI; high fence(1)		R		H2		
50		3A	1	CB	c1892	D	FS	CI; new roof;new balustrade		R		H2		
54		1A	1	S	c1890	E	F	altered		R		H2		
SPENCER STREET - NORTH														
352-4		4	2	S	c1880	E	SF	c1910	NW Jeffcott	S	25	C2		
384	Mt. Finto House	4	2	BP	c1890	E				O	25A	H2		
386-90		4	2	BPS	1908	E				S		C3		
420		4	2	S	c1935	C			NE Dudley	O		-		
502		4	2	S	c1880	D	SF			S		C2		
504		4	2	BPS	c1915	E				W		-		
580	Glencoe	4	2	S	c1895	D			NW Hawke	SC	R	H2		
582-8:	Annach Terrace													
	582	4	2	CBP	c1890	D				SC	R	H2		
	584	4	2	CBP	c1890	D		CI		SC	R	H2		
	586	4	2	CB	c1890	D				SC	R	H2		
	588	4	2	CB	c1890	D		Part CI		SC	R	H2		
590-6		4	2	S	1876	C-	F	GS; CI		SC	R	H2		
598		4	2	S	c1890	D		CI		SC	R	H2		
600		4	2	S	c1885	D				SC	R	H2		
602		4	1	S	c1880	D				SC	R	H2		
604		4	1	S	c1880	D				SC	R	H2		
606-8		4	1	S	c1880	D				SC	R	H2		
616-18		4	1	BS	1901	D				SC	R	H2/3		
20-6:	620	4	1	SN	c1870	D				SC	R	H2		
	624-6	4	1	B	c1870	D				SC	R	H2		
630-6:	630	4	1	S	c1885	D				SC	R	H2		
	632	4	1	S	c1885	D				SC	R	H2		
	634	4	1	S	c1885	D	Fs			SC	R	H2		
	636	4	1	S	c1885	D	Fs	CS		SC	R	H2		
638-42		4	1	BS	c1915	D				SC	R	H3		
644-50		4	1	S	c1885	D				SC	R	H2		
660		4	2	S	c1885	D		650 (E)		SC	R	H2		
									NW Abbotsford	R				

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Filling	Restoration Guidelines	Precinct	Building Assessment
SPENCER STREET - SOUTH														
705		2A	1	CB	1884	B	F	CI		SC	R	23	H2	*
703	Glenarra House	4C	2	S	1876	C	F	CI		SC	R		H2	*
701-699	701 Annie Cott.	4A	1	CG	1875	D	F	CI		SC	R		H2	*
	699 Claremont	4A	1	SH	1875	D	F	CI		SC	R		H2	*
697		4A	1	BP	1887	D	F	CI		SC	R		H2	*
695		4A	1	BP	1867	D		CI		SC	R		H2	*
693	Severn Cottage	4A	1	CB	1878	D	F	CI		SC	R		H2	*
599-615	Yarra Cottages	4A	1	CB	1867	D				SC	R		H2	*
591		2A	1	BP	c1883	E					R		H1/2	*
589		4/2A	1	B	c1883	D		CI			R		H2	*
597		4	2	S	c1883	D		SF,	SW Hawke		R?		C2	*
529		1	1	S	c1900	E					LI		-	*
521		1/4	2	S	1875	E					LI		-	*
519	Royal Mail Hotel	4	2	S	c1935	E			SE Stanley		S		C2	*
509-11		4	2	B/S	c1900	D		SF: glazed tiles			S		C2	*
507		4	2	S	c1890	E					S		C2	*
503		4	1	S?	c1880	E					S		C2	*
501-499		4	2	S	c1890	E					S		C2	*
497		4	1	S	c1890	D		SF-part			S		C2	*
495		4	1	S	c1890	D		SF-part			S		C2	*
493		4	2	B	1900	D		SF			S		C2	*
491	Ethelborough	4C	2	S	c1890	E					R		H/C2	*
475	Hotel Spencer	4	3	S	c1925	D			SE Rosslyn		H		-	*
441		3	2	S	c1870	D		Tiles	SW Dudley		S		C/H2/1	*
437		4	2	S	1880	E					S		C2	*
433	T.A.B.	4	1	SPS	c1900	E					O		-	*
405	Dalston Bakery	4	2	BS	1906	O		'H. Bennett Est.1850' parapet			O		C2/3	*
355	Club Hotel	4	6	BS	1888	A					V		-	*
					1874	C		see 542-8 La Trobe;			H	38	C2	*
STANLEY STREET - EAST														
207-21		2A	1	BP	c1900	D		F219-21	NE Railway	SC	R	25	H2	*
203		3A	1	S		D				SC	R		H2	*
195-201		3A	1	S	c1880	D				SC	R		H2	*
191-3	193 Ballinlough House	4C	2	BP	c1890	C		F Enclosed V: CI		SC	R		H2	*
	191 Ballindavid House	4C	2	BP	c1890	D		CI			R		H2	*
189	Lourdes	4C	2	S	c1895	D		F CI part			R		H2	*
149-53	J. Creffield	4	1	B/S	c1920	D			SE Adderley		LI		-	*
101-99	101	2A	1	B	c1880	D		FS			R		H2	*
	99	2A	1	B	c1880	E		FS			R		H2	*
95-7		4A	1	S	c1880	D		F	SE Row		R		H2	*
65-7		4C	2	S	c1880	D		F New V; fanlight(n) G-Cordylone			R		H2	*
61-3		1/4	1	BP	c1900	E					LI		-	*
49-59		1A	1	BP	c1905	E		G-Palm-51			R		H3	*
19		3A	1	BP	c1900	E		F			R		H2	*
STANLEY - WEST														
8		4	2	S	1867	B		F CI			R		H1/2	*
138-40		4	1	BS	c1915	D					LI	28	-	*
200		2A	1	BP	c1885	E		F	SW Row		R		H2	*
ROW - NORTH OF 19 STANLEY STREET														
	: Malt tower	3	CB		c1890	D		Colonial Bond; rear No. 47			LI	25		*
	: Factory	1.5	CB		c1890	D		Flemish Bond			LI			*
	MCC Substation	3	1	CB	c1935-40	D		Median site; NE King			U			*

Street Number	Building Names	Form Type	Storeys	Finish	Construc- tion Date	Value	Fence	Other Prominent Elements	Intersect- ing Street	Use	F11m	Restoration Guidelines	Precinct	Building Assessment
STAWELL STREET - WEST														
29		4A	1	BP	c1870	D		Concave V(n)		R	23	H1/2		
49		4	1/2	BP	c1890	F				CI				
SUTTON STREET - NORTH														
	Commonwealth Wool and Product Co.P/L	4	3	S	c1925	E			NE railway	I	24			

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UNION STREET - WEST														
15-13		1	1	GP	c1870	E		Colonial Bond; scalloped barges (n)		R	35	H1		
11-9		1	1	T	c1870	E		Carved barges (n)		R		H1		

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VICTORIA STREET - NORTH														
232	National Hotel	4	4	S	1937	C			NE O'Connell	H	11			
246	Central Club Hotel	4	2	S	c1935	D		Renovation	NW O'Connell	H				
250		4	2	S	c1880	F				S		C2		
252-4		4	2	S	c1880	F				S		C2		
260		4	2	S	c1880	F				S		C2		
268-76	Centenary House	4	2	BS	1934	F		Renovation		S				
280		4	1	S	c1890?	E		Renovation		S				
	Royal Exchange	4	2	S	1935	F		Renovation	NE Peel	H				
312-14	Victoria Hotel	4	2	BPS	1863-4	B		PD-1863	NW Peel	H		C1/2	P26	*
320		4	2	S	c1880	F				S		C2	P26	
322		4	2	S	C1880	E				S		C2	P26	
324		4	2	S	c1880	D			NE Capel	S		C2	P26	
348-50		4	4	S	c1890	D		Former Coffee Palace		S		C2	P27	
354-62	Ramsden's Build.	4	2	S	1887	D			SC	S		C2	P27	
364		4	2	G	c1955	C				S			P27	
366		4	2	ST	1866	C		Bluestone	SC	S		C2/1	P27	*
368-72		4	2	S	c1870-80	D			SC NE Howard	S		C2	P27	
374-76		4	3	S	1892	B		SF;	SC NW Howard	S		C2	P27	*
380-8		4	1	BP	c1915	E								
420-2		4	2	S	1880-1	C		SF-c1920	NW Chetwynd	S		C2	P28	*
424-30		4	2	BPS	1891-2	D		SF 424 'surgery' sign; Waltered 428		R		C2	P28	*
434		4	2	S	1866	C		Timber balustrade, frieze	SC	R		H1/2	P28	*
438	Blackburn House	4	2	S	c1880	D				RO		H/C2	P28	
440		3C	2	S	1871	D		SF, new window first floor	SC	O		C2	P28	
442-6	Victoria Cresc.	4C	2	S	1873	A		F, V	SC	R?		H2	P28	*
448		4C	2	S	c1880	D			SC	R		H2	P28	
450-2: 450		4C	2	S	c1880	D		F, Hedge	SC	R		H2	P28	
452		4C	2	S	c1880	D		F	SC	R		H2	P28	
456		2	2	T	1854	A		Renovated c1910		R		H2	P28	
460		4C	2	S	1897	D			SC NE Leveson	R		H2	P28	
464-6		4	3	S	1877-8	B			NW Leveson	S		C2	P28	
470-2		48	2	S	1878	C		SF c1910 - 470; VI		S		C2	P28	
482	'W.T. Simpson'	4	2	SP	c1880	D		SF?		RS		C2	P28	
484	George Hotel	4	2	SP	c1900	D		SF, glass c1910		H		C2	P28	
486-96		1	2	S	c1915	E		VI 490-6; SF-c1915 (not 496)		S		C2	P28	
498-500		1	2	S	c1880	E		SF c1920-498; SC VT-500		S		C2	P28	
502-6		48	2	S	1877	D		SF c1915, glass; SC VT	NE Errol	S		C2	P28	
(Refer 2-14 Errol Street)								VC; SF (centre gone)		S/A		C3		
578	Loco Hall	4			1914	C								
580		2C	2	CBP	c1900	E		SF c1920-10, glass 1st level		S		C/H2		
582		1	1	B	c1910	D				SC R		H3		
594-602: 624		1	1	B	c1910	D				SC R		H3		
592	Deva	1	1	BS	c1920	D				SC R				

Street Number	Building Names	Form Type	Stores	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
562-76		1/4A 1	BP		1891	D			NW Lothian	R	12	H2/3		*
700	Mulcahey's Hotel	4 2	S		1928-9	A		F CR-662 - Tiles(n)	NE Munster	H	36	-		*
VICTORIA STREET - SOUTH														
469	Rumolo	4C 2	ST		1860	D		Bluestone;	SE Lothian		12	H1		*
467		3C 2	ST		1868	D		Bluestone; V altered	SC	R		H1		*
465		2A 1	ST		c1870	C		High fence(f)	SC	R		H1		*
463-1		4A 1	PCB		c1880	D		63-CI	SC	R		H2		*
459-7		2A 1	PCB		c1870	D			SC	R		H2		*
447		3A 1	B		c1930	D			SC	R		-		*
445-3		1A 1	B		c1920	D			SC	R		-		*
441		1 1	B		c1920	D	F		SC	R		-		*
439..27		1A 1	B		c1915-20	D		431,433-F	SC	R		-		*
425...	417, 393, 389-	1												
385-79		1 1	B		c1915-20	D		387 porchscreen	SC	R		-		*
365	Three Crowns Hotel	4 2	S		1867	B			SC SE Errol	H		C1/2	P28	*
357-9		4 2	S		c1890	D		357-SF c1910		S/RS		C2	P28	*
355		4 2	B		c1935	D		compare 349	SC	O		-	P28	*
349-53		4 2	S		c1890	D		49-51-SF c1910;VI	SC	S		C2	P28	*
347-3	Victoria Build.	4 2	S		1887	D		345-SF;	SC	S		C2	P28	*
312-19		4 2	S		1869	D		VT	SC SE Leveson	S		C1/2	P28	*
313-15		4 2	S		c1880	D		SFS-313, compare 349	SC	S		C2		*
311		4 1	S		c1870	D			SC	O		C2	P28	*
309		4 2	S		c1870	D			SC	S		C2	P28	*
297-307		48 2	S		1883	B		SF 307;VI	SC	S		C2	P28	*
295-3		48 2	S		1884-5	B		compare 349	SC	S		C2	P28	*
289	'Hennessy Bros. Bakers'	4 1	S		c1920-5	E		293-SFS	SC	S		C2	P28	*
279-85		4/48 2	S		1880-1	B		SF-285,SFS-283;VI		S		C2	P28	*
								compare 349						
225		4 2	S		c1870	D-E			SC;SE William	S		C2	P27	*
223		4 2	B/S		c1905	D			SC	S		C3	P27	*
221		4 2	S		c1865	D		Windowhoods;SC	SC	S		C1/2	P27	*
219-17		1/4 2	S		1865	D		Large door;	SC	S		C1/2	P27	*
215		4 2	S		c1870	D			SC	S		C1/2	P27	*
213		4 2	S		c1870	D		SF c1910	SC; SW Row	S		C1/2	P27	*
211-9		4 2	S		c1870	D		SFS	SC	S		C1/2	P27	*
207		4 2	S		c1915	D		VC;SF	SC	S		C3	P27	*
205		4 2	S		c1870	D			SC	S		C1/2	P27	*
201-3		4 2	S		1874-5	D		VC	SC	S		C2	P27	*
199		4 2	B		c1880	D		SF-1910	SC	S		C2	P27	*
197-95		4 2	S		1873	B			SC; SW Capel	S		C2	P27	*
189-7		4 2	S		c1870	D		SFS	SC; SE Capel	S		C2	P26	*
183-5		4 1	B		-	E				S		C2		*
175-9	Victoria Builds.	48 2	S		1864-5	C		Burnt. 175-7	SW Peel	S		C1/2	P26	*
								VI; SF-175;SC						

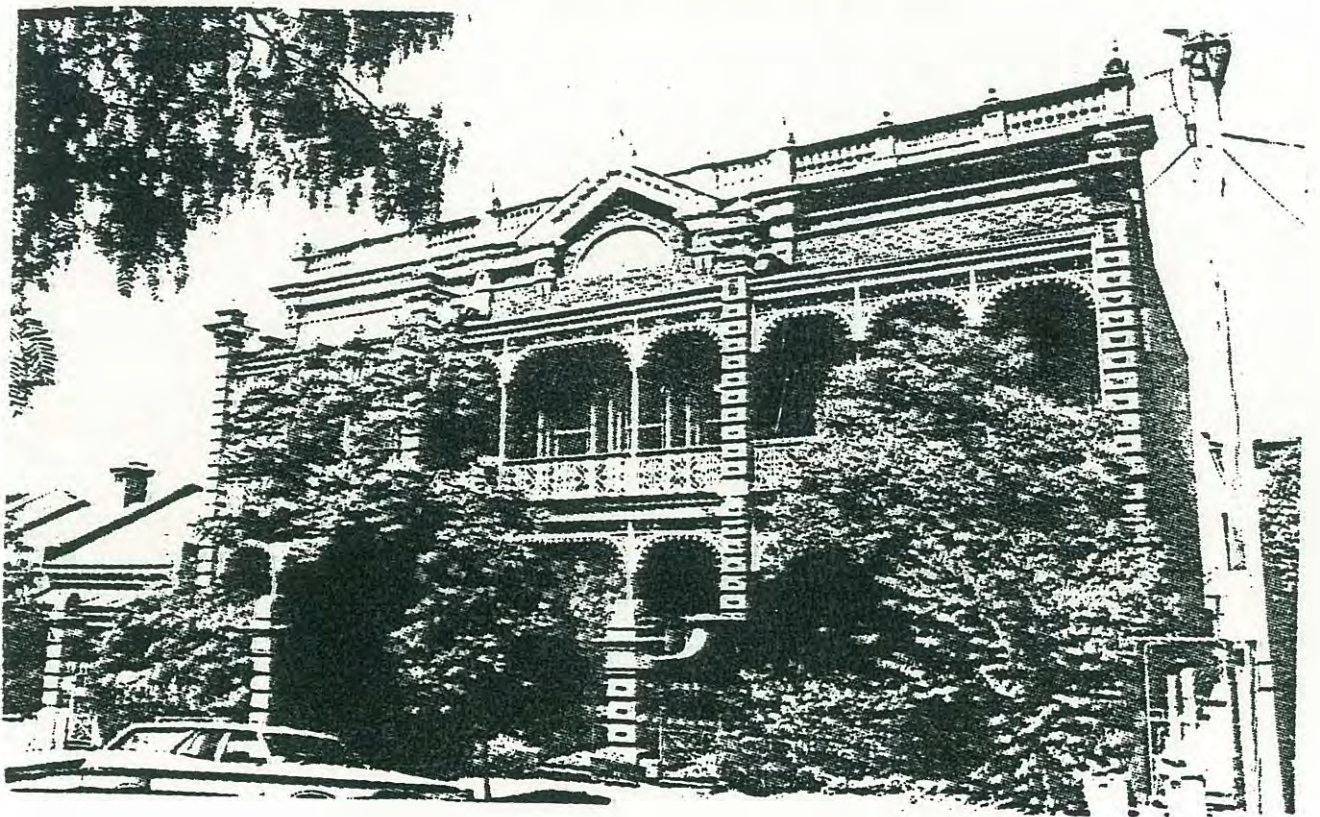
Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
VILLIERS STREET - EAST														
46		1A	1	B	1883-4	B	F	Hedge-GS; old brick type; Flemish Bond		R	23	H2		*
48-50		3A	1	T	1854	A		Shingles under V. roof (removed since survey)		R		H1		*
VILLIERS STREET - WEST														
9	Poldice Villa	4A	1	BP	c1895	D		CI; bullnose V		R	27	H2		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
WALSH STREET														
42		2	2	S	c1865							H1		
46-8			2	BP	c1870			English Bond				H1		
54-6		1/3	1	S	c1870	B						H1		*
62		4A	2	S	1865-6	C		wrought iron				H1		*
23-5		40	2	S	c1875	D	F	altered ground level	SW Milton	0	4	H1/2		
WILLIAM STREET - East														
436		2B	2	S	c1861	C	F	CI; rear (n)		SC R	29	H1/2	P30	*
446-50		4	2	S	1873	C		SH-446;		SC O		H	P30	*
452-4		4C	2	BP	c1885	D		altered ground level		SC O		H2	P30	
456		4	2	S	c1880	D-C		CI?		RS		H2	P30	
458	Walnut Tree	4C	2	S	c1870	C	Fs	CI-(n)but not original		SC RS		H2	P30	
470-6		4C	2	S	c1880	C-D	F	V altered	NE Row;	SC-R		H2	P30	
478		4C	2	S	c1880	D	F	472-CI; 470-CI part;		- O		H2	P30	
								CI-new		SC O		H2	P30	
WILLIAM STREET - WEST														
343-9:	345-9	4B	2	B	c1865	C	F	CI; C:		SC R	15	H2/1	P30	*
	343	4B	2	BP	c1865	C		CI		SC O		H2/1	P30	
333	Royal Standard Hotel	4	2	S	1865	C			NW Walsh	SC H		C/H1	P30	*
WOOD STREET - NORTH														
8-16:8-14	Erin Terrace	4C	2	S	1885	A	F	G-10 (Fuchsia); CI (n)	NE Donavans	L R	32	H2	P30	*
	16 Erin Terrace	4C	2	S	1883	A	F		NW Donovans	L R		H2	P30	
22-30:	22	2A	1	CB	1889	B	F	podium (n)		SC		H2	P30	*
	28-6	2A	1	BP	1889	C	F	B part P; CI; Chimneys (n)		SC		H2	P30	*
	30	2A	1	BP	1889	D	F			SC		H2	P30	*
	24	2A	1	BP	1889	D-		G-palm; CI; Chimneys (n)	NE Row			H2	P30	*
WRECKYN STREET - WEST														
	Conlan Meat	1	1	BP	c1900	E				0	21	-		

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Intersecting Street	Use	Film	Restoration Guidelines	Precinct	Building Assessment
YOUNG'S LANE														
2	(north side)	2	1	T	c1880	E		not set back(n)		R	34	H1/2		
1-3	(south side)	4	1	S	c1885	E		Altered		R		H2		

PHOTOGRAPHIC SURVEY TABLED

NORTH AND WEST MELBOURNE



CONSERVATION STUDY FOR THE CITY OF MELBOURNE OF NORTH AND WEST MELBOURNE

VOLUME TWO:
PRECINCT CITATIONS
INFILL DEVELOPMENT GUIDELINES

NORTH AND WEST MELBOURNE CONSERVATION STUDY

Undertaken for the

Melbourne City Council,

the Ministry of Planning and the Environment

and the Australian Heritage Commission

VOLUME TWO:
PRECINCTS AND STREETSCAPES,
INFILL GUIDELINES

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NOVEMBER, 1983.

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PRECINCTS AND STREETSCAPES

INTRODUCTION

Much of the area is 19th century row house or joined building construction, whether this be residential or commercial, and consequently possesses visual homogeneity, given the common detail, form, set-back and finish. Most buildings date from between 1852-1900, predominating at the 1865-90 period. Industrial uses, traditionally in off-streets and side lanes remain generally this way in North Melbourne, but re-development of housing for industry and warehouse use, has occurred in the north-east and north-west corners of North Melbourne, but has been contained, presumably by zoning. Housing Commission activity has left major intrusions in the area, as has to a lesser extent, the Master Builders' redevelopment of 1957.

Another major change has been the elimination of trees (generally Elms, but Oaks and Planes also) from the street, kerbs, their non-replacement or the creation of landscaped median strips, sometimes planted with typical native species. This is matched less perceptibly by loss of period finishes such as asphalt footpaths and pitched and flagged right-of-ways; and, in the housing stock, loss of colour commonality, as the row's were split up in ownership, and loss of period detail through incidental modernisation. Varying with the emerging diversity of ownership was an overlay of diverse and foreign elements onto once homogenous building rows. Enhancement of historic streetscapes, necessarily must mean the cessation of ad-hoc development and the advent of controlled development for buildings and landscapes. In parallel, landscaping policies, particularly tree planting can screen intrusions.

RECOMMENDED POLICIES

Private Property

By application of a Planning Permit structure which encourages and/or requires works on private property, proposed or existing, to concur with guidelines. Specific recommendations may be found in citations (buildings value A-C) or general policies for buildings (value D) may occur in precinct citations or the 'Other Elements' column of the Building Schedule where missing fences, painted brickwork etc. are cited. These may suggest to require or encourage restoration of original paint colours or require repainting in typical colours (National Trust Technical Bulletin or other approved), with particular emphasis on unification of house-row colours, or the restoration of obviously absent elements on a building. Verandah replacement, over streets, is one important reinforcing role for Council, given the discretion available to the Building Surveyor under the U.B.R.

Public Property

Where evidence in M.M.B.W. Detail Plans or photographs shows the former existence of tree avenues, or other landscape elements, Council should consider their replacement, integrated with parking and services provisions, with priority given to identified precincts. Where pitched right-of-ways, asphalt paths, basalt curbing and guttering exist, Council should consider their retention or replacement with 'sympathetic' materials

Professional Advice

Council should provide, within the relevant department (i.e. planning), advice on urban design and building restoration, in the pattern of the Heritage Advisory Services currently organised by the Ministry of Planning and Environment. Such a service would provide free advice to permit applicants for new buildings within precincts (Area Planning Control Areas) and existing buildings of value A-E in the Building Schedule and co-ordinate specialised problem solving in relation to the Uniform Building Regulations.

INTERIM DEVELOPMENT CONTROL

Where the Controls recommended fall within existing I.D.Os, Council should amend existing policies or codes to ensure sympathetic infill development adjoining all identified buildings in the Building Schedule (refer Infill Guidelines) and, as required, seek an amendment to the MMPS which allows non-conforming uses in buildings valued A-D at Council's discretion. This may enhance the viability of a listed building and aid its preservation.

PRECINCT EVALUATION

Assessment of precinct value has accounted for:

The amalgamation of component building values (refer Building Citation Introduction):

- the streetscapes listed in the Building Schedule which were identified on the basis of repeating built-form, scale or materials, on a connected street frontage;
- the streetscape elements (ie paving) or nature of the building use-types, combining to suggest a period of history;
- the topography of the precinct i.e. promoting the picturesque stepping of parapet lines on a hillside;
- and the landscape of the precinct, perhaps combined with topography, either period landscape suggesting an era (i.e. planting of exotics such as Oaks, Elms and Planes) or neutral landscape (exotic species but atypical to the 19th century) which performs a screening role.

The combination of all or any one of the above aspects, considered on a comparative basis, was considered in the recommendation of Area Planning Controls 1-3 which correspond with the assessed Local, Regional or State Importance.

UNASSESSED STREETSCAPES

The Building Schedule notes streetscapes which may not have been assessed, in the following volume. Application of infill development control guidelines should be attempted nevertheless, on the basis of the following examples.

AREA PLANNING CONTROLS

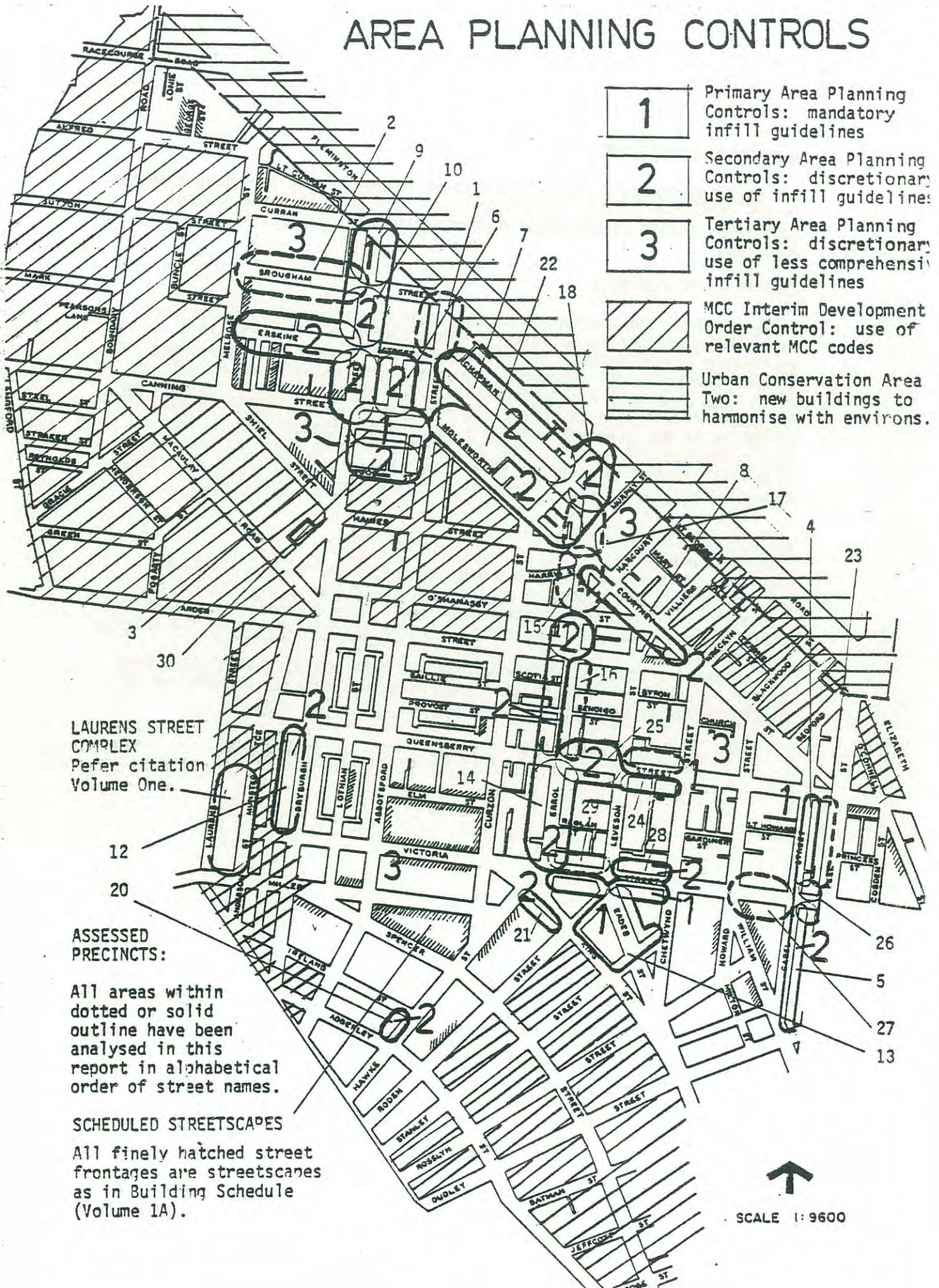
Following from the assessment of the urban qualities of each precinct is the data expressing quantitatively what this means in terms of achievable planning controls. Particular reference can then be made to the precinct's own character rather than the adoption of guidelines which have a general application only. The following Infill Guidelines are based directly on the built characteristics of all contributive buildings in the precinct; giving a range and a typical figure for each parameter which may be used by the Responsible Planning Authority in a discretionary manner (Area Planning Controls 2, 3) or as mandatory requirements (Area Planning Control 1) (Refer Infill Guidelines)

AREA PLANNING CONTROL PLAN (see following)

The plan shows the proposed Primary, Secondary and Tertiary Planning Control Areas, the extent of the remaining MCC IDO powers and the MMPS Amendment 224 Urban Conservation Area Two. Streetscapes, outside of the assessed precincts are shown hatched (refer Building Schedule for precise boundaries).

All assessed precincts in this volume are demarkated schematically with either a broken or solid outline and reference numbers attached as well as proposed Planning Control Levels.

AREA PLANNING CONTROLS



PRECINCT PLANS AND CITATIONS

PLAN

As kept files, trace existing in 1950 (Date)

Plan (1950)

As above, which exist today.

But it was shown on (Date) Plan (1950) which have since been demolished or extensively altered.

Buildings outlined, as constructed to the present, also stated in (Date) Building Schedule.

Planning Control Level 1, 2 or 3. (Date) (Date)



NOTE: The plan shows buildings (shaded) and outlines only, showing properties included but not building footprints or locations which correspond with the present. The boundaries are shown in solid lines and horizontal lines with a line break for the full outline. The plan is not dimensioned vertically, different areas and their relations are not shown. Vertical dimensions are shown between buildings or between buildings and adjacent streets (see Building Schedule).

CONSTRUCTIVE BUILDING SCHEDULE

Address: _____ as shown on the building or in numbered block plans.

Building Name: _____ consists of an approximately equal to the building on _____ level and is described as follows: _____ (see Building Schedule).

Form Type: _____ The contour form of the building presented in the plan is indicated by the roof form (solid, line or pattern) and major applied elements such as windows or porches (refer to diagram).

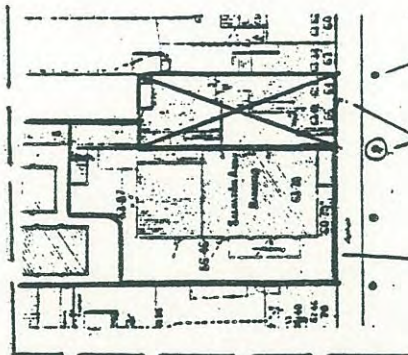
Roof Type 1: gabled, with gable-end(s) to street.
 Roof Type 2: gabled, with gable front (s) to street.
 Roof Type 3: gabled.
 Roof Type 4: flat-roofed.

The suffix letters A, B, C, D, E denote various types viz.

- 1 - one-level detached, one-level building
- 2 - one-level detached, two-level building
- 3 - two-level detached, two-level building
- 4 - one-level attached, one-level building
- 5 - two-level attached, one-level building
- 6 - one-level attached, one-level only
- 7 - form type 4C: detached (one-level) building with a porch (front or side) or terrace

KEY TO ABBREVIATIONS AND SYMBOLS :

PLANS



PCL 1,2,3

- At kerb lines, trees existing in MMBW Detail Plan (1896)
- As above, which exist today.
- Buildings shown on Detail Plan (1896) which have since been demolished or extensively altered.
- Buildings outlined, as contributive to the precinct, also listed in Contributive Buildings Schedule.
- Planning Control Level 1, 2 or 3. (Refer Infill Guidelines)

NOTE: Precinct boundaries (dotted) are nominal only, showing properties included but not defining roadways or landscape which interrelate with the precinct. The boundaries are drawn to contain the defined physical characteristics which are the basis for the infill guidelines: they do not demarcate visually different areas and their existence does not prevent visual relationships occurring between adjacent precincts or scheduled streetscapes (refer Building Schedule).

CONTRIBUTIVE BUILDING SCHEDULE

Address: as numbered on the buildings or in numbered block plans.

Building Name: generally as permanently applied to the building: at parapet level and in bas-relief. Other names, such as hotels which are not as above but semi-permanent are included (also churches, banks).

Form Type: the dominant form of the building presented to the street, as epitomised by its *roof form* (gable, hip, or parapet) and major applied elements such as *verandahs* or *arcades* (Refer to Diagram).

Roof Type 1 gabled, with gable-end(s) to street
 Roof Type 2 gabled, with gable ridge parallel to street
 Roof Type 3 hipped
 Roof Type 4 parapetted.

The suffix letters A, B, C, D, E denote verandah types viz.

A - one-level verandah, one-level building
 B - one-level verandah, two level building.
 C - two-level verandah, two level building.
 D - one-level arcade, two-level building
 E - two-level arcade, two-level building.
 F - arcade upper level only.

e.g. Form Type 4C: parapetted two-level building with a two-level (iron or timber) verandah.

- Storeys: Number of floors
- Finish: Dominant exterior wall material(s) viz:
- B - face brick
 - BP - face brick, painted later
 - BS - face brick and stucco trim
 - CB - coloured bricks (polychrome)
 - CBP - coloured bricks, painted later
 - S - Stucco
 - SB - Stucco and brick trim
 - SN - Stucco, new
 - SRC - Stucco, rough-cast
 - ST - Stone
 - T - Timber horizontal boards
 - TA - Timber, ashlar pattern boards
- Construction Date: Estimated date (as c1900) or definite date (as from foundation stone or parapet)
- Value: A, B, C, D, E, levels of importance
- Fence: (F) original fence;
(FS) sympathetic or recreated fence
- Other Prominent Elements: - cited in symbol form i.e.
- CH - Chimney cornice and/or shaft
 - CI - cast-iron, (verandah, balustrade roof ridge or other)
 - C - original colours
 - CS - sympathetic colours
 - P - precinct
 - SC - streetscape
 - SF - shopfront
 - V - verandah
 - VC - verandah, cantilever street
 - VI - verandah, street, post-supported, of iron
 - VR - verandah roof
 - VT - verandah, street, post-supported, of iron, of timber
 - W - window
 - WB - window bay; or
 - G - Garden from construction period:
 - GS - Garden sympathetic to original
- Qualification of the negative or positive effect of these elements is made in symbol form:
- (i) intrusive
 - (n) notable
- All other listed elements are contributive except general statements such as 'altered' which are self explanatory.
- Intersection Street: - sited on a street corner (therefore achieving prominence and possible streetscape importance).
- Use: - building use, as distinguishable by observation and in nomenclature of the Metropolitan Planning Scheme.

Use: (Cont'd.)

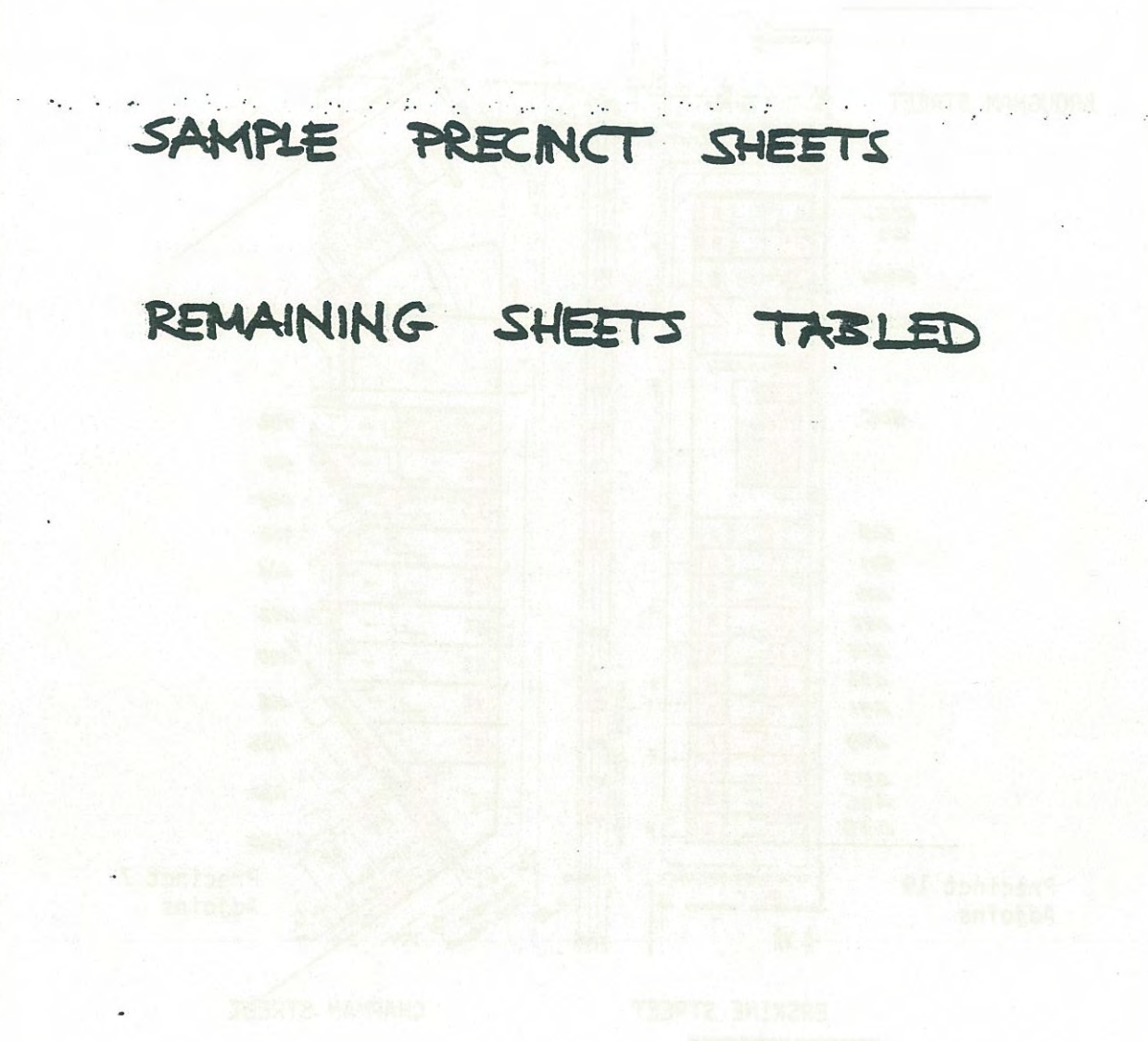
SYMBOLS:

A	-	place of assembly	MP	-	massage parlour
AP	-	apartments	MR	-	motor repair
B	-	bank	O	-	office
CH	-	church	R	-	residence
CR	-	consulting rooms	RO	-	home occupation
E	-	educational	RS	-	restaurant
F	-	flats	S	-	shop
H	-	hotel	V	-	vacant
I	-	industry	VS	-	vacant site
IR	-	institutional residence	W	-	warehouse
LI	-	light industry	WS	-	welfare service
M	-	municipal	U	-	utility or service building (substation, police, courthouse)

PLAN

SAMPLE PRECINCT SHEETS


REMAINING SHEETS Tabled

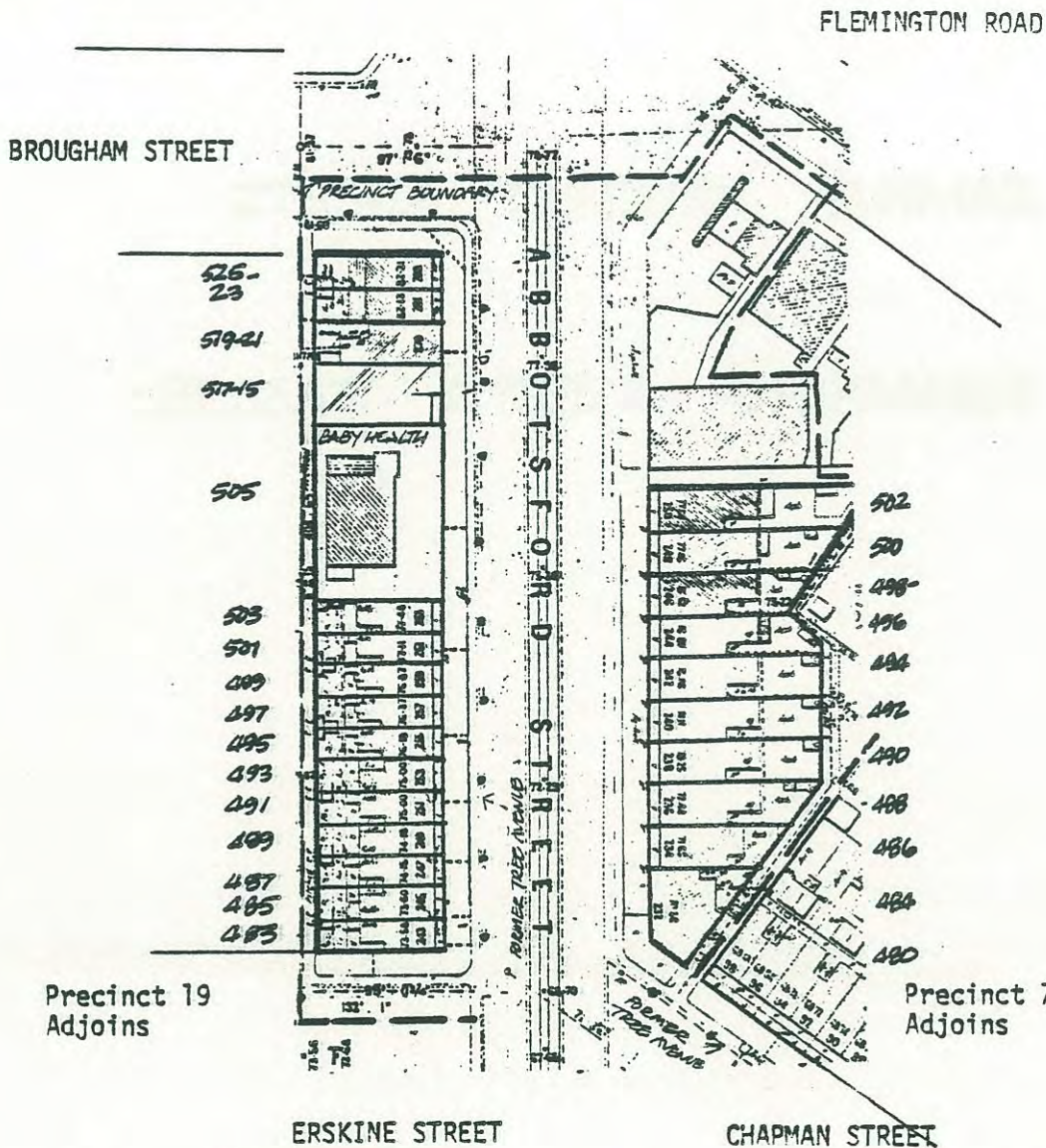


SCALE: APPROXIMATE SCALE: 1:1000 SUBDIVISION: 1888-3, 1889

Description - A generally original 19th century row house domain with both
 historic garages (Gardner/James) and lesser row such as 483-80: 211 built
 close to the street frontage, and sharing a narrow range of materials, form
 and detail. Subsequently constructed with homogeneity and sited at the top
 of the hill are the two converted, earlier also raised, in scale, two-
 two-story row cottages (583-5) and (583-7) and (583-9) former cottages. Between the
 residential and commercial groups, is the overall original but somewhat
 finished detached and detached body Health Centre. The averages have gone
 2000s - 20 generally visually homogeneous row house narrow producing an
 identifiable period residential environment, court-voluted by tower
 containing a high-density short and residence and later utility building, and
 entered by the multi-story intersection and rising character of local

PRECINCT:1 ABBOTSFORD STREET NORTH, RESIDENTIAL

PLAN 



MMBW DP 755, 747, 1896

APPROXIMATE SCALE: 1:1000

SUBDIVISION: c1858-9, 1865

Description - A generally original 19th century row house domain with both notable examples (Glendalough Terrace) and lesser rows such as 483-93; all built close to the street frontage, and sharing a narrow range of materials, form and detail. Successfully counterpointing this homogeneity and sited at the top of the hill, are the two commercial examples, which also relate, in scale, to a two-storey row adjoining (523-5) and Glendalough Terrace opposite. Between the residential and commercial groups, is the overall atypical but sympathetically, finished detailed and fenestrated Baby Health Centre. Tree avenues have gone.

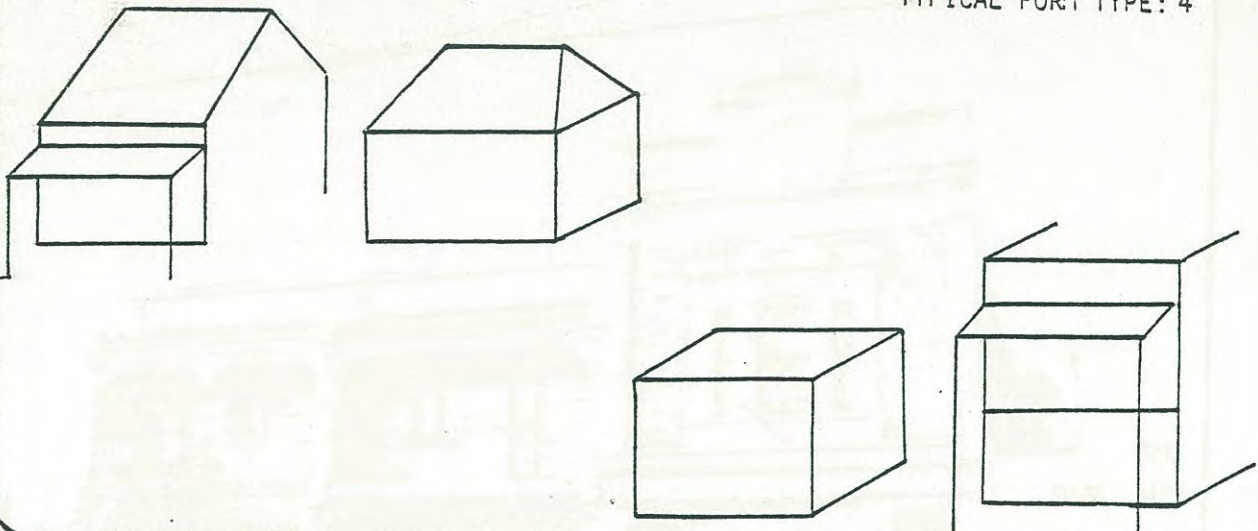
Significance - Of generally visually homogenous row house nature producing an identifiable period residential environment, counterpointed by former contemporary neighbourhood shops and residence and later utility building, and enhanced by the multi-street intersection and rising terrain: of local importance.

Contributive Buildings:

Street Number	Building Names	Form Type	Storeys	Finish	Construction Date	Value	Fence	Other Prominent Elements	Use	Film
525-3	: 525	4C	2	CB	c1885	C	F	CI	R	22
	: 523		2	SN	c1885	D			R	
519-21		4	2	B/S	1895	C		SF, '279' at parapet	R	
517-5	Health Centre	3/4	1	S	c1915	D		SF	R	
505		3	1	SB	c1920	D			S	
503-495		4A	1	CB	c1890	D		497,501-3-CBP; F-not 49	M	
483-93		2A	1	CB	c1890	D		CBP-493;	R	
480-2	Glendalough Terr.	4	2	S	1891	B		SF	RO	17
484-96		4E	2	S	1891	B	F	CI pediment over doors (n)	R	
500-2		4E	2	S	1891	B			R	

FORM TYPE RANGE 2A, 3, 4, 4C

TYPICAL FORM TYPE: 4



SET-BACK RANGE: 6, 1.2-0m Side 5.-0
 FRONTAGE RANGE: 4.5-25m
 HEIGHT RANGE : 1-2 storeys
 FINISH RANGE : CB, S, B/S (SN)
 DATE RANGE : c1885-1920

TYPICAL SET-BACK: 1.2, 0m
 TYPICAL FRONTAGE: 4.5-6m
 TYPICAL HEIGHT : 1-2 storeys
 TYPICAL FINISH : CB, S
 TYPICAL DATE : c1890

PRECINCT ONE ABBOTSFORD STREET



514-21 523-25

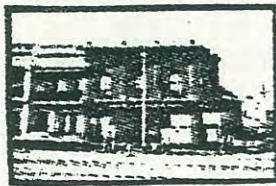
515-17

505

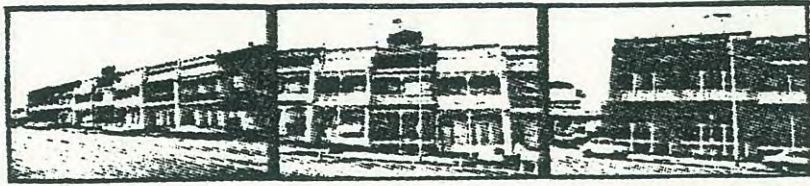
495-503



485-95



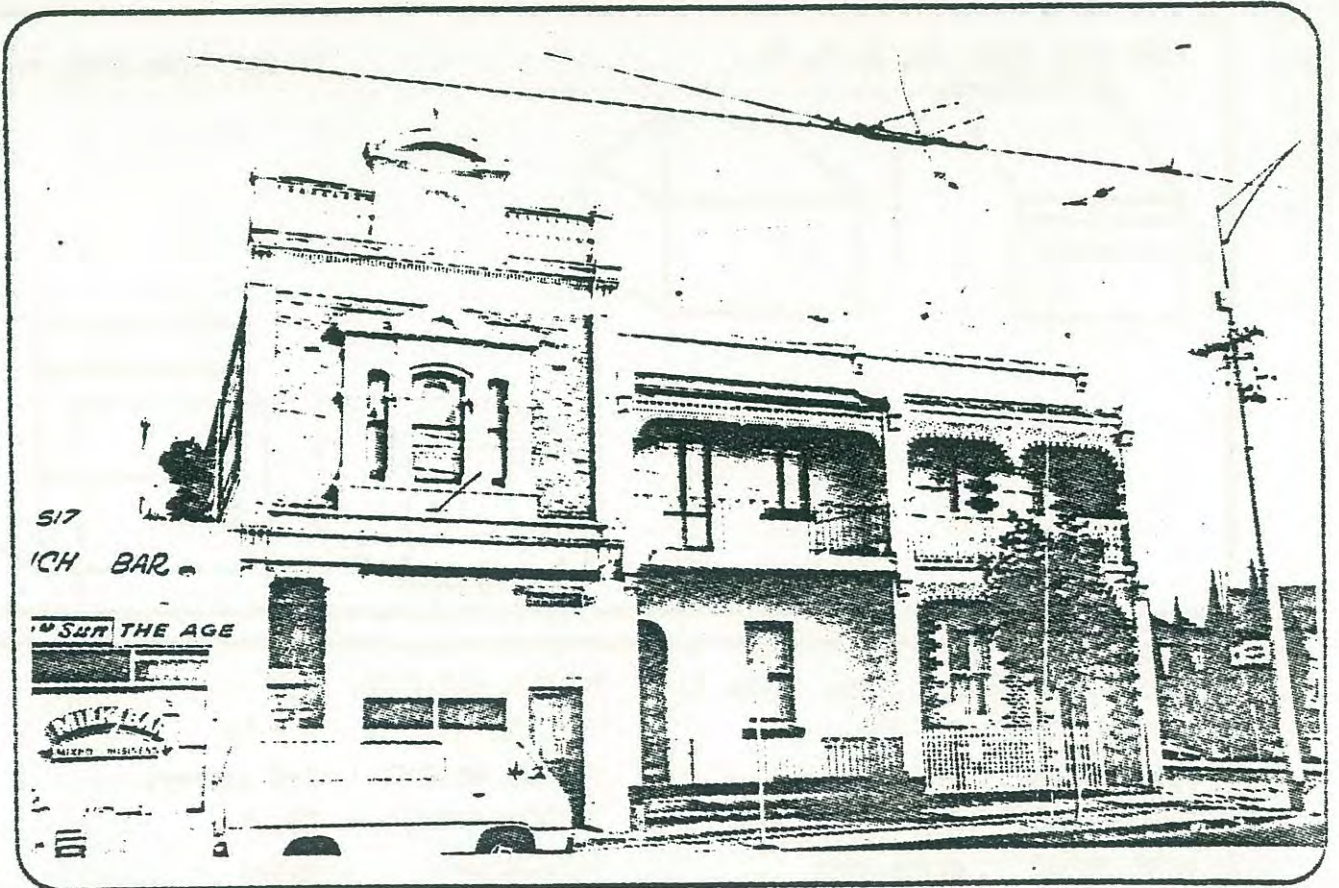
482-80



502-484

490

502-500



517

ICH BAR

THE AGE

PILSENER BEER
MIXED DRINKS

INFILL GUIDELINES

The following guidelines are intended to promote new development in the defined precincts or Planning Control Areas which concurs with the specific or general character of the precincts, depending on the relative importance of each.

Planning Control Levels One, Two and Three

Where a precinct is judged to be of *State importance*, it is recommended for protection under *Area Planning Control Level One* which requires that exhaustive urban design parameters be met and that these are mandatory.

Where a precinct is of *regional significance*, *Area Planning Control Level Two* applies where the same design characteristics, prescribed under level one, are recommended but to the discretion of the Responsible Authority.

Where an area is thought of *local importance*, *Area Planning Control Level Three*, applies where less exhaustive urban design parameters are recommended for use at the discretion of the Responsible Authority.

All new buildings proposed within any of the areas one, two or three, are subject to a planning permit.

Interim Development Order Controls

All areas outside of the above controls are subject to planning permits as required by the MMPS and are administered under codes adopted by the Responsible Authority. It is recommended that, in addition to the code requirements, for applications, all development on sites *adjoining* buildings of importance levels A-D should be regulated as for Area Planning Control Level Three guidelines, to promote sympathetic environments for isolated buildings of individual importance.

GUIDELINES

AREA PLANNING CONTROL LEVELS ONE AND TWO

1. Intent To promote designs for new building proposals which will sympathise with or complement the buildings identified as contributing to the character of a precinct, within the study area.

2. Building Form That part of the proposal which is visible from the street should reflect the general form of:

- i) the nearest contributive building, or
- ii) the given typical form-type, or
- iii) any form from the given precinct form-type range

3. Set-backs

a) Front

The front walls of the proposal should be set-back from the building line a distance equal to or more than that of:

- i) the nearest contributive building, and
- ii) not greater than the given typical precinct set-back, or
- iii) within the given set-back range.

b) Side

The side walls of a proposal, which are perceivable from the street should be set-back to approximate:

- i) that of the nearest contributive building
- ii) the given typical precinct side set-back. If this is zero, so should be that of the proposal.

4. Building Frontage Width

The width of the foremost walls of the proposal should approximate:

- i) that of the nearest contributive building, or
- ii) the given typical precinct frontage width, or
- iii) the given precinct frontage range.

5. Building Height

The proposed maximum building height, as seen from the mid-point of the proposed building at the opposite building line, and at a height of 1500 mm, should not exceed that:

- i) of the nearest contributive building, or
- ii) the given typical precinct height
- iii) the given precinct height range.

6. Building Finish

a) Walls

The proposed dominant building wall finish should match the original wall finish of:

- i) the nearest contributive building, or
- ii) that typical of the precinct (given), or
- iii) of the given buildings within the precinct.

b) Roofs

If visible from the street, proposed roofs should match or be sympathetic to:

- i) the original finish of the nearest contributive building's roof which is visible, or
- ii) any original roof finish visible within the precinct on a contributive building, or
- iii) a general range consisting of painted corrugated iron, slates, asbestos slates, or timber shingles.

Notes:

- a) Original ruled stucco (S) may be approximated by bagged and painted masonry or unruled stucco.
- b) Coloured brickwork (CB) may be approximated by pressed red and cream Imperial sized bricks set with flush mortar joint in characteristic patterns or bonds.
- c) Timber (T) cladding may be approximated by horizontal, painted, square-edge weatherboards.
- d) Generally materials should be those common in contemporary building practice and alternatives to the above may be submitted for approval.

7. Fenestration

The percentage of open area and height-to-width ratio of the proposed windows and doors which are visible from the street should approximate:

- i) that of the original openings of the nearest contributive building, or
- ii) that of the original openings of any contributive building in the precinct, or
- iii) general values, being of open area approximately 50% of the visible wall area and the height to width ratios being greater than 2 to 1.

8. Colours

The colours (hues and tones) proposed for external parts of a building which are visible from the street should match or approximate:

- i) the original colours and colour placement known to have been used on contributive buildings in the precinct, or
- ii) relevant colours and colour placement from the *Exterior Paint Colours Technical Bulletin*.

9. Front Fences

Proposed fences at or near the building line should approximate in choice of materials, percentage open area and height,

- i) the fence of the nearest contributive building, which is original (as given), or

9. Front Fences (Cont'd.)
- ii) any original fence on a contributive building in the precinct, or
 - iii) or a general material range of painted wrought-iron rod or rectangular section timber pickets, set vertically; a general height of 1200 mm; and a general minimum open area of 40%.
10. Street or House Verandahs
- Any proposal should consider the use of sympathetic street or house verandahs where they are used on a nearby contributive building or within the precinct where the proposed building is of a similar use to that originally pertinent to the selected building (Refer (11) Period Detail).
11. Period Detail
- In considering the incorporation of decoration into a proposal, the following should be observed:
- i) any decoration should be repetition of only prominent or common decorative elements from within the precinct.
 - ii) the decorative element should be a simplified or contemporary version, or approximation, of the original or should not be able to be mistaken for the original.
12. Replica Buildings
- Notwithstanding (11), where sufficient evidence exists for reconstruction of a pre-existing building on a site, this may be done: this is pertinent to missing buildings from a row. Otherwise replica buildings should be discouraged within defined conservation areas.
- Notes:
- i) 'Visible from the street' refers to the street(s) faced by the proposal.
 - ii) in all of the above aspects, special consideration should be given to a recognisable conformity of contributive buildings on either side of the proposed site or nearest contributive building (i.e. where a common parapet height exists contiguous to the proposal, but a greater height precedent also exists within the surrounding precinct, the former restraint should be adopted.)

AREA PLANNING CONTROL LEVEL THREE

These areas are outside of the defined precincts of the Secondary Control Areas, but are considered to be of sufficient significance to justify general development controls in respect to:

Building Form
Set-backs
Dominant Finish and
Building Height,

generally as dealt with under Secondary Control Areas but with a wider reference area i.e.

Nearest Contributive Building

If the proposed site adjoins or is considered sufficiently close to a building valued A to D the same reference is to be made to it in the above aspects as under Secondary Control Areas where 'nearest contributive building' is referred to.

Typical or From the Precinct

Where the typical attribute or attribute range of a precinct is referred to under Secondary Control Areas, this is to be taken from any of the buildings of value A, B, or C which are contiguous with the proposal and in the same block.

GENERAL ASPECTS CONCERNING MOTOR VEHICLES

Vehicle crossovers and parking areas which are aparent from within the precinct should be discouraged or screen planted with approved exotic hedge or shrub species; crossovers, if necessary, may concur with the precinct if pitched to resemble a traditional ROW; and whilst frontage walls are not encouraged they may be necessary to screen vehicle parking areas and may be placed as a secondary boundary wall, set back behind a conforming height planter or approved fence type. Vehicle access under or beside a new building to a parking area at the rear should always be encouraged.