

MELBOURNE PLANNING SCHEME

Incorporated Document

**City North Heritage Review 2013
Statements of Significance
(Revised June 2015)**

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

Melbourne Planning Scheme Incorporated Document

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CARLTON

FORMER MYER DESPATCH BUILDINGS (H017)

Address	31-47 Barry Street and 258-274 Queensberry Street, Carlton
Date/period	1928+ 1933/Interwar
Building type	Commercial
Grading	B2 (31-47 Barry Street) and C2 (258-274 Queensberry Street)



Significance

What is Significant?

The buildings, especially the original forms and general appearance of the façades.

How is it Significant?

The former Myer Despatch buildings are of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1928 and 1936, the former Myer Despatch buildings are historically significant for being indicative of the commercial development that occurred in this part of Carlton during the Interwar years. At this stage, many earlier buildings were replaced with factories and warehouses. Previously, from the 1890s at least, this site had contained large commercial stables.

(AHC Criterion A4)

Designed by the architects H. W. & F. B. Tompkins, the former Myer Despatch buildings are of aesthetic significance for being largely intact warehouses of the Interwar period. The earlier, southern building is indicative of a 1920s approach to an industrial type, with restrained classically influenced detailing in contrasting areas of red brick and render. The later, northern building is a fine and largely intact example of the Moderne style with its narrow cantilevered canopies and distinctive parapet treatment, as well as contrasting horizontal and vertical emphasis. (AHC Criterion E1)

PAIR OF HOUSES (HO800)

Address	56-58 Barry Street, Carlton
Date/period	1862/Early Victorian
Building type	Residential
Grading	B3



Significance

What is Significant?

The pair of houses, especially their façades including original windows, doors and verandahs, but excluding the rear additions to no. 56.

How is it Significant?

The pair of houses are of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The houses are historically significant as rare surviving examples of early Victorian dwellings in this part of Carlton dating to the early 1860s and so are reflective of the early phase of development in the area. (AHC Criterion A4)

The houses are of representative significance as good examples of Early Victorian terraces which retain original detailing generally intact, including quoining to the walls and cast iron to the front verandah and fence. They are also significant as the only buildings in the vicinity, partly constructed from expressed stone (ground floor).

REPCO WAREHOUSE (HO1126)

Address	90-104 Berkeley Street, Carlton
Date/period	1938/Interwar
Building type	Commercial
Grading	C2



Significance

What is Significant?

The building, in particular the façade featuring unpainted brickwork, steel-framed windows, as well as the painted Repco signage.

How is it Significant?

The Repco warehouse is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1938, the Repco warehouse is historically significant as it is representative of the phase of land consolidation and development that occurred in this part of Carlton during the first half of the 20th century when there was a major shift from largely residential to mostly commercial land use. Like much of the Interwar development in the area, it has associations with the automotive industry as it was built for Repco, which had other sites nearby during the mid-20th century (278 Queensberry Street and 618-630 Elizabeth Street) and which still operates widely across Australia.

(AHC Criterion A4)

The Repco warehouse is of aesthetic significance as it has landmark value and is being a remarkably intact and fine example of a Moderne style building. Elements of note include the asymmetric composition comprising the cream brick tower and contrasting brown brick sections with steel-framed windows.

(AHC Criterion E1)

FORMER RAMSAY SURGICAL PRECINCT (HO1120)

Address	182-210 Berkeley Street, Carlton
Date/period	1965-74
Building type	Commercial
Grading	Refer schedule



208-210 Berkeley Street



202-206 Berkeley Street



182-200 Berkeley Street (northern end)



182-200 Berkeley Street (southern end)

Significance

What is Significant?

The three adjoining buildings at 182-200, 202-206, and 208-210 Berkeley Street, Carlton.

How is it Significant?

The former Ramsay Surgical precinct is of historic and aesthetic significance to the City Of Melbourne.

Why is it Significant?

Mainly constructed between 1969 and 1974, the former Ramsay Surgical precinct is historically significant for representing the final phase of commercial/light industrial change in this part of Carlton when remnant sections of 19th century housing were replaced with medium-scale, commercial buildings, which remained typical of the area until about the turn of the 21st century. It also has associations with the Ramsay Surgical Company, which existed for about 50 years as a major supplier of medical equipment in Melbourne and other parts of Australia.

(AHC Criterion A4)

The former Ramsay Surgical precinct is of aesthetic significance for being a rare instance of three, adjoining c.1970 buildings, being generally influenced by the Brutalist style, as typified by the use of brown brick. Of the group, the largest building (nos 182-200), which was designed by the architect James M. McIlldowie, is the most distinctive and typical of the Brutalist style with its uncompromising design, bold massing and machine-like aesthetic. The two adjoining buildings also have unusual façade articulation, with elements of note being the screen to nos 202-206 (also designed by McIlldowie) and the pilaster-like elements to nos 208-210 (designed by Nicolas Katris).

(AHC Criterion E1)

FORMER RAMSAY SURGICAL PRECINCT

SCHEDULE

Former Ramsay Surgical precinct extends along the east side of Berkeley Street, part way between Grattan and Pelham Streets, Carlton.

Name	Address	Grading	Date/ Period	Description
Former Ramsay Surgical building (now part of the University of Melbourne)	182-200 Berkeley Street, Carlton	C2	1969-71/ Late 20 th Century	Designed by James McIlldowie The three storey, Brutalist style, brown brick building is divided into two distinct parts: larger northern end which occupies the full depth of the site and the southern end, where there is a recessed loading bay. There is a consistent pattern of articulation to both parts, especially the upper two levels, with T-shaped windows to the south end and windows with deep reveals to the northern end. The main entrance is through a recessed porch.
Former Ramsay Surgical building [now University of Melbourne (Centre for Health, Exercise & Sports Medicine)]	202-206 Berkeley Street, Carlton	D2	1963 [1927]/ Late 20 th Century	Second storey and façade were designed by James McIlldowie. Original single storey building erected by Edwin Brown. The double storey, face brick building occupies the whole site. The design has been influenced by the International style with its prismatic form, plain walls and extensive areas of glass that have been partially hidden behind the metal, mesh like screen with a circular motif. The curtain wall is set back and includes two sets of double doors. Concrete lintels are evident to the rear strip windows.
Former Ramsay Surgical building [Now University of Melbourne (Conservatorium of Music)]	208-210 Berkeley Street, Carlton	D2	1972-74/ Late 20 th Century	Designed by Nicolas Katris The double storey brown face brick building is divided into four bays (the outer bays are wider than the inner bays) and separated by protruding brickwork, creating pilaster-like elements. The building is symmetrical with a recessed doorway to the south end with a short stair. There are multi-paned, steel-framed windows to the side and rear elevations, including some small windows, and two wide openings at ground level.

FORMER MODERN PRINTING COMPANY WAREHOUSE (HO803)

Address	21-25 Bouverie Street, Carlton
Date/period	1928/Interwar
Building type	Warehouse
Grading	C3



Significance

What is Significant?

The land and original building, including the original tiled sign to the parapet.

How is it Significant?

The former Modern Printing Company warehouse is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Modern Printing Company warehouse is of historic significance to the City of Melbourne for being representative of the extensive commercial development that occurred in this part of Carlton during the Interwar period. It also reflects the expansionist phase of the Modern Printing Company's operations, who occupied the site for over 40 years, along with the site at 129-131 Bouverie Street, which was also designed by the architects A C Leith.

(AHC Criterion A4)

The former Modern Printing Company warehouse is of aesthetic significance for being a fine example of the Georgian Revival style, a style not commonly associated with buildings of this type. The largely symmetrical design features a contrasting base and superstructure, the latter with decorative treatment of the brickwork and multi-paned, steel-framed windows. Some classicising detailing is evident to the parapet, lesenes and lower entablature.

(AHC Criterion E2)

FORMER MODERN PRINTING COMPANY FACTORY (HO1127)

Address	129-135 Bouverie Street, Carlton
Date/period	1934/Interwar
Building type	Commercial
Grading	C3



Significance

What is Significant?

The Art Deco style building, especially the distinctive clinker brickwork and pattern of original openings, where extant.

How is it Significant?

The former Modern Printing Company Factory is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Modern Printing Company Factory is historically¹ significant for being a remnant of the industrial development in this part of Carlton, which was established during the mid-19th century but expanded during the early 20th century. Built in 1934, the building is one of three known sites in the vicinity to have been developed by the Modern Printing Company during the earlier part of the 20th century.

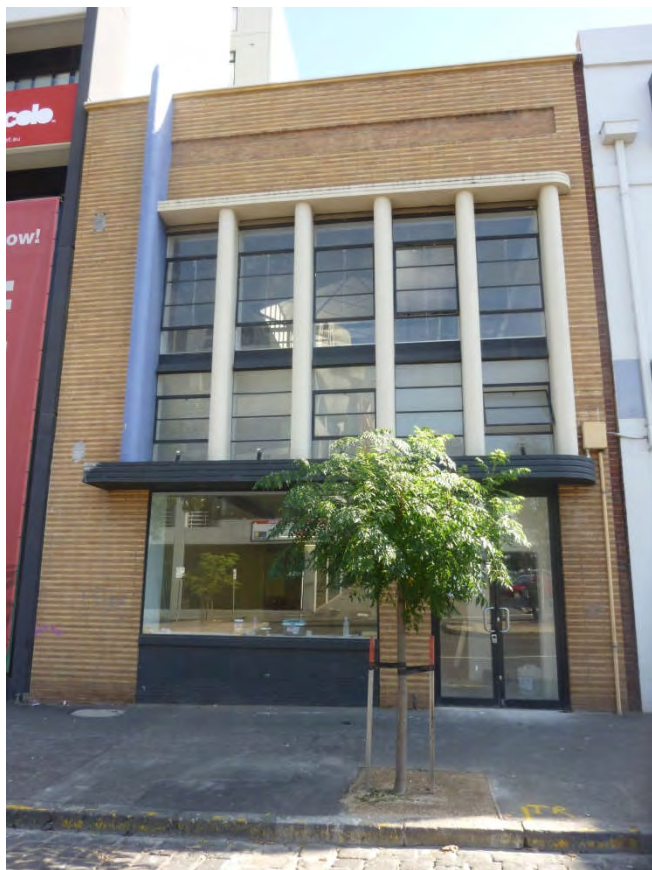
(AHC Criterion A4)

The former Modern Printing Company Factory is of aesthetic significance for being an example of the Art Deco style as practised by the architects A. C. Leith & Associates. The façade is noteworthy for the distinctive treatment of the clinker brickwork in bas-relief, especially for a utilitarian factory building, and includes fins to the wide parapet, panels and banding.

(AHC Criterion E1)

FORMER INGRAM BROS WORKSHOP (HO804)

Address	145-147 Bouverie Street, Carlton
Date/period	1938/Interwar
Building type	Factory
Grading	C3



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Significance

What is Significant?

The land and the original building.

How is it Significant?

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

Why is it Significant?

The former Ingram Bros workshop is historically significant to the City of Melbourne for representing the major phase of development in the area when small cottages and the like were demolished and land consolidated for larger commercial buildings. In this instance, there had been a pair brick terraces on the site from the late 19th century. The extant building was designed as a workshop for a well-established jeweller/clock-maker, who also were timekeepers for sporting events, and the wealth of natural light was presumably a requisite for their work. (AHC Criterion A4)

The former Ingram Bros workshop is of aesthetic significance for being a particularly fine and intact example of the Interwar streamlined Moderne style, designed by the architects Peck & Kemter. It is distinguished by contrasting horizontal (tapestry brickwork, canopies and glazing bars) and vertical (fins) emphasis. (AHC Criterion E2)

FORMER PITMAN BOOKS BUILDING (HO1128)

Address	158-164 Bouverie Street, Carlton
Date/period	1954/Post-War
Building type	Commercial
Grading	C3



Significance

What is Significant?

The building, especially the façades to both street frontages.

How is it Significant?

The former Pitman Books Building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1954, the former Pitman Books Building is historically significant as being an intact example from the mid-20th century phase of development in this part of Carlton, which was largely used for factories and warehouses. The site also has associations with the Baptist Church and was the site of the first kindergarten established in Melbourne during 1901.

(AHC Criterion A4)

The former Pitman Books Building is of aesthetic significance as a distinctive brick example of the International style in the Post-War period. Elements of note are the treatment of the façade and unusually deep reveals to the main, first floor windows, coupled with the recessed porch with broad piloti below.

(AHC Criterion E1)

HOUSE (HO1129)

Address	166-170 Bouverie Street, Carlton
Date/period	c.1872/Victorian
Building type	Residential
Grading	C3



Significance

What is Significant?

Primarily the intact elements to the façade (decorative plasterwork, cast iron detailing and original terracotta tiling) and excluding the rear additions.

How is it Significant?

The house at 170 Bouverie Street, Carlton, is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1872, the house is historically significant as it is indicative of an early phase of development in this part of Carlton during the mid-Victorian period. The northern section of Bouverie Street area, in close proximity to Grattan Street, was developed about a decade later than the area south of Pelham Street.

(AHC Criterion A4)

The house is of representative aesthetic significance as a Victorian terrace which features a substantially intact façade, including decorative plasterwork and cast iron detailing, as well as the original terracotta tiling to the verandah.

(AHC Criterion D2)

LITTLE PELHAM STREET PRECINCT (HO1121)

Address	193-195 Bouverie Street, Carlton 168-178 Leicester Street, Carlton 150-170 Pelham Street, Carlton
Date/period	1923-1964/Interwar and Post-war periods
Building type	Factories and garages
Grading	Refer schedule



174-178 Leicester St



168-172 Leicester St



193-195 Bouverie St (rear part along Little Pelham St)

Significance

What is Significant?

The land and the factory/warehouse buildings located in Bouverie Street (nos 193-195), Leicester Street (nos 168-172 and 174-178), and Pelham Street (nos 150-170) all of which back onto Little Pelham Street. Elements of note are the original external treatments such as face red and brown brick combined with areas of cement render and metal-framed, multi-paned windows.

How is it Significant?

The Little Pelham Street precinct is of historic significance to the City of Melbourne.

Why is it Significant?

The Little Pelham Street precinct is of historic significance for being illustrative of the industrial development that occurred in this part of Carlton and adjacent parts of Melbourne during the Interwar period and which radically

transformed it from a largely residential suburb. At this time, there was extensive replacement of the pre-existing building stock, being mostly 19th century cottages and terrace houses with some small industrial sites, to larger scale factories and warehouses.

(AHC Criteria A4)

The Little Pelham Street precinct is of representative aesthetic significance as a largely intact and a rare surviving cluster of light industrial buildings from the Interwar and Post-war periods (along with the Lincoln Square South Precinct). Although individual buildings undergone varying degrees of change and some are undistinguished examples, they are evocative of this key development phase, and in particular, Little Pelahm Street provides a rare opportunity to experience a streetscape of mid-20th century buildings. Of this group of buildings, the most impressive is the Modern style, former factory (174-178 Leicester St) however the original detailing to the rear part of 193-195 Bouverie Street, where it is unpainted along Little Pelham Street is also noteworthy.

(AHC Criteria D2)

LITTLE PELHAM STREET PRECINCT

SCHEDULE

Name	Address	Grading	Date/ Period	Description
Former factory	193-195 Bouverie Street	C2	1934/ Interwar	<p>Constructed by R. J. Werner for C. Huppert, altered and enlarged in stages between 1936 and 1943. Originally a smaller, single storey building.</p> <p>In 1936, it was extended from 4 to 7 bays.</p> <p>In 1937, the second storey was added by architect N. Smith.</p> <p>In 1939, the two storey additions at the wider, west end by architect Frederick Morsey were constructed.</p> <p>In 1943, a single storey, temporary timber building was erected where the 3 storey section at the rear of 174-178 Leicester St is located.</p> <p>2 storey brick, original face brick work to façade painted over. Some aspects of original varied brickwork still evident including central platbands and frieze, soldier course to parapet, and fins above windows. Original detailing is however visible to the south elevation (along Little Pelham Street) including clinker brick frames to relatively large windows. Original steel-framed windows mostly replaced with aluminium-framed types, however still multi-paned. Overall a good example of the period.</p>
Former garage	168 Leicester Street	D2	1923/ Interwar	<p>Designed by Joy & McIntyre, engineers and architects, for J. McCracken. Extended to east in 1926.</p> <p>Single storey, face brick and rendered building (parapet and sills), now painted over. It has a stepped parapet to the west elevation (Leicester St) with projecting piers at the corners and to each bay of the southern elevation (Pelham St). Upper parts of the walls are panelled. Multi-paned windows to the south though bricked to west side. Entry canopy survives over glass doors however had been paired timber leafs. Distinctive hipped roof form is partly visible.</p>
Former factory	174-180 Leicester Street	C2	1940/ Interwar	<p>Designed by Archibald Ikin, architect, with ARC Engineering Co for M. Binder.</p> <p>2 storey, fine Moderne style with distinct entry bay, with lower part clad in terracotta tiles and upper rendered part with horizontal and vertical incised decoration. Remaining section, brick has bands of multi-paned windows with some hoppers, which are separated by plaster piers. Hoods above main</p>

Name	Address	Grading	Date/ Period	Description
				windows and projecting parapet has vertical decoration. Variation to façade partly obscured by paint.
	174-178 Leicester Street (rear part)	-	1964/ Post-war	Three storey additions to rear constructed in 1964. Red brick with concrete lintels and multi-paned windows.
Vacant	150-154 Pelham Street	-	-	Vacant. The roof profile of an earlier single storey building is evident in the east wall of nos 160-170.
Former workshop	156-162 Pelham Street	D2	1928/ Interwar	Designed by Berry & San Miguel for Pauline Cohen Single storey, brick now painted over. Similar detailing to adjacent building at 168 Leicester St, though now has large fixed pane, aluminium-framed windows. Windows were originally multi-paned and there was a larger doorway containing timber doors. Some original windows survive to north elevation, Little Pelham Street.

FORMER BAPTIST KINDERGARTEN (HO1130)

Address	233-235 Bouverie Street, Carlton (Parent address is 197-235 Bouverie Street, Carlton)
Date/period	1922-1923/Interwar
Building type	Public
Grading	C3



Significance

What is Significant?

The front part of the building, especially the façade and unpainted brickwork, and excluding the rear additions.

How is it Significant?

The former Baptist Kindergarten is of historic, social and representative significance to the City of Melbourne.

Why is it Significant?

Established in 1922, the former Baptist Kindergarten is of historic and social significance as an early example of a purpose-built kindergarten, which operated until the late 1950s, at which time it was converted to a child-care centre. It has associations with the Baptist Union of Victoria, and the money for its construction was raised by the local community to replace the first free kindergarten in Melbourne, established in 1901 by the Baptist Union at 158 Bouverie Street.

(AHC Criteria A4 + G1)

The former Baptist Kindergarten is of representative significance for being a relatively intact example of a dedicated kindergarten building. Although modified, its unaffected symmetrical design is indicative of the approach to this building type during the 1920s. It also has associations with the architects Purchas & Teague.

(AHC Criterion D2)

FORMER ASTRAL MOTOR WHEEL WORKS (HO1131)

Address	51-61 Leicester Street, Carlton
Date/period	1934/Interwar
Building type	Commercial
Grading	C3



Significance

What is Significant?

The building, excluding the existing window frames.

How is it Significant?

The former Astral Motor Wheel Works is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Astral Motor Wheel Works, built in 1934, is historically significant as it is representative of the commercial development that occurred in this part of Carlton during the Interwar years, when many earlier small buildings were demolished and land was consolidated. The building also relates to the motor vehicle trade that was prominent in the adjacent part of Elizabeth Street and which spread onto the adjacent streets including Berkeley and Leicester Streets.

(AHC Criterion A4)

The former Astral Motor Wheel Works is of aesthetic significance for being a relatively rare example of the Spanish Mission style being used for commercial/light industrial buildings. Although partly altered (and the varied surface treatments obscured by paintwork), it is considerably intact and was designed by the architects, Beedham & Wright, to take advantage of the prominent corner location.

(AHC Criterion E1)

THE 60L GREEN BUILDING (HO59)

Address	60-66 Leicester Street, Carlton
Date/period	1876/mid-Victorian
Building type	Industrial
Grading	C3



Significance

What is Significant?

The remaining, early section fronting Leicester Street, primarily the façade.

How is it Significant?

The 60L Green Building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1876, 60L Green Building is historically significant as indicative of the industrial development which occurred around Carlton during the latter half of the 19th century and is a rare surviving Victorian period example of a larger commercial building. It is also significant for its associations with a number of notable local traders including J. C. Steel (tanner), W. H. Rocke & Co. (cabinet makers and zinc workers), Buckley & Nunn Ltd (drapers).

(AHC Criterion A4)

The 60L Green Building is of aesthetic significance as an example, albeit altered, of an 1870s industrial building. Although built for commercial purposes, it nonetheless reveals a considerable amount of rendered detailing associated with the period, such as the treatment of the openings (architraves and arched hoods with floriated bosses) as well as the cornices and fluted platband.

(AHC Criterion E2)

FORMER FACTORY & RESIDENCE (HO63)

Address	119-125 Leicester Street, Carlton
Date/period	1886/Late Victorian
Building type	Commercial
Grading	C3



Significance

What is Significant?

The extant building excluding the roof top additions.

How is it Significant?

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

Why is it Significant?

The former factory and residence is historically significant as it is indicative of the second phase of development during the later part of the 19th century in this part of Carlton when earlier, often timber buildings, were replaced with more substantial brick structures. The site is also significant for being an example of combined single residence and commercial building on a relatively large scale.

(AHC Criterion A4)

The former factory and residence is of representative aesthetic significance as a comparatively intact example of a late Victorian building. It is a relatively restrained design for the period, indicating the utilitarian purpose of the building.

(AHC Criterion D2)

FORMER FACTORY (HO1132)

Address	135-139 Leicester Street, Carlton
Date/period	1938/Interwar
Building type	Commercial
Grading	C3



Significance

What is Significant?

The land and existing building.

How is it Significant?

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

Why is it Significant?

Constructed in 1938, the former factory is of historic significance for being indicative of the type of commercial development that occurred in this part of Carlton during the early to mid-20th century. It has accommodated a variety of purposes including automotive (during the first decade subsequent to its completion).
(AHC Criterion A4)

The former factory is of representative significance for being a remarkably intact example of the later Interwar period with unpainted brickwork and original steel-framed windows.
(AHC Criterion D2)

PATTISON TERRACE (HO62)

Address	148-152 Leicester Street, Carlton
Date/period	By 1860/Early Victorian
Building type	Residential
Grading	C2



Significance

What is Significant?

The original part of the building, in particular the overall form and plain detailing.

How is it Significant?

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

Why is it Significant?

Pattison Terrace is historically significant as it is indicative of an early phase of development in this part of Carlton and may be the earliest remnant residential building from this first stage of development during the late 1850s/early 1860s.

(AHC Criterion A4)

Pattison Terrace is of representative significance for it is only one of two groups of early housing in this part of Carlton that is south of Pelham Street (the other being at 56-58 Barry Street), which during the 19th century consisted largely of this type of housing. The unadorned treatment of the exterior is typical of the mid-19th century.

(AHC Criterion D2)

CARLTON INN (HO85)

Address	154-160 Leicester Street, Carlton
Date/period	1857/Early Victorian
Building type	Commercial
Grading	C2



Significance

What is Significant?

The original front section of the Carlton Inn, excluding the rear additions.

How is it Significant?

The Carlton Inn is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The Carlton Inn is historically significant as one of the earliest extant buildings in this part of Carlton, which has undergone substantial change since the time of its initial phase of construction in 1857.

(AHC Criterion A4)

The Carlton Inn is of aesthetic significance as a good example of the Victorian period. The façade is relatively plain and generally indicative of the early to mid-Victorian period, though the parapet may date to the later Victorian period. The façade has a stucco finish but the original corner section may be partly stone.

(AHC Criterion E2)

LINCOLN SQUARE SOUTH PRECINCT

Address	11-31 Lincoln Square South and 623 -645 Swanston Street
Date/period	1922-1953/Interwar and Immediate Post-War
Building type	Factories and warehouses
Grading	Refer schedule



From right to left: 23-31, 19, 15-17, 11-13 Lincoln Square South and 631-645 Swanston St

Significance

What is Significant?

The land and the six factory/warehouse buildings located at Lincoln Square South and the adjacent part of Swanston Street, four with an address to the former (nos 11-31), and the two with an address to the latter (nos 631-645). Elements of note are the original external treatments such as face red brick combined with areas of cement render and metal-framed, multi-paned windows.

How is it Significant?

The Lincoln Square South precinct is of historic and aesthetic significance to the City of Melbourne.³³

Why is it Significant?

The Lincoln Square South precinct is of historic significance for being illustrative of the industrial development that occurred in this part of Melbourne during the Interwar period. At this time, there was extensive replacement of the pre-existing building stock, being mostly 19th century cottages and terrace houses with some industrial sites, to larger scale factories and warehouses.

(AHC Criteria A4)

The Lincoln Square South precinct is of aesthetic significance as a largely intact group of Interwar and Post-war period buildings, four of which were designed by reputable architects. Although the buildings to Swanston Street have undergone some change, they form a cohesive group by the common approach to façade articulation (regular vertical divisions and red brick, generally contrasting with some areas of render, and nearly all with original format multi-paned windows) and are evocative of this key development phase in the area. In this precinct, the former Allan & Co. piano store (23-31 Lincoln Square South) is a landmark building in the Stripped Classical style. The other buildings are good examples of the Moderne/Functionalist style/s, (especially nos 11-13 and 15-17 Lincoln Square South).

Lincoln Square South Precinct Schedule

The precinct extends along Lincoln Square south between Swanston Street and close to the corner with Bouverie Street, Carlton. In addition, it includes the buildings on Swanston Street to Lincoln Place.

Name	Address	Grading	Date/ Period	Description
Former Charles Steele & Co Factory	631-645 Swanston Street, Carlton (parent address is 623-645 Swanston Street)	D2	1922/ Interwar	Designed by the noted architects H. W. & J. B. Tompkins. 2 storey, Stripped Classical style, with original face brickwork now painted and concrete lintels. Original steel-framed, multi-paned windows have been replaced with aluminium types, though the openings remain unaltered. The façade is divided into bays by piers which extend above the parapet.
Former International Tobacco Co. factory	11-13 Lincoln Square South, Carlton (parent address is 623-645 Swanston Street)	C2	1953/ Post-war	Designed by the architects R. M. & M. H. King. 3 storey, intact Functionalist style, in red brick with painted concrete lintels and metal-framed, multi-paned windows. Façade divided into bays by plain, Giant order lesenes, which do not extend to the top of the parapet.
Former factory	15-17 Lincoln Square South, Carlton	C2	1928/ Interwar	Designed by W. J. Davy, engineer, for John Paton. 2 storey, intact building with red brick and rendered façade and multi-paned, metal-framed windows. Stepped parapet with soldier course bricks. Canopy to larger opening intact, though that planned to single doorway may not have been approved. Larger opening had paired timber doors. This building has some limited traditional/classicising detailing such as string course, and moulding to the parapet and canopy.
Former factory	19-21 Lincoln Square South, Carlton	D2	c1935/ Interwar	Single storey, Moderne style, saw tooth roof, red brick and rendered façade with speed lines. Façade altered to single wide entry whereas had multi-paned window to eastern half originally and a smaller doorway with highlight above.
Former Allan & Co. piano factory & warehouse	23-31 Lincoln Square South, Carlton	C2	1926/ Interwar	Designed by Cedric Ballantyne. Later used by Davies Coop & Co. Five storey, distinctive Stripped Classical style, with red brick and rendered cornice, sawtooth roof, metal-framed windows, originally with a row of hoppers. Façade is divided into four bays by wide lesenes, which are further subdivided into three sections of varying width by narrower lesenes. The detailing to the uppermost storey is slightly different in that the narrower lesenes do not extend 'over' the horizontal panels between the floor levels. The scale remains impressive.

FORMER C HUPPERT & CO. FACTORY (HO84)

Address	157-165 Pelham Street, Carlton
Date/period	1944/Interwar
Building type	Factory
Grading	C3



Significance

What is Significant?

The land and the original building, though excluding the part upper additions and rear half of the building on Leicester Place (now converted to townhouses).

How is it Significant?

The former C Huppert & Co. factory is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former C Huppert & Co. factory is historically significant to the City of Melbourne for being representative of the major phase of commercial development in this part of Carlton during the Interwar period, when land was consolidated and factories and the like replaced smaller buildings, mostly cottages. Although they only occupied the site for about six years, C Huppert & Co continued to operate in the area for many years.

(AHC Criterion A4)

The former C Huppert & Co. factory is of aesthetic significance for being a distinctive example of the Moderne style, which may have been designed in-house by the engineering firm, C Huppert & Co. The noteworthy details include the bi-chrome brickwork - a base of glazed manganese tapestry bricks with curved corners to the doorways and cream bricks of the upper part - and an extensive grid of square windows with original steel-framed windows.

(AHC Criterion E2)

FORMER E P PRINTING & PUBLISHING CO. BUILDING (HO1133)

Address	205-223 Pelham Street, Carlton
Date/period	1925/Interwar
Building type	Commercial
Grading	C3



Significance

What is Significant?

The building, particularly the original windows to the ground floor and entrance canopy.

How is it Significant?

The former E P Printing & Publishing Company building is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1925, the former E P Printing & Publishing Company building is historically significant as it is indicative of the commercial development that occurred in this part of Carlton during the Interwar years, when the earlier, small-scale residences and shops were replaced with larger factories and warehouses.

(AHC Criterion A4)

Designed by the architects Sale & Keage, the former E P Printing & Publishing Company building is of representative aesthetic significance for being a largely intact factory of the mid-1920s, part of the key Interwar phase of development. Although the original red brickwork is currently painted, it retains original detailing such as multi-paned windows (for the large part), an entrance canopy and gable parapets with porthole vents. The way the building addresses its corner location is of interest.

(AHC Criterion D2)

FORMER PATON'S BRAKE REPLACEMENT FACTORY (HO1134)

Address	198-202 Queensberry Street, Carlton
Date/period	1943/Interwar
Building type	Commercial
Grading	C3



Significance

What is Significant?

The building, including its overall form, the unpainted clinker brickwork, concrete elements and original multi-paned, steel-framed windows.

How is it Significant?

The former Paton's Brake Replacement factory is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1943, the former Paton's Brake Replacement factory is historically significant as an intact example from the mid-20th century phase of development in this part of Carlton, when this area was largely used for commercial purposes such as factories and warehouses.

(AHC Criterion A4)

The former Paton's Brake Replacement factory is of representative aesthetic significance as a largely intact Functionalist style building with a façade featuring brown clinker bricks with contrasting concrete elements, providing a horizontal emphasis with the bands of windows.

(AHC Criterion D2)

SHOP (HO99)

Address	210 Queensberry Street, Carlton
Date/period	c.1884/Victorian
Building type	Commercial and residential
Grading	C3



Significance

What is Significant?

The building, especially the Italianate style stucco detailing to both street frontages and excluding the rear additions.

How is it Significant?

The building at 210 Queensberry Street, Carlton is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The building at 210 Queensberry Street, Carlton is historically significant as a remnant of the 19th century phase of development in this part of Carlton, which has undergone substantial change since the turn of the 20th century, such that there limited fabric from this phase of development survives.

(AHC Criterion A4)

The building at 210 Queensberry Street, Carlton is of aesthetic significance as a relatively intact Victorian period, Italianate style shop in this part of Carlton. The treatment of the first floor is elaborate and includes fluted pilasters, arched windows also with pilasters, and panels of vermiculation.

(AHC Criterion E1)

CARLTON TRAM SUBSTATION (H01135)

Address	214-222 Queensberry Street, Carlton
Date/period	1923/Interwar
Building type	Utility
Grading	A2



Significance

For the Statement of Significance, please refer to the Victorian Heritage Register (VHR) listing H2325.

FORMER FACTORY (HO1136)

Address	225-227 Queensberry Street, Carlton
Date/period	1923/Interwar
Building type	Commercial
Grading	C2



Significance

What is Significant?

The extant Interwar period building, particularly the façade with classically influenced detailing and original steel-framed windows.

How is it Significant?

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

Why is it Significant?

Built in 1923, the former factory is historically significant as it is representative of the major phase of development in this part of Carlton, when many of the original 19th century buildings, both residences and commercial, were replaced with larger factories and warehouses during the first half of the 20th century.
(AHC Criterion A4)

The former factory is of representative aesthetic significance as a relatively intact example of a factory building from the Interwar period which has been embellished with some classically influenced detailing (panelling and drop ornamentation) so as to distinguish it from other utilitarian buildings. It also retains its original steel-framed windows.

(AHC Criterion D2)

FORMER INDEPENDENT MISSION HALL (HO94)

Address	229 Queensberry Street, Carlton
Date/period	1881/Victorian
Building type	Commercial
Grading	C2



Significance

What is Significant?

The original section of the former Independent Mission Hall, primarily the façade, and excluding the additions to the south-east corner (that is behind 225 Queensberry Street).

How is it Significant?

The former Independent Mission Hall is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Independent Mission Hall is historically significant for being indicative of the more substantial development that occurred during the later part of the 19th century in this part of Carlton, when some earlier buildings, especially timber, were replaced with brick structures. The site is also significant for its associations with the Independent or Congregational Church.

(AHC Criterion A4)

The former Independent Mission Hall is of aesthetic significance for being a notable work by the architects, Henderson & Smart. It has a face brick (now painted) and stucco façade with some distinctive detailing, such as treatment of the cornice with dogtooth string courses.

(AHC Criterion E1)

FORMER MILLS HOTEL (HO95)

Address	259 Queensberry Street, Carlton
Date/period	1860/Early Victorian
Building type	Commercial
Grading	C3



Significance

What is Significant?

The building, especially the overall form and original windows to the first floor. The ground floor openings are not reflective of the original configuration.

How is it Significant?

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

Why is it Significant?

The building is historically significant for being a remnant of the early phase of development in this part of Carlton during the mid-19th century, of which little remains.

(AHC Criterion A4)

The former Mills Hotel is of representative aesthetic significance as a fairly intact early Victorian building. The simple expression with stuccoed walls and some decorative mouldings (to the first floor windows and parapet) is indicative of the period.

(AHC Criterion D2)41

QUEENSBERRY HOTEL (HO108)

Address	593-597 Swanston Street, Carlton
Date/period	1890/Late Victorian
Building type	Commercial
Grading	C3



Significance

What is Significant?

The substantially intact late Victorian building, particularly the façade to both street frontages featuring decorative stucco work and the original configuration of openings (windows and doors).

How is it Significant?

The Queensberry Hotel is of historic and aesthetic significance to the City of Melbourne

Why is it Significant?

The Queensberry Hotel is historically significant as the site was one of the earliest to be developed in this part of Carlton. The extant building, initially a hotel and shop (southern part of Swanston Street), was designed in 1890 by the eminent architects Tappin, Gilbert and Dennehy to replace an earlier iron building comprising 14 rooms. (AHC Criterion A4)

The Queensberry Hotel is of aesthetic significance as a substantially intact, Italianate style hotel of the late Victorian period. Elements of note include the decorative stucco work and the original fenestration (pattern of openings) which in many other cases have been modified. (AHC Criterion E2)

SHOP (HO810)

Address	599-605 Swanson Street, Carlton
Date/period	1878/Victorian
Building type	Shop
Grading	C3



Significance

What is Significant?

The land on which the shop building stands and the original building.

How is it Significant?

The shop at 599 Swanson Street, Carlton is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The shop at 599 Swanson Street, Carlton is historically significant to the City of Melbourne for being representative of the earlier phase of development in this part of Carlton during the latter part of the 19th century. As such, it is an important remnant of the smaller-scale commercial typical of that time and is complemented by the Queensberry Hotel opposite. Although remodelled during the Interwar period, the work was sympathetically designed by the architect Frederick Mosby in 1936.

(AHC Criterion A4)

The building is of aesthetic significance for being a Victorian building that was sensitively modified during the Interwar period, in a classical revival style (as indicated by the Tuscan pilasters framing the ground floor windows and the channelled tooled lines) however with some decoration (to the lintels) that also reflects contemporary interest in the Art Deco style, to create a distinctive hybrid, the heritage value of which has not been well appreciated.

(AHC Criterion E2)

MELBOURNE

FORMER FACTORY (HO1148)

Address	144-148 A'Beckett Street, Melbourne
Date/period	1926/Interwar
Building type	Commercial
Grading	C2



Significance

What is Significant?

The existing building, particularly its overall form and the original windows to the upper levels.

How is it Significant?

The former factory at 144-148 A'Beckett Street is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1928, the former factory is of historic significance as a surviving example of the light industrial development that occurred in this part of Melbourne (specifically A'Beckett and Franklin Streets) during the Interwar period.

(AHC Criterion A4)

Designed by architect/engineer, H. Stanley Harris, this former factory is of representative aesthetic significance as a largely intact example of Interwar commercial architecture from the late 1920s. Some decorative elements have been removed, however, the building retains its original form, including expressed corners, and steel-framed windows to the upper levels.

(AHC Criterion D2)

FORMER GLADSTONE MOTORS BUILDING (HO1149)

Address	213-221 Berkeley Street, Melbourne
Date/period	1952/ Post-War
Building type	Commercial
Grading	C3



Significance

What is Significant?

The extant building and land, in particular the facade.

How is it Significant?

The former Gladstone Motors building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Gladstone Motors building, built in 1952, is historically significant as it is indicative of the commercial development that was undertaken in this part of Melbourne/Carlton during the early to mid-20th century, especially related to the automotive industry.

(AHC Criterion A4)

The former Gladstone Motors building is of aesthetic significance for being a good example of the Functionalist style dating to the mid-20th century. Although the façade has been painted and obscures most of the original bi-chrome brickwork and some of the horizontal emphasis, it otherwise is remarkably intact and the original steel-framed windows have been retained.

(AHC Criterion E2)

ELIZABETH STREET PRECINCT (HO1125)

Address	413-503 Elizabeth Street, Melbourne
Date/period	mid-1850s onwards/Victorian through to Postwar
Building type	Commercial
Grading	Refer schedule



Former Lincare's, no. 413-417



Former Royal Saxon Hotel, nos 441-445



Nos 467-471



Nos 473-481, nos 483-485, and part of former YWCA (nos 489-499)

Significance

What is Significant?

The land and all the buildings located on the west side of Elizabeth Street, between A'Beckett and Therry Streets (nos 413 to 503). Buildings from the mid-19th to the late 20th century, all contribute to the precinct.

How is it Significant?

The Elizabeth Street precinct is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The Elizabeth Street precinct is of historic significance as it provides evidence of development in this part of Melbourne from its earliest days through to more recent times. This area quickly developed to offer a range of general suppliers and light industrial businesses due to its strategic location on the main road to the gold fields. Several buildings survive from the early 1850s phase of development, identified by the use of basalt. Other

remnant buildings from the later parts of the 19th century and turn of the 20th century represent the change to more substantial masonry buildings over time. There are also a few purpose built buildings associated with the car trade (their extensive glazing areas reflect different requirements of this building type) which reflect the key role that this part of Melbourne played in this industry, especially during the Interwar period.
(AHC Criteria A4)

The Elizabeth Street precinct is of aesthetic significance as a high quality and relatively intact (above street level) example of the building stock which retains a consistent low-scale building form indicative of 19th century patterns of development. Although interspersed with later buildings, it is one of the few parts of the CBD where this can still be appreciated to a substantial extent and over half the building stock dates to the 19th century/turn of the 20th century.

The buildings from the later periods of development sit comfortably with their Victorian neighbours because they are of a similar scale, or in the instance of the former YWCA, the taller upper part is well setback from the street. Among the finest examples from the 19th century are the former Royal Saxon Hotel and adjacent shop (nos 441-47), as well as the former James McEwan & Co warehouse (no. 501-503). There are also two early, extensive rows of shops, consisting of over a third of the building stock within the precinct (nos 419-435 and 473-481), demonstrating another type that is relatively rare. Three Interwar buildings demonstrate the Art Deco and Functionalist styles (nos 413-417, 437-439, and 483-485). Most of the later buildings have distinctive forms – the former Commonwealth Bank (nos 463-65) and original part of the former E S & A Bank (nos 453-457), as well as the former YWCA (nos 489-499) – are good examples of Post-War Modernism and the Brutalist style.
(AHC Criteria E1)

ELIZABETH STREET (CBD) PRECINCT (HO1125)

SCHEDULE

The precinct includes all the sites on the west side of Elizabeth Street between A'Beckett and Therry Streets.

Name	Address	Grading	Date/ Period	Description
Former Lincare's building	413-417 Elizabeth Street, Melbourne	C2	1933/ Interwar	<p>Art Deco style, built as a motor vehicle showroom, designed by Arthur & Hugh L Peck. Probably replaced pair of stone stores built in 1853.</p> <p>Two storey, brick, now painted, 4 giant order pilasters (obscured by cantilevered canopy) with staggered, vertically orientated bricks alternating with plainer pilasters with horizontal bricks, decorative parapet with speed lines. Original steel-framed, multi-paned windows to first floor and original/early signage to front panel, painted over. Originally had central flagpole and ornate entry doors.</p>
Nine shops	419-435 Elizabeth Street, Melbourne	B2	c1870s/ Mid-Victorian	<p>2 storey, stucco with faint tooled lines partly evident. Pilasters with vermiculated blocks generally to every second building, string course to frieze, decorative mouldings to first floor windows with segmental arches. Nine shops in all.</p> <p>Modern ground floor shopfronts however, cornice and pilasters generally intact.</p> <p>Remarkably intact to rear, short gable section with some windows bricked in.</p>
Former Victoria Car Services Building	437-439 Elizabeth Street, Melbourne	C2	1953/ Post-war	<p>2 storey, Functionalist style. Designed by noted architects Leith, Bartlett & Partners</p> <p>Southern party wall has stacked bond (now painted); full height windows to first floor, original aluminum-framed (fixed and awning), modern shopfronts.</p> <p>Had been a two storey, stone building similar to no. 447 (M. Casie et al, <i>Early Melbourne Architecture 1840 to 1888</i>, p68).</p>
Royal Saxon Hotel (former)	441-445 Elizabeth Street, Melbourne	B2	c1858/Early Victorian	<p>3 storey, basalt quoining (ground and first floor), painted brick, platbands and moulded cornices, window frames to first floor with exaggerated, Mannerist keystones.</p> <p>Third storey has different detailing and may be an addition. In the 1950s, brickwork was unpainted and pilasters were evident to the ground floor.</p>

Name	Address	Grading	Date/ Period	Description
				Southern shop had been a carriageway (SLV, image: jc019582 and M. Casie et al, <i>Early Melbourne Architecture 1840 to 1888</i> , p68)
Shop	447 Elizabeth Street, Melbourne	B2	Victorian	2 storey, basalt, mostly rock faced, now painted, cornices continuous with Royal Saxon Hotel. Up to 1950s, had a cast iron verandah (M. Casie et al, <i>Early Melbourne Architecture 1840 to 1888</i> , p68)
Shop	449 Elizabeth Street, Melbourne	-	1962 (facade)	2 storey, render finish Possibly a much altered pair of Victorian shops though with mid-20 th rear section,
Former E S & A bank	453-457 Elizabeth Street, Melbourne	C2	1958	Multi-storey Initially designed by Chancellor & Patrick as a multi-storey building, it was however, constructed by Clements Langford as a much smaller building (equivalent of about 3 storeys). Recently several storeys have been added and the distinctive banking chamber removed. Design was influenced by Frank Lloyd Wright's Prairie School work and has a stone wall and distinctive concrete screen to north elevation.
Former Commonwealth Bank	463-65 Elizabeth Street, Melbourne	C2	By 1956	Designed by Commonwealth Department of Works (SLV, image: a18981) Distinctive skillion form and vertically-orientated, brick patterning to infill panels to east elevation. Canted glazing to east elevation obscured by a screen and glazing to south elevation painted over. Walls now painted but possibly not originally. Had been the site of the Sir Walter Scott Hotel established by 1858.
3 shops	467-471 Elizabeth Street, Melbourne	B2	c1854/Early Victorian	2 storey, painted ashlar basalt, simple cornice, quoining to windows. Modern shopfronts
Former Currie & Richards Merchants	473-481 Elizabeth Street, Melbourne	C2	c1900-1910/Federation (facade)	2 storey, built and altered in stages, possibly from mid-1850s to c1910. Stucco finish to first floor, broad parapet with dentillated cornice, channelled walls with Tuscan Order pilasters and bays (with scrolls to paneled plinth) in shallow relief with a varying rhythm to

Name	Address	Grading	Date/ Period	Description
				<p>the five sections (suggesting different construction dates).</p> <p>Some original detailing survives at ground level and there is a carriageway to rear block with basalt rubble wall.</p>
Former Henderson's Factory	483-485 Elizabeth Street, Melbourne	C2	1937/ Interwar	Designed by ARC (Australian Reinforced Concrete) Engineering Co for Henderson's Federal Spring Works. 3 storey, Functionalist style, textured tapestry bricks to side walls, rendered bands between banks of multi-paned, metal-framed windows with some pivoting panes. Shop front also originally had tapestry bricks.
Shop	487 Elizabeth Street, Melbourne	C2	Victorian	2 storey, first floor stucco finish with simple detailing, moulded cornice; modern shop front.
Former YWCA	489-499 Elizabeth Street, Melbourne	B2	1973-75	<p>Multi-storey, Brutalist style building designed by Perrott Lyon Timlock & Kesa.</p> <p>It has a podium base with the tower set back from the street, both with bold forms in off-form concrete and strip windows. The new canopy over the footpath is slightly at odds with the aesthetic of the rest of the building.</p>
Former James McEwan & Co Warehouse	501-503 Elizabeth Street, Melbourne	B2	c1870s/ Victorian	<p>Initially T. Robinson, agricultural implements, from 1855-c 60. By 1863, McEwans. housed iron and agricultural implements, such as chaff cutters, corn crushers, ploughs, and sheep washing apparatus. Initially a smaller single storey (1866) building.</p> <p>3 storey, the street elevations have a stucco finish however that to the rear lane (west) reveals a basalt wall (with some bricked in openings). The parapet to the front section hides the gable roof and its cornice and string courses below project forward at either end as bays (north elevation). The street façade is distinguished by basalt pilasters, some paired, to the east end to the ground floor (a rare instance). The windows to the upper two levels have moulded architraves, larger rectangular with a hood to the first floor, and with a segmental arch and projecting sill with brackets to the second floor.</p> <p>Later used by Commercial Bank of Australia (1960s).</p>

FORMER VEALL'S BUILDING (HO1150)

Address	490-494 Elizabeth Street, Melbourne
Date/period	c.1913/Federation and 1927/Interwar
Building type	Commercial
Grading	C2



Significance

What is Significant?

The building primarily its overall form and intact elements to the façade such as the fourth floor windows.

How is it Significant?

The former Veall's building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Veall's building is historically significant as it is indicative of the larger scale commercial development that began to occur in this part of Melbourne during the early part of the 20th century, when earlier buildings, typically one or two storey, began to be replaced.

(AHC Criterion A4)

The former Veall's building is of representative aesthetic significance as a substantial Federation period building, of which there are few surviving examples in this part of Melbourne.

Although the current presentation of the building partly dates to the 1927 remodelling (designed by architects Barlow and Hawkins), the Romanesque treatment of the windows, indicative of the Federation period, has been retained. (AHC Criterion D2)

ELIZABETH STREET NORTH (BOULEVARD) PRECINCT (HO1124)

Address	518-700 and 527- 651 Elizabeth Street
Date/period	c.1870 onwards/Victorian through to Post-war
Building type	Commercial
Grading	Refer schedule



No. 614, Royal Artillery Hotel (Victorian period)



Nos 550-554 (Federation period)



No. 551-571, rear, O'Connell Street (Interwar period)



Nos 520-522, rear, Leicester Street, (Post-war period)

Significance

What is Significant?

The land and all the buildings located on the west and east side of Elizabeth Street, between Victoria Street to the south and Pelham and Peel Streets to the north, including rear elevations to Berkeley or Leicester Street (east) and O'Connell/Peel Street (west).. The fabric from the Victorian, Federation, Interwar and Post-war periods all contributes to the significance of the precinct. Individually significant buildings are graded A to C and are listed in the schedule. The boulevard with raised, central plantations with London Plane Trees (*Platanus x acerifolia*) and concrete curbing are also significant.

How is it Significant?

The Elizabeth Street precinct is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The Elizabeth Street North (Boulevard) precinct is of historic significance as the carriageway was designed as one of a group of such boulevards defining key entry points to Melbourne. It is the premier road leading to the western and northern parts of the State from the Central Activity District before it bifurcates at the Haymarket roundabout to become Flemington Road (western arm) and Royal Parade (northern arm).

The precinct is also of historic significance because of its use and development as a supply/light industrial zone, initially evolving to cater for farmers and prospectors on their way to the western and northern parts of the State, especially the gold fields. During the early 20th century, it gradually became an epicentre of the automotive trade in Melbourne, with an array of showrooms, garages, auto engineers, spare parts providers and the like. It was part of a broader zone of such businesses that extended southwards along Elizabeth Street and into the surrounding streets, especially on the Carlton side but a higher proportion of purpose-built places survive in this precinct in close proximity. The car trade remained prominent well into the second half of the 20th century, and although in recent years it has decreased, the precinct nonetheless retains considerable associations with it.

(AHC Criteria A4)

The Elizabeth Street North (Boulevard) precinct is of aesthetic significance for being a wide boulevard setting with carriageways separated by raised plantations of well-established London Plane Trees, which define the extent of the precinct and are part of the important group of planned boulevard that provide such a distinctive character to the central part of Melbourne as a whole.

The precinct is of aesthetic significance for retaining good examples of a diverse range of buildings and architectural styles, from elaborate examples, such as late Victorian banks, to utilitarian garages and factories of the first half of the 20th century. The precinct contains good examples from four key periods (Victorian, Federation, Interwar and Post-war), however the many Interwar and Post-war period buildings, especially those purpose built for the car trade (showrooms and the like), probably define the precinct more so than buildings of the earlier periods. These later buildings are typically illustrative of the Moderne or Functionalist styles, as was appropriate for the new modernity epitomised by the motor car, the finest example being the former Melford Motors (Harry Norris, 1937) with other good examples at the diagonally opposite corner (nos 594-598 and 600-608)..

Although the building stock in the precinct is heterogeneous, there is a general consistency of scale (until recently they were predominantly between one and three storeys). The architectural values become clearer with closer inspection, as in several instances the original detailing is partly obscured (by paint or boarding) and/or where removed from the front, typically survives more intact to the rear elevation (Berkeley and O'Connell Streets). The precinct is also defined by fine corner buildings (to seven of the eight corners) from the Victorian or Interwar periods. Three notable Victorian examples are the Royal Artillery Hotel (nos 614-616) and two former banks – the Colonial (no. 518) and the Commercial (no. 696-708). The notable corner Interwar buildings are the former National Bank (no. 527) and the former Melford Motors (no. 611).

(AHC Criteria D2 and E1)

ELIZABETH STREET NORTH (BOULEVARD) PRECINCT

SCHEDULE

Elizabeth Street between Pelham Street (north) and Victoria Street (south) and includes the central islands with London Plane Trees (*Platanus x acerifolia*).

West Side

Name	Address	Grading	Date/ Period	Description
Former National Australia Bank	527 Elizabeth Street Parent address is 222-230 Victoria Street	C2	1958/ Post-war	Designed by the architects Meldrum & Noad and a fine Post-war period building Streamlined Moderne styling. Originally 6 storeys with stone podium base and salmon brick superstructure with brown brick bands demarcating the level. The vertical strips of aluminium-framed windows have spandrel panels below. Two additional storeys have been added in recent years.
Former E. A. Machin automotive store	529-533 Elizabeth Street	C2	1953/ Post-war	A largely intact Functionalist style Though the façade is painted and the ground floor windows obscured. Built by E.A. Watts, initial drawing show different configuration for first floor windows and a flagpole proposed above the section of raised bricks at either end of the façade. 2 storey, face brick, now painted, with sash windows containing vertical glazing bars and deep 7cm reveals, with recessed wide lantern (basilica-like) roof. Original ground floor windows may be intact. Rear elevation intact. Site of 2 nd meat market, built in 1874. A mid-20 th century image (defined as a livery stable) in M. Casie et al, <i>Early Melbourne Architecture</i> , p92
Shops	535-541 Elizabeth Street	C2	1870/ Mid-Victorian	Front: 2 storey, fine Victorian period building with stucco finish and elaborate cornices and architraves to arched windows as first floor. Interwar style shopfront with copper finish Rear (O'Connell St): 1927/Interwar, designed by noted architect Arthur Plaisted as service station for E. & A. Machin & Co., automotive, electrical & battery engineers. Intact 4 storey red brick, with some Art Deco style elements such as cement fins to parapet. Retains rendered signage to lower cornice. Most of the original multi-paned windows altered but pattern of openings intact.
Former Motor Spares	543-549 Elizabeth Street	C2	1937/	Designed by R. M. & M. H. King in the Functionalist style. 3 storey, painted brick with concrete lintels, most windows boarded over to upper level.

Name	Address	Grading	Date/ Period	Description
			Interwar	Includes a vertically orientated window to the south end.
Motor garage and showrooms	551-573 Elizabeth Street	-		Southern part - includes car yard.
		D2	1927	Middle part (nos 559-565): Rickards Bros motor showroom, later British Empire, designed by Arthur Purnell. (drawings don't survive). Obscured to front but similar at rear to northern part with red brick, expressed concrete frame but mostly new windows, though partly multi-paned.
		D2	1923	Northern part (nos 567-73): Designed by Beaver & Purnell for Rickards Bros. as motor garage and showrooms. 3 storey, red brick and concrete, upper levels to front obscured by screen but possibly intact, as northern end of rendered parapet is evident as are multi-paned windows behind screen. Original façade had elements of the Stripped Classical and Art Deco styles. Rear (O'Connell St) elevation largely intact, mix of original multi-paned steel windows and modern aluminium-framed types, wide parapet with ventilation slits to gambrel roof.
Shop	575 -577 Elizabeth Street	- (front)- ungraded D2 (rear)	1925/ Interwar	Designed by G. A. Wilson for Mrs M. Dally. The original façade had a stepped parapet, pilasters and larger, multi-paned windows to the first floor. A modern façade with a painted rendered finish has been added to the 2 storey building, removing original detailing. Rear part (O'Connell St), retains its original Interwar treatment of red brick with parapet, now painted, with steel multi-paned windows.
Pair of shops	579-581 Elizabeth Street	C2	Late Victorian	2 storey, Italianate style, and distinguished by a wealth of stucco decoration to the pedimented parapet and first floor, featuring panelling, brackets and arched windows with prominent keystones and partly fluted pilasters.
Shop	583-585 Elizabeth Street	C2	Mid-Victorian	A relatively early survival with a more restrained façade typical of circa 1870s than most of the nearby 19th century examples. Two storey, with expressed hip roof, face bi-chrome brick including cream brick cornice contrasting with brow bricks to walls, modern windows to both floors. Rear part has gable form and red brick walls.
Former motor	587-589 Elizabeth Street	D2	1935/	Designed by the architect H. J. Little for Charles F. Northcott.

Name	Address	Grading	Date/ Period	Description
showrooms			Interwar	Art Deco style, parapet decoration however windows altered and/or boarded over. More intact to rear (O'Connell). Rendered finish with speed lines to upper part of façade and unusual wave-like moulding below first floor windows.
Apartments	591 Elizabeth Street	ungraded	c.2000	Seven storey, concrete walls with metal louvred screens.
Pair of Shops	595-97 Elizabeth Street	C2	1871/ Mid-Victorian	Good pair of 2 storey, shops with a stucco façade, parapet with nameplates and one surviving orb and dentillated cornice. Rusticated lesene define the edge of each shop and the pairs of windows to the first floor feature decorative hoods and brackets.
Shop	599 Elizabeth Street	ungraded	Late 20 th century	Replaced a Victorian period building with a similar format to no.583. 2 storey with Victorian style detailing to parapet, windows, etc.
Office	601-603 Elizabeth Street	-ungraded	c.2000	Replaced a 2 storey Interwar building (1939) with face brick and render. Plain 2 storey, concrete, large aluminium-framed windows with reflective glass.
Three Shops	605-607 Elizabeth Street	C2	1870s/Late Victorian	Victorian, 2 storey building with stucco façade and unusually intact to ground Dentillated cornice with paired brackets, bays defined by Tuscan Order pilasters, original timber-framed windows but aluminium-framed doors.
Former Toyota (Former Melford Motors)	653-669 Elizabeth Street	A2 C2	1937/ Interwar 1955/Post-war	For the Statement of Significance for the Former Melford Motors Building, please refer to the Victorian Heritage Register (VHR) listing H2306. Distinctive 3 storey, Streamlined Moderne style, prominent curved corner, rendered façades extend to three street elevations. Large multi-paned, steel-framed windows separated in the most part by curved piers, extensive use of speed lines. Replaced an earlier, single storey showroom (1921). Had been A. G. Healing cycle works during mid-1920s. Replaced an earlier, single storey showroom (1921). Had been A. G. Healing cycle works during mid-1920s. Northern part (nos 635-45), designed by the Office of Harry Norris. Also intact three storey. Modernist influenced also with banks of multi-paned, steel-framed windows including hoppers. Rendered to Elizabeth St and cream brick to upper levels of O'Connell St/rear elevation.

Name	Address	Grading	Date/ Period	Description
Former shop	671-73 Elizabeth Street	Ungraded	Late Victorian	<p>Single storey, façade completely blocked up, two bays with decorative brackets and cornice, small footprint. Probably later additions to rear with low pitched, gable roof. Large yard to rear.</p> <p>High brick wall to southern boundary with car yard, a possible remnant from an earlier building (hardware merchant).</p> <p>There had been a two storey building to the rear, with an address of 114 O'Connell St (during the 1920s at least).</p>
Former warehouse	675-81 Elizabeth Street	Ungraded -(front) D2 (rear)	Federation and Interwar	<p>Constructed in stages. By the 1920s, the southern half and the rear northern half had been constructed and were being occupied by W H Alsop & Co, engineers. At this stage, there was a two storey building occupying the front northern half, occupied by Dargan's carrier agency. In 1934, the northern-eastern extension was built by F N Mann to match the other parts of the building. At this stage, each half of the façade consisted of a central timber doorway (wider to the southern half and the location of the smaller northern door is evident in the plinth), which was flanked by a window with a vertical, tripartite format.</p> <p>Interwar period façade with speed lines and soldier coursing, however, completely blocked up. Original treatment documented and could be reinstated).Intact to rear, consisting of a pair of single storey, red brick, gable sections, each with large segmental arched doorway (with original paired timber doors to northern opening) and a circular louvered vent.</p>
Showroom/office	683-85 Elizabeth Street	-Ungraded	Earlier 20 th century	<p>Two storey part to front with hip roof, clad in corrugated sheet metal. Walls are face brick work and tiling evident to front, all painted over.</p> <p>Probably the earlier Steele & Co. Store.</p>
Garage/showroom	687-699 Elizabeth Street	Ungraded	20 th century (southern part, probably early, northern part probably late)	<p>Much altered externally. Walls are combination of rendered finish (front) and face brick (rear), both painted, and parapet walls hide roof. Windows mostly aluminium-framed though some earlier steel-framed to rear.</p> <p>Southern part probably the former Aust. Motor Panel & Guard Manufacturer Co. Premises. Previously had been three smaller buildings at the northern end including a branch of the E S & A Bank.</p>
	60 O'Connell Street	-Ungraded	-	Small, vacant allotment to the rear of 595 Queensberry Street. Had previously been a single

Name	Address	Grading	Date/ Period	Description
				storey building on the site (at least until the 1960s).
Showroom/office	309-317 Queensberry Street	-Ungraded	c.1960	2 storey, orange (rear) and brown (front) brick with timber-framed windows and a flat roof. Had been a wood and coal yard during 1920s.
National Hotel (Public Bar)	232-238 Victoria Street	C2	1937/Interwar	Designed by the architects Cowper, Murphy & Appleford. A fine example of the Moderne Style with distinctive tubular forms, including balconies, providing vertical emphasis and initially horizontal emphasis was provided at the ground floor. Rendered walls and metal-framed windows, altered to the ground floor. Current hotel replaced an earlier building, known as the Meat Market Hotel during the 19 th century (by 1874) and into the 1920s.

East Side

Name	Address	Grading	Date/ Period	Description
Former Colonial Bank	518 Elizabeth Street	A2	1888/ Victorian	<p>Had been site of Newmarket Hotel, established by 1872.</p> <p>Current building designed by Smith & Johnson as a bank. It was taken over by the Independent Order of the Rechabites c.1920 until at least the early 1950s.</p> <p>Notable, 3 storey building at prominent corner, V-shaped, Italianate design with elaborate detailing in stucco to façades, arched windows, paired Ionic pilasters to 1st floor, smaller attic level, balustraded parapet, cornices, panelling and string courses, decorative architraves. Additions include single storey section to Elizabeth St and 3 storey at north-east end of building (Leicester St), possibly in 1939.</p>
Former ANZ Bank	520-522 Elizabeth Street	C2	1965/ (Façade) 1953/ Post-war (rear)	<p>The two facades of this building date to the middle part of the 20th century, but defined as remodelling works so there may be earlier building fabric (perimeter wall, etc) A two storey building existed on the site by the mid-1890s and by the 1920s it had a sawtooth roof. Building currently has a hip roof.</p> <p>Façade: Distinctive Brutalist style, bold massing comprised of piers, which project as tower-like elements and are clad in small black tiles with rendered finish to central projecting sections. Original aluminium-framed windows.</p> <p>Rear: Mid-20th century, Modernism designed by Meldrum & Noad. Areas of salmon brickwork in combination with rendered finish and original aluminium-framed windows .</p>
Loyal Orange House	524-530 Elizabeth Street	C2	c1870s/ Mid-Victorian	<p>First floor façade retains Victorian detailing, consisting of groups of three windows with label mouldings and Tuscan order capitals, indicative of a Tudor style influence. Ground floor has been altered. South end in a distinctive & sympathetic manner with central group of multi-paned windows and section of stained glass. Shopfront to northern section (no 530) altered 1987.</p> <p>Rear partly altered mid-20th century, painted brick with some glass bricks and metal-framed windows.</p>

Name	Address	Grading	Date/ Period	Description
Office	532-534 Elizabeth Street	Ungraded- (front) C2 (rear)	1987(façade) Victorian (rear)	2 storey building, new rendered façade (or front section) with large picture windows and central section with glass bricks. Rear section is red brick with basalt sills, and segmental arched openings to ground floor. . Modern windows and doorway but one of most intact, Victorian rear elevations in precinct..
ANF House	536-542 Elizabeth Street	-Ungraded	1989	7 storey building, rectangular concrete base (5 storeys) with engaged columns, different superstructure (2 storeys) with glazed façade.
Showroom	544-548 Elizabeth Street	Ungraded- (front) C2 (rear)	Federation (c1915)(except façade)	Single storey building, new façade with aluminium sheeting to parapet (probably 1978), presumably had façade similar to no. 552-554, internally original roof truss evident. To rear, evident that it is part of group 544 to 562. Red brick with gable roof, windows obscured but sills evident. Nos 544-546 was occupied by Turner Cars in 1915 and during the 1920s by S N Monks motor accessories. Nos 548-550 was occupied by Kent Motor and Engineering Co. in 1916 and Farrows motor painters during 1920s.
Showroom	552-554 Elizabeth Street	C2	Federation	Distinctive and largely intact façade. Single storey, red brick, lunette windows with prominent keystones, pedimented parapet, stucco bands including lintels. with some changes to windows. . To rear, red brick and windows obscured but sills evident. During the mid-1920s was occupied by George Adams & Co furniture manufacturers and by 1932, Grecian Motors.
Showroom	556-562 Elizabeth Street	C2	Federation	. Largely intact, Federation period building. Single storey, (red?) brick and stuccorender, now painted white. ,Has plinth, windows altered, probably cutting through original sill. Distinctive highlight windows with curved wall below. Triangular parapet with narrow pilasters and mouldings. Rear also painted with an original window and wide doorway partly infilled. Small skillion addition to north boundary at rear.

Name	Address	Grading	Date/ Period	Description
				Gladstone Motors operated there from at least 1939 to mid-1950s.
Former store	564-566 Elizabeth Street	D2	1920/ Interwar	<p>Extant building designed by Gawler & Drummond for Williams & Co. and during the mid-1920s was occupied by All Cars P/L.</p> <p>. The 1920 building originally had timber-framed double hung sash windows. It was altered externally in 1936 by C L Cummings and again in 1993.</p> <p>2 storey, modern recessed shopfront with concrete pillar but, multi-paned, metal-framed windows to first floor obscured by screen, possibly dating to the 1936 changes, at which time the windows were separated by plain pilasters.</p> <p>Rear: rendered, has a mixture of mid-20th and late 20th century windows, the latter being a former door. There had been a hay and corn store here at the end of 19th century.</p>
Former factory	568-574 Elizabeth Street	D2	1920/ Interwar	<p>Designed as a factory by architect P. Poer for John Poer.</p> <p>2 storey, rendered façade with modern windows. Rear more intact with bracketed cornices, areas of painted brick between windows, largely rendered.</p> <p>Originally there were multi-paned windows to both elevations and timber doors. Original format has been retained though partly modified.</p> <p>By 1934, when some internal changes were undertaken, it was being used by Talbot & Standard Motors as a garage and showroom. These works were designed by C L Cummings as were some further internal changes in 1937, when it was owned by Standard Motors.</p>
Shop & factory	576-578 Elizabeth Street	C2	<p>Late Victorian (front)</p> <p>1922/Interwar (rear)</p>	<p>Shop (front): good example of 2 storey, Victorian shop of brick and stucco (quoining, architraves and sills, cornice and frieze) altered parapet. It initially had a verandah.</p> <p>Factory: designed by the architect H. J. Little. Remarkably intact. 2 storey, red brick and cement render, now painted. Decorative parapet and original timber-framed windows with louvred sections.</p>

Name	Address	Grading	Date/ Period	Description
Shop	580 Elizabeth Street	C2	Late Victorian	<p>Good example of 2 storey, Victorian shop with stucco façade First floor intact with decorative architraves, cornice and parapet with scrollwork and panels of vermiculation.</p> <p>Windows altered including large windows to Modern shopfront (1989). Small addition though there had been a larger, timber store to the rear.</p>
Showroom	582-590 Elizabeth Street	Ungraded- (front) D2 (rear)	1910s/ Federation	<p>2 storey, modern façade, to the rear wide gable red brick, now painted.</p> <p>Vacant during the mid-1890s, single storey by early 1920s, 2nd storey probably added in 1965, façade altered recently. More intact to rear, wide brick gable front, now painted, openings with concrete lintels.</p> <p>The developmental history is not clear but it is evident that parts of the original building survive (evidenced by the brickwork to the south side). In addition, the rear elevation retains two arched openings (probably early 20th century) but most openings have concrete lintels, including some smaller openings with fixed louvres. W J Powell manufacturing engineers operated there for many years, from the 1920s at least until the mid-1950s.</p>
Showroom	590-592 Elizabeth Street	D2	c1900/ Federation	<p>2 storey, rendered façade with gable roof and pediment.</p> <p>The detail of the development is somewhat unclear as the façade retains some detailing typical of the late 19th century (a vermiculated panel and bracket) at the north end and a moulded cornice. There had also been smaller windows to the ground level of the façade.</p> <p>Extended to the rear in 1936. Single storey to the rear, painted brick. The windows to the rear have been filled in but the pattern of openings remains intact.</p>
Former factory	594 -598 Elizabeth Street	D2	1940/Interwar	<p>Built for H. J. Nicholas, though the designer of which is not identified in the planning application.</p> <p>Good example of the Functionalist style. 2 storey, face brick, cantilevered hoods to bank of windows, clock. Some original openings painted over or blocked out. Single storey section to rear. The different surface treatments have been neutralised by the current paint scheme. The rear elevation is largely intact and consists of face red brick with concrete lintels.</p>

Name	Address	Grading	Date/ Period	Description
Showroom	600-608 Elizabeth Street	C2	1936/Interwar	Designed by Reid & Pearson as a major remodelling of an earlier single storey building for A T Richardson & Sons. Established as Conns Motors showrooms by mid-1920s and during the early 1960s was a Bob Jane outlet. 2 storey, largely intact and good example of the Moderne style, brick and rendered, now painted over, with speed lines. Visible windows are steel-framed, multi-pane, however many are boarded over. The current paint scheme obscures the different surface treatments, but they remain apparent and can be readily reinstated. To the rear laneway, it is intact with the red brick walls, concrete lintels and steel-framed multi-paned windows.
Royal Artillery Hotel	614-16 Elizabeth Street	B2	Early/mid-Victorian	A hotel existed by 1861, though possibly not this building. A fine and substantially intact, early/mid-Victorian hotel. 3 storey, stucco façade with channelled rustication to ground floor and later tiling, decorative architraves to upper levels including hoods to first floor, second floor is an attic level. Some double hung sash windows with original vertical glazing bar. East part with plain external treatment is a 1925 addition.
Former Repco Building	618-630 Elizabeth Street	C2	1938 (façade)/ Interwar	2 storey, good example of the Moderne style, now painted, giant order pilasters with tapestry bricks divides façade into bays, spandrel panels with tiling to bays, central recessed entry with cantilevered canopy and decorative parapet. Terracotta was employed about the entry and to the large panel above, as well as the spandrels between the ground and first floor windows. The façade was possibly designed by F(Frank?) Bell, whose name appears on the permit application and who designed the nearby former Repco warehouse at 90-104 Berkeley Street, Carlton in the same year. Had been site of Phoenix Foundry at end of 19 th century.
Offices	632 Elizabeth Street	Ungraded	Victorian with 1980s (façade)	2 storey, façade has a concrete, screen wall with round concrete pillar. Appears to be Victorian to rear, eg chimney and narrow, rear wing, one of few to survive partly intact to the rear. 2 storey building, with a front setback existed by 1890s. It was altered in 1930s and 1940s, and additions to rear in 1957. Although the façade has been altered, possibly in 1983, it is

Name	Address	Grading	Date/ Period	Description
				sympathetic to the streetscape.
Apartments	634-640 Elizabeth Street	-	2011	Multi-storey building under construction with podium base of 3 storeys, recessed upper tower.
Shop	642-644 Elizabeth Street	Ungraded	Victorian	2 storey, front section probably built in late 19 th century. Substantial alterations to façade (string course removed, cement rendered) . modern aluminium-framed windows) and additions to the rear designed by P. J. O'Connor & Brophy in 1957.
Former Hollyford (part)	648 Elizabeth Street	D2	1939/ Interwar	Designed by P. J. O'Connor as Hotel Hollyford Single storey, much altered, remnant original detailing to parapet (speed lines) however originally had a tiled dado (to match that of nos 650-652) and 3 sets of French doors alternating with windows (2 No.).
Former Manchester Arms Hotel	650-52 Elizabeth Street	C2	1926/ Interwar	Designed by A. P. Barnes. Later renamed to Hotel Hollyford. Commercial Palazzo style, 3 storey with cornice with prominent brackets, first floor balcony with metal balustrading, modern aluminium-framed windows. Replaced an earlier hotel - building, which had existed from late 19 th century. Ground floor altered, original canopies removed. but largely intact above..
Shop & factory	654 Elizabeth Street	D2	1940/ Interwar	Built by G. B. Bishop. Moderne style, 2 storey, clinker brick, metal-framed window and wide rendered parapet with speed lines to 1 st floor, modern shopfront, though consistent with original configuration. The canopy was added in 1989. Intact to rear lane.
Former foundry	656-658 Elizabeth Street	C2	c.1870s/ Victorian	Unusually intact single storey, symmetrical stucco façade, three arched openings with prominent keystones and linked by string mouldings, central doorway and flanking windows, gable parapet and elaborate consoles (brackets).

Name	Address	Grading	Date/ Period	Description
Apartments	660-666 Elizabeth Street	-Ungraded	2010	Multi-storey residential tower replaced single storey, red brick, Victorian era building with brick cornices and string mouldings.
Former Auto Supply Co. (ASC) Building	676-678 Elizabeth Street	C2	1923/ Interwar	Designed by architects Joy & McIntyre. , with option for 2 additional storeys. Two storey, reinforced concrete including façade, a relatively early example of this material being used for the whole building. ASC monogram to parapet, elements of Art Deco style but unusually plain treatment, symmetrical with parapet and piers, prominent horizontal mouldings to upper part, modern aluminium-framed windows. Some original decorative detailing and multi-paned windows removed.
Evan Evans Flags Buildings	680-682 Elizabeth Street	C2	1914/ Federation	3 storey, red brick, and largely intact warehouse to front and rear. To front has with wide rendered bands to each level including curved parapet with early signage, timber-framed windows, Rear additions designed by the architect Frank Stapley date to 1922. Red brick with concrete lintels. Two windows to 2 nd storey have been removed. The shopfront possibly dates to 1927.
Former garage	684-688 Elizabeth Street	C2	1910s/ Federation	Pair of symmetrical single storey brick sections, now painted. Distinctive profile to stepped parapets, modern aluminium-framed openings. Red brick to rear with circular louvres, pair of gable roofs evident.
Office	690-694 Elizabeth Street	-Ungraded	Federation	Vacant during the late 19 th century, there was a single storey building by early 1920s, which was linked to Till's buildings behind at 223 Pelham Street. 2 nd storey added in 1960 and façade probably altered subsequently. 2 storey, brick, with modern shopfront.
Former Commercial Bank of Australia	696-708 Elizabeth Street	B2	1885/ Victorian	Designed by Peter Matthews and constructed by William Hoskings. Later National Bank of Australia (1920s). It has a central 2 storey section and single storey section to Pelham St (east). The ornate and intact stucco façades to each side are slightly different but have arched windows to both levels, aedicules to corner entry and projecting parts of each

Name	Address	Grading	Date/ Period	Description
			1925/Interwar (garage)	façade. Channelled rustication to the ground floor and cast iron balustrading at the corner. Single storey garage to Elizabeth St designed by Gawler & Drummond in 1925. Distinctive, Art Deco style with panelled parapet. Arched opening has original multi-paned windows to upper part and modern infill below.

FORMER TAA BUILDING (HO1152)

Address	42-50 Franklin Street, Melbourne
Date/period	1965
Building type	Commercial
Grading	C3



Significance

What is Significant?

The land and former TAA building but excluding the recent podium section.

How is it Significant?

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

Why is it Significant?

The former TAA building is of historic significance because it is indicative of the podium type multi-storey development that occurred in the decades following WWII and for being part of the travel transport sector, which was concentrated in this part of Melbourne for several decades during the mid to late 20th century.

(AHC Criterion A4)

The former TAA building is of aesthetic significance as a fine example of the International style. Designed by the architectural firm of Norris, Marcus & Allison, it is set apart from other contemporary examples by the distinctive rhythm of the façade and the gold-coloured spandrel panels suggestive of the glamour of the air travel industry. The articulation of the glazed facades reflects the influence of the famous modernist architect Mies van der Rohe.

(AHC Criterion E1)

FORMER STORE (HO1153)

Address	139-141 Franklin Street, Melbourne
Date/period	c.1860 onwards/Victorian
Building type	Commercial
Grading	C3



Significance

What is Significant?

The extant building, primarily the front two/three storey section, and in particular the façade with unpainted brickwork and basalt.

How is it Significant?

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

Why is it Significant?

The building is historically significant as it is representative of the development that occurred in this part of Melbourne during the 19th century. A stone store was built on the site during the early 1860s and during the latter part of the century, it was altered and enlarged with brick sections. It has been put to a wide range of uses, including a store for corn merchants, a livery stables and a butter factory.

(AHC Criterion A4)

The former store is of aesthetic significance as it consists of a rare combination of building materials – basalt and red brick – though another example is located directly behind at 104 A'Beckett Street. The basalt sections feature varying treatments and the red brick areas have moulded bricks and remnants of tuck-pointing.

(AHC Criterion E1)

FORMER A. G. HEALING BUILDING (HO1154)

Address	167-173 Franklin Street, Melbourne
Date/period	1928/Interwar
Building type	Commercial
Grading	C3



Significance

What is Significant?

The five storey building, in particular the façades to both street frontages and original metal-framed windows.

How is it Significant?

The former A G Healing warehouse and factory is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1928, the former A. G. Healing building is of historical significance as it is representative of the wave of development that occurred in this part of Melbourne during the Interwar period. At the time of its construction it was a landmark building, which it remains today. The scale of the building indicates the success of the A. G. Healing company and the use of the Commercial Palazzo style on a factory and warehouse building heralds the company's ambitions during this period. It remained the principal site of their operations for about half a century and so the site has associations with this company, which was responsible for several iconic Australian brands of bicycles and motorcycles.

(AHC Criterion A4)

CAFE BUILDING (HO1155)

Address	213 Franklin Street, Melbourne
Date/period	c1930s/Interwar
Building type	Commercial
Grading	C2



Significance

What is Significant?

The two storey building, particularly the asymmetric rendered façade and leadlight window.

How is it Significant?

The café building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The café building is of historical significance as being representative of the development that occurred in this part of Melbourne during the Interwar period, when most of the pre-existing buildings, including many residences, were replaced with larger, light industrial buildings. It also has associations with the architects Cowper, Murphy & Appleford.

(AHC Criterion A4)

The café building is of aesthetic significance as a good example of the hybrid architecture that was common at the time, although the building is largely indicative of the Spanish Mission style. This style was relatively unusual for commercial buildings and the viga-like projections to the upper part of the façade are a distinctive element.

(AHC Criterion E1)

The former A. G. Healing building is of aesthetic significance as a fine example of a Commercial Palazzo, designed by the architects Sydney Smith, Ogg 7 Serpell, who were notable exponents of this style. The design is distinguished by the subtle stucco detailing to the façade and the metal-framed windows.
(AHC Criterion E1)

FORMER A. G. WAY FACTORY & CO. (2)(HO1157)

Address	Rear 215-223 Franklin Street, Melbourne (alternate address is 186-190 A'Beckett Street, Melbourne)
Date/period	1939/Interwar
Building type	Commercial
Grading	C2



Significance

What is Significant?

The brick building and land including original detailing.

How is it Significant?

The former A. G. Way & Co. Factory (2) is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former A. G. Way & Co. Factory (2) is of historic significance as it demonstrates the commercial development in this area of the City of Melbourne which occurred during the Interwar period, when smaller houses and shops were replaced with larger, light industrial buildings such as this. It represents an expansion of the operations of A. G. Way & Co., who manufactured metal goods, especially those relating to the dairy industry, who were well established at the adjacent site to the north, 215 Franklin Street.

(AHC Criterion A4)

The former A. G. Way & Co. Factory (2) is of aesthetic significance as a fine and substantially intact example of the Moderne style. It is distinguished by the boldly contrasting areas of clinker and orange/salmon brickwork to the façade and the tall glass brick window to the entrance bay. The site also has associations with the architects Alder & Lacey, who specialised in Moderne style factory buildings.

(AHC Criterion E1)

FORMER T A T ELECTRIC CO. FACTORY (HO1158)

Address	225-227 Franklin Street, Melbourne
Date/period	1936/Interwar
Building type	Commercial
Grading	C2



Significance

What is Significant?

The two storey factory building, in particular the original façade detailing, including the metal-framed windows.

How is it Significant?

The former T A T Electric Company factory is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1936 for the T A T Electric Company, the former factory is historically significant as it is representative of the development that occurred in this part of Melbourne during the Interwar period when most of the pre-existing buildings, including many residences, were replaced with more substantial, light industrial buildings.

(AHC Criterion A4)

The former T A T Electric Company factory is of representative aesthetic significance as a largely intact and good, albeit modest example of the Moderne style, which was often employed for commercial buildings. Although the original steel-framed windows survive, the original contrasting areas of textured brick and rendered are currently painted over. The design is reflective of the capabilities of the architectural and engineering firm of Alder & Lacey, who specialised in commercial buildings of this ilk.(AHC Criterion D2)

FORMER RESIDENCE (HO83)

Address	226 Pelham Street, Melbourne
Date/period	c.1917/ Federation
Building type	Residential
Grading	C3



Significance

What is Significant?

The extant building including tuck-pointing to the façade (which has been painted over).

How is it Significant?

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

Why is it Significant?

The former residence is historically significant to the City of Melbourne as it is representative of a phase of development during the early 20th century during which many earlier timber buildings were being replaced by brick structures, and it is one of the few remnants from the Federation period in this part of Melbourne/Carlton. (AHC Criterion A4)

The former residence is of representative aesthetic significance as an intact example of the Federation period. It reveals features typical of the period such as tuck-pointed red brick walls (currently painted) contrasting with areas of stucco finish. (AHC Criterion D2)

HOUSE (HO1159)

Address	228 Pelham Street, Melbourne
Date/period	1868/Mid-Victorian
Building type	Residential
Grading	C3



Significance

What is Significant?

The building, including the original detailing to the verandah - tessellated tiles and cast iron, palisade fence.

How is it Significant?

The house at 228 Pelham Street, Melbourne is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The house is historically significant to the City of Melbourne for being representative of the early phase of development in this part of Melbourne/Carlton, of which little survives.

(AHC Criterion A4)

The house is of representative architectural significance as a relatively intact, mid-Victorian residence. The expression is relatively plain which is typical of the era. The original verandah tiling and palisade fence are elements of note.

(AHC Criterion D2)

MELBOURNE TERRACE APARTMENTS (HO1160)

Address	408-416 Queen Street, Melbourne
Date/period	1994/Late Twentieth Century
Building type	Residential
Grading	B3



Significance

What is Significant?

The extant building.

How is it Significant?

The Melbourne Terrace Apartments are of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The Melbourne Terrace Apartments are historically significant because it was one of the first purpose-designed apartment buildings constructed in the city centre, representing the beginning of a phase of urban consolidation and marked residential growth in the CBD. It also has associations with the eminent architect Nonda Katsalidis, and is one of his noteworthy early works.

(AHC Criterion A4)

The Melbourne Terrace Apartments are of aesthetic significance as a wildly exuberant 20th century design with a palette of high quality materials. Notable elements include the extensive use of copper (finishes) including the four entry sculptures by Peter Corlett.

(AHC Criterion E1)

WAREHOUSE (HO100)

Address	278 Queensberry Street, Melbourne and rear part 618-630 Elizabeth Street
Date/period	c.1912-1933/ Federation
Building type	Commercial
Grading	C2



Significance

What is Significant?

The building, in particular, the two street frontages featuring a combination of brick and rendered surfaces and original arched windows.

How is it Significant?

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

Why is it Significant?

The warehouse is historically significant for being representative of the phase of more substantial industrial development that began in this part of Melbourne/Carlton about 1900. Light industrial factories such as carriage builders and furniture manufacturers were developed in the area at this time, including this site and one nearby at 109-115 Berkeley Street (HO20). In addition, it was later a part of the Repco's holdings in the vicinity (which also included 90 Berkeley Street).

(AHC Criterion A4)

The warehouse is of aesthetic significance as a largely intact example of a Federation period warehouse. The extent of the façade built in stages but retaining the original format, is unusual. Elements of note are the decorative rendered parapet, basalt sills and many original timber-framed windows.

(AHC Criterion E2)

FORMER DOMINION CAN COMPANY BUILDING (HO1161)

Address	386-412 William Street, Melbourne
Date/period	1920-1941/Interwar
Building type	Commercial
Grading	C3



Significance

What is Significant?

The building, especially the two storey section at the corner of Franklin Street and Williams Street with the original wide openings to both levels.

How is it Significant?

The former Dominion Can Company building is of historic significance to the City of Melbourne.

Why is it Significant?

The former Dominion Can Company building is historically significant as a particularly large industrial complex in the central business district. It is also representative of the development that occurred in the vicinity during the Interwar period as the extant building evolved in four principal phases over about a 20 year period from 1920 to 1941. The main, final stage is part of a limited group of construction works allowed during the early part of WWII, when permission was typically required for most building projects.

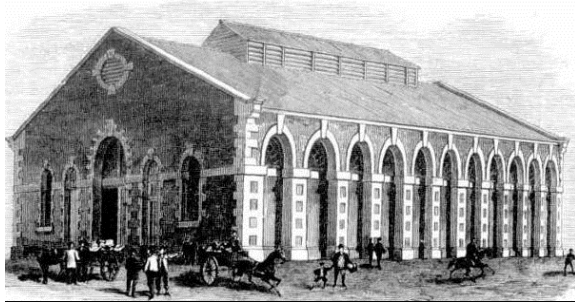
(AHC Criterion A4)

The former Dominion Can Company building is a good example of a restrained late, Moderne style applied to a factory building. It was designed/partly remodelled by noted exponents of that style, the architects Oakley & Parkes, and it incorporates distinctive pilasters dividing the long façades into bays, which they also employed at the architecturally notable Kodak House, designed a few years prior. The building has landmark qualities as a substantial building occupying a prominent corner.

(AHC Criterion E2)

QUEEN VICTORIA MARKET PRECINCT (H07)

Address	Refer schedule
Date/period	1869 onwards/mostly Victorian and Interwar
Building type	Commercial
Grading	Refer schedule



Meat Hall, 1869



Meat Hall with 1884 façade



65-81 Victoria St



Sheds K + L, Queen St

Significance

What is Significant?

The land and all the buildings located on the Queen Victoria Market site and bound by Peel Street (west), Victoria Parade (north), Elizabeth Street (east), as well as Therry and Franklin Streets (south). This includes the meat and dairy halls, substation to Therry Street, all the sheds (A-F and H-M), the shops to Elizabeth Street (nos 507-523) and Victoria Street (nos 65-159) and the stores to Franklin Street (nos 160-196).

In addition, several adjacent and nearby shops:

- the east side of Elizabeth Street between Therry and Victoria Streets (nos 510-16);
- east side of Queen Street between Franklin and Therry Streets (nos 422-460);
- the south side of Therry Street between Queen and Elizabeth Streets (nos 93-141); and
- two earlier, 19th century warehouses in Franklin Street (nos 126-130 and 132-140).

How is it Significant?

The Queen Victoria Market precinct is of historic, social and aesthetic significance to the City of Melbourne.

Why is it Significant?

The Queen Victoria Market precinct is of historic and social significance as Melbourne's premier market in operation for over 130 years (since the late 1870s), with origins dating back to 1859. It is the last surviving 19th century market established by the City of Melbourne, and has been an important hub of social life in the city. The

Meat Hall, the oldest extant building, was constructed in 1869. It is one of the earliest, purpose-built market complexes in Australia, with its single span roof only the second of its type when erected. The market has evolved throughout its history in line with changing requirements, with several phases of expansion. (AHC Criteria A4, B2 and G1)

The Queen Victoria Market precinct is of aesthetic significance as a fine example of a Victorian era market which retains much of its original 19th century fabric intact. Its present configuration is largely that which was established by the end of the Interwar period. Architecturally, there is a mixture of utilitarian buildings – the sheds – and more elaborate brick buildings, with the most exuberant being the 1884 façade of the Meat Hall, by noted architect William Salway. The later but more intact Dairy Produce Hall (1929) features a distinctive Georgian Revival style to the upper part of the façade in combination with Art Deco style to the lower part (canopy, tiling and shop fronts). The groups of shops to Victoria and Elizabeth Streets are rare examples of such extensive, intact rows of Victorian period commercial buildings, as are the Interwar period shops to Franklin Street. (AHC Criteria E1)

QUEEN VICTORIA MARKET PRECINCT (HO7)

SCHEDULE

Name	Address	Grading	Date/ Period	Description
Shops	506-16 Elizabeth Street, Melbourne	C1	1922/ Interwar	<p>By the end of the 19th century, there was limited development on this land. Constructed as showrooms, office and shops, the verandah was added in 1923.</p> <p>2 storey shops, red brick with stuccoed bands. The parapet steps down from the Victoria Street corner, which features a tower element with a flagpole, and the façade is divided into bays with Tuscan Order pilasters. Modern, sliding aluminium-framed windows replaced earlier multi-paned types. Several elaborate stained glass windows (with <i>Art Nouveau</i> style glass with panels and sinuous floral motifs) survive at the north end, though one of the distinctive burnished frame with arched entry (to a pair of shops) also survives at the southern end.</p> <p>Part of major Interwar development phase creating a consistent streetscape on the square opposite the entry to the market.</p>
Shops	507-523 Elizabeth St, Melbourne	C1	1884/ Victorian	<p>2 storey shops in two groups of four, separated by pedimented arched way with a cast iron verandah, which have been reinstated, extending across the group. The walls have a grey stuccoed finish with tooled lines. To the first floor, the pairs of windows are set in recessed arches with a keystone and are separated by pilasters with Tuscan Order capitals. The pilasters flanking each shop extend to the simple entablature with brackets and there are orbs to the parapet. At ground level, the early metal-framed shopfronts with a brass/burnished finish (the manufacturer's name is difficult to determine) are largely intact with recessed entries, and stained glass and leadlight in a lozenge and diamond pattern above (two types are evident). Some also have a band with rectangles and a central panel (south end).</p> <p>Designed by William Salway and built by Kinnaid & McMullen for about £7000. The shop at the southern corner with a timber shop front was originally a post office.</p>
Meat Hall	525 Elizabeth Street, Melbourne	A1	1869 (façade 1884)/	<p>A large, double height building and centre piece of the market. . Initially setback with a plainer façade treatment (similar to the extension at the western end, Queen St), constructed by P. Cunningham for about</p>

Name	Address	Grading	Date/ Period	Description
			Victorian	<p>£3,800.</p> <p>The extant façade was added by William Salway in 1884. These works were undertaken by Kinnaird & McMullen for about £3300. The stuccoed façade has paired Giant Order pilasters on tall pedestals, arched thermal windows, and recessed sections, some with doorways. The pediment has smaller pilasters, a central raked section with tympanum (concealing the lantern), bottled balustrading and orbs. The bas-relief in the tympanum features various animals and was the work of sculptor, John Simpson McKennel. Sections of the original bi-chrome treatment and arcading to the side walls are visible. A small goods section was added to the west end (Queen Street) in 1906, however the current western extension dates to the 1980s. It has a wider façade than at the east end because of the differing relationship to the street.</p> <p>There were initially five doorways with timber doors to the façade, the outer two of which have been infilled.</p>
Warehouse (Former Gladstone Buildings)	126-130 Franklin Street, Melbourne	D3	1878-1881/ Victorian	<p>3 storey, masonry warehouse with basalt plinth and stuccoed façade, which appears to have been recently renewed without tooled lines. The façade consists of three separate bays, each with three windows. There are cornices at each level, with the most prominent (with brackets) being to the first floor.</p> <p>To the rear the basalt plinth, extended at the curved corners, and face brickwork is intact as are most of the original window openings.</p> <p>Probably constructed by the owner/builder, A.G. Corbett, in a series of stages. Initially nos 128+130 (originally 18-20 Franklin St West) were built in 1878 and 1879 as 2 storey sections. In 1880, no. 126 (originally 16 Franklin St West) was built as a 3 storey section. In 1881, 3rd storey to nos 128+130 was added (Burchett Index nos: 7464, 8033, 8461 + 8659).</p>
Warehouse	Rear 128-130 Franklin Street, Melbourne	C2	1882/ Victorian	<p>2 storey, red brick warehouse, with a gable roof. Constructed by owner/builder A G Corbett (Burchett Index, no. 9361).</p>
Former Gordon & Gotch warehouse (Concord House)	132-140 Franklin Street, Melbourne	D3	1898/ Victorian	<p>Designed by architects F. Crook & N. Barnet and constructed by Clements Langford. An early image shows that all the front openings were blocked up except the eastern despatch area (UMA/1/2358). It has been partly altered by introduction of the central entry and the additional storey, probably added in 1968. The originally single storey warehouse has a rock-faced basalt plinth with red brick walls, now painted.</p>

Name	Address	Grading	Date/ Period	Description
				<p>There are six bays, four with pairs of windows. Bullnose bricks have been used extensively to the openings and the panels below the windows, and the basement windows have been blocked up.</p> <p>The rear elevation is largely intact and features pairs of blind niches (mirroring the windows to the front). Some early openings have filled in or altered.</p>
Warehouses	160-176 and 180-196 Franklin Street, Melbourne	C2	1930/ Interwar	<p>Two groups of single storey warehouses, which have a panelled parapet with curved profile to the main façade (south) and a rectangular parapet to the secondary façade (north). Originally there were four windows to the gable roof to the north elevation, above the verandah, but these have been filled in/boarded over. Pilasters are also barely visible above the broad canopies with panelled edges. The upper part of the walls has a stucco finish and the lower part is of red brick. The south elevation typically has large, central, paired timber doors with a flanking, multi-paned window either side, many of which have sheeting or bars over. . Part of major Interwar development phase creating a consistent streetscape.</p> <p>There had been another row of similar warehouses to the north.</p>
Sheds A-E	Peel Street, Melbourne	A1	1878, 1905 (west part A-C), 1922 (east part D-E)	<p>The first stage was constructed by James Thurgood of Hotham. They have been extended in several stages. Shed C, which was initially slightly shorter, was extended to Peel Street by 1894. All sheds were extended to Queen Street in 1903, sheds A + B were extended to Peel Street in 1905, and sheds D to F were extended to Peel Street in 1922. The extensions at the west end (Peel St) are demarcated by wider overhangs.</p> <p>Plain gable ends are clad with timber boards to the sheds, alternating with a more decorative timber pediment. A verandah extends in front with cast iron columns with a plain shaft and a decorative fringe in front of a metal fascia. The roof is steel-framed and has a cantilever with bracket and a bracing frieze extends between the capitals.</p> <p>Due to the slope of the site, the roof is configured in stepped sections with steel trusses and clad in corrugated metal sheeting with some translucent panels. There are curved brackets to the outer edges. The large timber posts generally have a pyramidal basalt pad footing, though these are often largely obscured by asphalt paving, and a curvilinear capital/bracket in between the beams that extend along the length of the sheds, all with chamfered edges. Part of early phase of development at the market.</p>

Name	Address	Grading	Date/ Period	Description
Shed F	Peel Street, Melbourne	A1	Wall 1878 & sheds	<p>The wall formed part of the boundary of the Old Melbourne Cemetery.</p> <p>Thomas Walker was engaged in 1877 to construct the attached shed for £2,197. The shed was initially open and individual stalls may have been introduced circa 1890, by which time it was being used for dairy products.</p> <p>It was extended to Peel Street (red brick section) in 1922.</p> <p>The eastern two-thirds have bi-chrome (brown and cream) brick walls with blind, segmental arches on the south side and the shops on the north side. Part of early phase of development at the market.</p>
Shed H-I	Queen Street, Melbourne	A1	1878	<p>Similar to Sheds A to E, although shed H appears to be the most intact (or possibly earlier). Initially longer, they were truncated during the 1920s to allow for the introduction of the Dairy Produce Hall. There had been a third shed adjacent to the meat hall, shed G, which was built 1904/5 (probably transferred from the Eastern Market) and demolished 1980-82 to allow for expansion of meat market.</p>
Shed J	Peel Street, Melbourne	D1	1992	<p>This area had been a road way. This structure is clearly identifiable as a recent insertion. It has concrete piers with steel poles, a fully glazed lantern, and a segmental arch canopy at either end.</p>
Sheds K + L	Peel Street, Melbourne	A1	1923/ Interwar	<p>These two sheds have a basilica-like configuration of three gable roofs, consisting of a larger central gable with lantern sections, and smaller, outer gables. The timber-framed walls of the clerestory of the main gable, and those of the central lantern with arched roof, have multi-paned windows alternating with louvered sections. There are steel supports to these sheds and a central arched entry at either end. . Part of major Interwar period of expansion.</p>
Shed M	Peel Street, Melbourne	C1	1936	<p>Built in 1936 for pea and bean merchants. A concrete floor about 30cm thick was installed to keep produce dry. It is one of three sheds of similar length that was constructed at this stage, however the other two, which were wider, have since been demolished (sheds N + O). and is a marker of the Interwar development phase.</p> <p>This shed is narrower, more modest, steel-framed structure than the nearby sheds. Enclosed sections at either end have full-height roller-doors and currently there are several container-pods installed in the intermediate area.</p>

Toilet Block	Queen Street (near Therry Street)	D2	c.1920/Early Interwar	Red brick, with the original, central section having a plinth and gable roof, now obscured. Windows are four-paned, timber hoppers to both long elevations (east and west) and a timber door survives on the west side. The building has been extended to both the north and south ends and encircling verandah/canopy installed.
Shop	422-428 Queen Street, Melbourne	C2	1964/Post war	2 storey, distinctive design with bands of canted windows to the first floor. Remarkably intact. Probably built for the Globe Tyre Co. [Refer K Jalla image of 1966, SLV, no. H36133/220).
Warehouse	432-438 Queen Street, Melbourne	C2	c1915/ Federation	2 storey, stuccoed pediment, flanked by simple piers, metal-framed windows to first floor. Non-original verandah with lacework and fluted columns added since 1985 though remains largely intact.
Shop	440-444 Queen Street, Melbourne	D2	1955/Post war	2 storey, first floor windows obscured.
Shop	446-450 Queen Street, Melbourne	D2	1932(?)/ Interwar	Single storey, altered in 1932, but may partly date to an earlier period. Brick walls, now painted. It has a broad parapet with an upper soldier course in a dogtooth format. Wide cantilevered canopy. Modern aluminium-framed openings.
Shops (part of Munro's Corner)	452-54 Queen Street, Melbourne	C2	1935/ Interwar	Single storey with wider southern shop and narrower, northern garage. Face, clinker brick with, soldier coursing to plinth and upper part of parapet. Pilasters have stucco finish and band above window, scalloped to upper and lower margins. Intact and part of major Interwar development phase creating a consistent streetscape.
Produce Hall	50-60 Therry Street, Melbourne	B1	1928/ Interwar	An eclectic building with the upper level possessing principal characteristics of Georgian Revival style design in the vein of Sir John Soane. It is red brick with a prominent cornice and has three large arched windows to the central bay, flanked by a small rectangular window to each recessed, side bay. The multi-paned, metal-framed windows have moulded, stucco aedicules. The sawtooth roof however has timber-framed windows. Detailing below is more representative of the Art Deco style, including the awning with original metal sheeting, and the façade, which is clad with speckled tiles, including plinth and those to the entries. The original burnished shop fronts (Federal brand) survive with decorative glass (leadlight in geometric design). Internally, many original elements also survive.
Substation	70-74 Therry Street, Melbourne	C1	1928/ Interwar	The red brick building has a similar façade treatment as the upper part of the adjacent Produce Hall, with a cornice and series of stuccoed, blind arched niches. It has been extended to the west end without the same detailing. Part of major Interwar period of development.

Name	Address	Grading	Date/ Period	Description
Shops	93-141 Therry Street, Melbourne	C2	Interwar	Extensive repair works were undertaken following a fire in 1945. There are 2 sections, nos 97-135 & 137-141. Both parts are two storey red brick. The main section has stucco parapet and multi-paned windows, though in varying rhythms and many covered by roller shutters. The smaller western end has steel-framed windows, some with hoppers and a wide entry with double doors. The shop fronts generally have textured bricks and timber-framed windows and may date to the mid-1940s. Part of major Interwar development phase creating a consistent streetscape.
Munro's Corner	143-151 Therry Street, Melbourne	C2	1935/ Interwar	Two storey, with glazed infill section at southern end. Similar detailing as nos 452-54 (soldier coursing and stucco band with scalloped margins). Multi-paned windows and French doors to first floor. Variety of opening types to ground floor shops. Prominent corner location, largely intact and and part of major Interwar development phase creating a consistent streetscape.
Shops	65-81 Victoria Street, Melbourne	A1	1889/ Victorian	Designed by the City Surveyor's department, these were built by R. C. Brocon. They have slate clad roofs, chimneys and timber brackets to the chamfered corner at the western end. There is bi-chrome brickwork to the first floor, with cream bricks employed to the cornice, frieze and string mouldings. The ground floor façade has a stucco finish and consists of shop fronts and doorways to the first floor. The shop fronts have arched windows to the upper part and several decorative features including capitals, leafs to spandrels and a guilloche pattern to the lintel. Some early painted signage also survives. The façade has been improved by the removal of paint to the first floor and reinstatement of the cast iron verandahs. They form part of an extensive and intact, Victorian era streetscape.
Shops (21)	83-129 Victoria Street, Melbourne	A1	1889-90/ Victorian	Designed by the City Surveyor's department, these were built in two stages: east part (12 shops) by R. R. Vincent (1889) and western part (9 shops) by J. R. Allen (1890). They are single storey with slate clad roofs, partly concealed by the distinctive parapet with circles. The walls are bi-chrome brick with cream brick employed to the cornices and some stuccoed elements (capitals and brackets). Remnants of black pointing are evident to the shaft of the pilasters. The shops have central recessed entries with French doors and a guilloche pattern to the lintel. Original shop fronts have arched window frames with capitals and decorative brackets to the spandrels (possibly cast iron). The shops are distinguished by both front and rear entries and the verandahs have been replaced. and now form part of an extensive and intact, Victorian era streetscape..

Name	Address	Grading	Date/ Period	Description
Shops	133-159 Victoria Street	C1	1923/ Interwar	The detailing of this group at the corner of Peel Street differs from the adjacent shops along Victoria Street, including verandahs which were constructed later. The plain parapet has a stucco finish and the rectangular windows have smaller panes to the upper part and a stucco lintel above which extends across the façade. Part of major Interwar period of development.

NORTH & WEST MELBOURNE

FORMER SHOPS (H0287)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion D2)

FORMER FACTORY (HO290)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion E1)

FORMER ROBERT BURNS HOTEL (HO1137)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

Built in 1866, and operating for some fifty years, the former Robert Burns Hotel is historically significant as a survivor of the early phase of development of this part of North Melbourne during the mid-19th century.
(AHC Criterion A4)

The former Robert Burns Hotel is of representative aesthetic significance for being a largely intact, mid-Victorian period building. The relatively plain stucco treatment of the façade is indicative of the period.
(AHC Criterion D2)

EDINBURGH CASTLE HOTEL & FORMER SHOP (HO291)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion D2)

THREE BASALT COTTAGES (HO1138)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion D2)

FORMER EXCHANGE HOTEL (HO1139)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion E1)

CHELSEA HOUSE (HO1140)

Address	55 Flemington Road, North Melbourne
Date/period	1955/Post-War
Building type	Commercial
Grading	C3



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion E1)

PAIR OF SHOPS (HO1142)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion D2)

PHILLIMORE & BALLYMORE (HO1143)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion E1)

VILLA (HO1144)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

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

(AHC Criterion D2)

PAIR OF TERRACE HOUSES (HO1145)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion E1)

HOUSE (HO1146)

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



Significance

What is Significant?

The form and stuccoed external treatment of the extant house.

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criteria B2 and D2)

BRICK DUPLEX (HO1147)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criteria B2 and D2)

BURBAGE TERRACE (HO298)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion D2)

VILLIERS STREET PRECINCT (HO1123)

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



42 Villiers St



38 Villiers St



24 Villiers St



14 Villiers St

Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

The Villiers Street Precinct is of representative significance for retaining a largely intact group of Interwar period, non-residential buildings. The buildings have all been painted, generally obscuring the original face brick and rendered detailing. Two of the three factories, although modest architecturally, are predominantly intact and retain their original pattern of openings with steel-framed, multi-paned windows (nos 38+42).

The most distinctive building of the group is the Lort Smith Hospital (no. 24), with its port-hole windows and ground floor treatment with concrete hood and bank of windows with horizontal glazing bars. It was designed by the noted architect Leighton Irwin with a more domestic character compared to his later, larger hospitals.

(AHC Criteria D2 and E2)

Villiers Street Precinct

Schedule

Name	Address	Grading	Date/ Period	Description
Former Factory	14-22 Villiers Street	D2	1927/ Interwar	The single storey brick factory, whose walls have been painted, has a hipped roof with a gablet hidden behind a parapet, which has a cornice and a curvilinear middle section. The façade is divided into three bays by four wide pilasters. The outer pilasters extend above the parapet, whereas the central pair stop short of a large, rendered panel, whose upper arched margin relates to that of the parapet. The concrete lintel above the openings of the northern and southern bay, are evident below the paintwork. Although the original, curved concrete hood concrete above the central doorway has been retained, the openings are not original. There are two door openings, a roller door doorway to the north end and central doorway with a modern glazed door and surrounding lights. Originally there was a central timber door flanked by steel-framed windows (Tecalemit Lubrication Specialists', c. 1943, SLV: a38030). By 1955, the central door had been partly infilled with some glazing (SLV, H2009.109/37).
Lort Smith Hospital	24-34 Villiers Street	C2	1935/ Interwar	<p>Designed by Leighton Irwin, (1892-1962) who became a specialist hospital architect from 1930, although this building has a more domestic character and scale compared with the much larger Heidelberg Military/Repatriation (1942-45) and Prince Henry Hospitals (demolished, 1940-55).. The northern third is an extension, dating to 1959, also by Irwin. To the east boundary is a later 20th century building. The building had been painted white, or the like, by 1955, prior to the 1959 extension ('General View of Melbourne', SLV, H2009.109/37).</p> <p>The main building has a hipped roof, clad in glazed, terracotta tiled, is partly obscured by a parapet is pierced by an unpainted, cream brick chimney with upper courses of projecting and contrasting brown tapestry bricks. There is a simple cornice-like capping to the parapet. The brickwork is painted and there is an indented brick course level with the first floor window sills which extends across the façade.</p> <p>Above most of the ground floor openings, is a narrow concrete canopy, except the large tilt garage door at the northern end. The banks of windows are steel-framed and there are brick planter boxes on either side of the main door.</p> <p>There is a rendered band/architrave surrounding the upper windows, which are timber-framed with timber shutters (though three are missing). There are two porthole windows, infilled, also with a rendered surrounding band to either end of the original section of the building. All the other windows have horizontal glazing bars. To the rear, the detailing of the northern extension varies slightly.</p>

Name	Address	Grading	Date/ Period	Description
				The brick fence to the south of the street frontage has indented speed lines.
Former factory	36-38 Villiers Street	C2	1938/ Interwar	Single storey brick (painted to the façade) building has stepped parapet which conceals a gable roof clad with corrugated metal sheeting. There is a vertical row of protruding bricks to the centre of the parapet and speed lines to either side. Original double timber doors to the north end have been replaced by a roller door however the multi-paned, steel-framed windows with hoppers are probably original. A rendered concrete lintel spans width of the façade. The rear, laneway elevation is intact with face, red brick and a mixture of louvred and multi-paned windows though the timber doors have also been replaced with a modern roller door.
Former factory	40-42 Villiers Street	C2	1926/ Interwar	The double storey brick building at the corner of Villiers and Vale Streets is a two storey building (the second storey was added in 1933). The triangular parapet to the west and east elevation hides a gable roof clad in corrugated sheeting. There is a cross motif near the apex of the parapet. The windows are multi-paned, steel-framed with hoppers, rendered concrete lintels and raked sills. A recessed band/lintel encircles the building to the ground floor however there are separate lintels to each first floor window. There are two recessed doorways with stairs at the southern end of the façade (west elevation) and large roller door to the Vale Street or east elevation.

TIMBER HOUSE (HO306)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criteria A4 and B2)

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

(AHC Criteria C2 and D2)

FORMER GRAIN STORE (H0871)

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



Significance

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

(AHC Criterion A4)

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

(AHC Criterion E2)