

MELBOURNE PLANNING SCHEME

Incorporated Document

Arden Macaulay Heritage Review 2012 Statements of Significance

June 2016

**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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Farrell's stables

Part 59 -101 Alfred Street,
North Melbourne (HO1105)



- three courses of hit-and-miss brickwork make the first floor line; and
- roof cladding of corrugated iron.

How is it significant?

Farrell's stables are significant historically and rare within the North Melbourne locality.

Why is it significant?

Farrell's stables are significant:

Historically for their representation of a bygone once more numerous building type that is particularly evocative of the North Melbourne, Flemington and Kensington locality with its significant industrial, horse racing and horse training background (criterion A); and

Rare within North Melbourne, as part of a former Edwardian-era commercial stable (criterion B).

Statement of Significance

Place Grading: C3

What is significant?

This is red brick six-stall stable and loft of around 1911 with the following contributory attributes:

- a simple traditional gabled form;
- siting near the railway among industrial structures';
- face brick walls (since painted);
- parapeted walls with a stretcher bond capping at each gable end and a corbel transition to the wall below;
- Upper level openings typically segmentally arched;
- ornamental wall vents;

**North & West Melbourne
Biscuit Making & Flour
Milling precinct**

**3-21 Anderson & 24-78
Laurens Streets (also known
as 1-25 Munster Terrace),
West Melbourne (HO455)**



Laurens Street elevations of precinct 2011



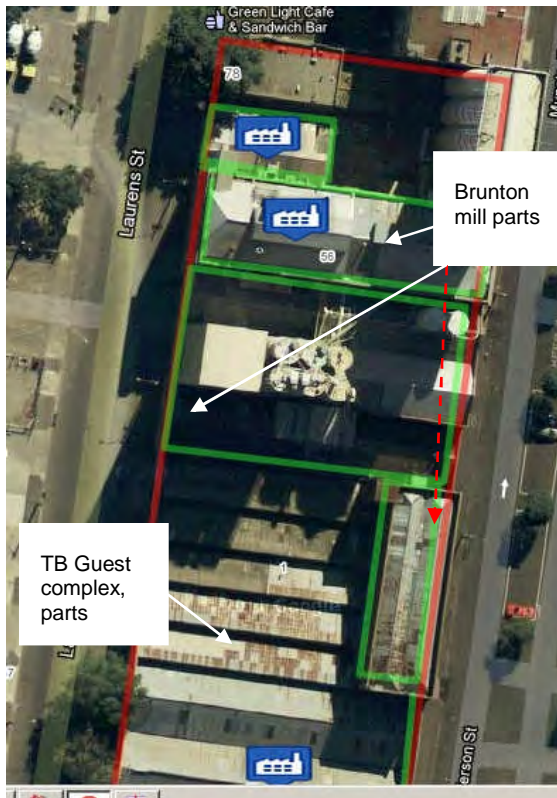
Brockhoff building at corner, TB Guest at rear, 2011



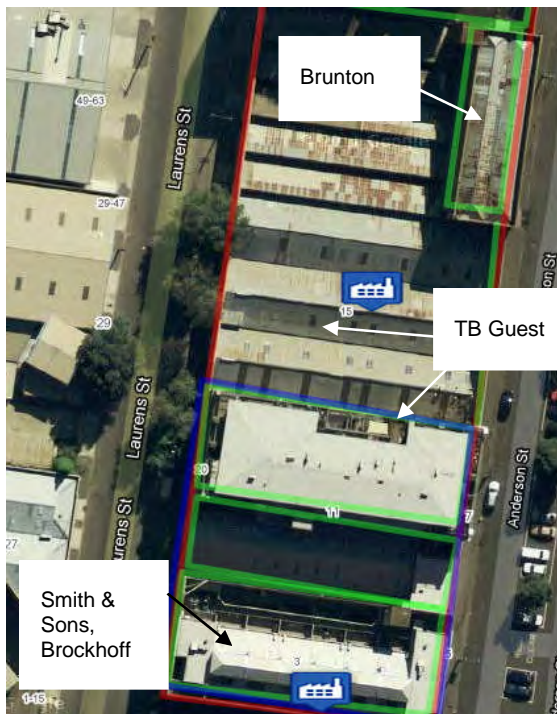
Munster Terrace view c2008 Brunton's Australian Roller Mill
(part) in context with significant hotel



Anderson Street elevations: Smith & Sons later Brockhoff
biscuit factory and TB Guest biscuit factory (11), 2011



North end of precinct (red line), with key elements in green, including parts of Brunton's Australian Roller Flour Mill and TB Guest biscuit factory at south end .



South end of precinct (red line), with key elements outlined in green, including parts of Brunton's Australian Roller Flour Mill and TB Guest biscuit factory centre while at south end is part TB Guest and former Brockhoff biscuit factories included

Statement of Significance

(Refer also to Statements of Significance for primary and contributory elements within the precinct)

What is significant?

The North and West Melbourne Biscuit Making & Flour Milling Precinct contains:

- former Smith & Sons, later Brockhoff factory, an altered 1870s two-storeyed stucco building at the Miller Street corner (Building 9);
- T.B. Guest's 1896-9 red brick factories, four-storey parapeted red brick and stucco building facing Laurens Street and three-storey, similarly elevated building facing Munster Terrace, along with a plainer 3 storey red brick building to the north, with parapeted sawtooth profile roofline and early painted wall sign to side upper level (Buildings 1,2,3,8);
- Brunton's three-storey parapeted red and cream brick and stucco façade to Munster Terrace and the five storey, similarly elevated one to Laurens Street (Building 4);
- More recent concrete silos, although of a common form, are unusual for the study area and possess strong landmark qualities (Building 5); and
- Multi-gabled dichrome brick former Brunton's stores and showrooms extending along Laurens Street north and south of this latter building to the Guest factory: four of the former five gabled stores survive facades Laurens St Building 3 stores, chimney and roof of the southern gabled store (Buildings 3 & 7); also
- Painted walls signs relating the historic occupations and the brick chimney.

• In addition to the above elements there are red brick, largely pre World War Two parapeted infill street facades that contribute to the historic character of the place as a continuing development for the core flour milling use of the complex and in an aesthetically related manner.

How is it significant?

North & West Melbourne Biscuit Making & Flour Milling precinct is locally significant aesthetically and historically

Why is it significant?

Aesthetically, the elements of primary and contributory significance of the North & West Melbourne Biscuit Making & Flour Milling precinct are remarkably well preserved as

presented to the street and thus parallel with the rare industrial complexes such as those at the Geelong waterfront. In terms of architectural cohesion they surpass Geelong although they do not possess the breadth of historical development. The major buildings have high architectural pretensions (being generally inspired by Italian Renaissance revival) as seen in their shared symmetrically fenestrated and parapeted form. Although from different owners, the major buildings in the complex have similarities which allow them to act as a strong streetscape as well as an identifiable complex. The precinct is of State significance as an unusually original and architecturally competent and cohesive 19th and early 20th century industrial complex (criterion A).

Historically, the North & West Melbourne Biscuit Making & Flour Milling precinct commenced in form and in product type in the 1870s and still operates, in kind, today: being sited close to key railway sidings where wheat shipments arrived from the north. The precinct, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output and the second oldest after, Swallow and Ariell in Port Melbourne (1854-) which has since been redeveloped. Some buildings within the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in the handling and marketing of rural produce and Victorian-era industrial development within the State (criterion E).

This complex has been the subject of a number of publications and press reports over time as an indication of its worth to community (criterion G).

The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports (criterion H).

Contributory elements

(Refer to key plan and images)

Elements of contributory and primary significance consist of:

- Whole Building 2 (part TB Guest complex);
- Whole Building 4 (Brunton's flour mill 1894);
- Building 3, parts - Laurens St Façade of two northern gabled bays of Building 3, Laurens St facade and extent of roof to include 3m beyond the chimney of the southern gabled bay and the Munster Street Victorian-era brick wall;
- Laurens St Façade of Building 7 (Brunton's Australian Roller Flour Mills gabled store)
- Whole of Buildings 9, 10, 11 (TB Guest, Smith & Sons, Brockhoff, 1874-, corner Miller St)

Elements of contributory significance consist of:

- Building 1 (part TB Guest stores and later, recent wall to Anderson Street not contributory);
- Munster Terrace part Building 3 (excluding Munster St wall and Laurens St façade, which are of primary significance);
- Building 5;
- Building 6;
- Munster Terrace part Building 7 (excluding Laurens St façade, which is of primary significance);
- Building 8.

Key Plan



key images

Building 1 (TB Guest stores and later)



Figure 10 Laurens St Building 1



Figure 11 Anderson St, Building 1- recent wall, not contributory,

Building 2 (part TB Guest, c1896-)



Figure 12 Munster Terrace: Building 2

Building 3 (part T.B. Guest stores and showrooms)



Figure 13 Building 3 -Laurens St Building 3 2013, publicly visible roofs

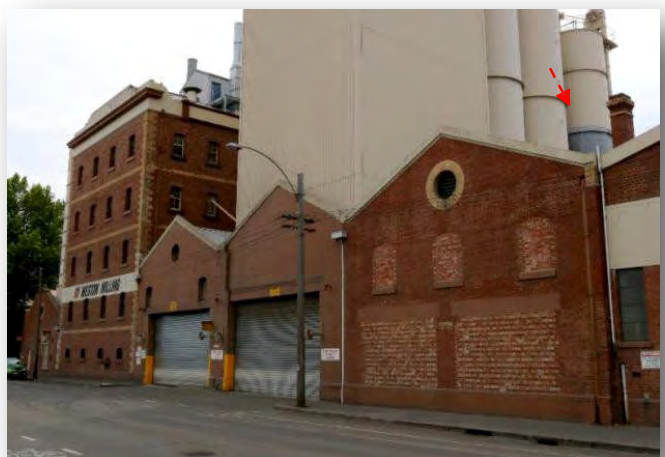


Figure 14 Building 3 -Laurens St, store ('50 Laurens St'), roof forms and chimney



Figure 15 Building 3- Munster Terrace with earlier wall



Figure 16 Building 3 - Victorian-era brick wall in Munster Terrace (arrowed) with new opening, Victorian-era, - rear of Building 3.

Building 4 (Brunton's flour mill 1894)



Figure 17 Building 4-Munster Terrace



Figure 18 Building 4- Laurens St

Building 5 (silos)



Figure 19 Building 5, silos with distinctive corrugated iron clad roofed wing on south

Building 7 (part Brunton's Australian Roller Flour Mills as gabled store to Laurens St)



Figure 20 Laurens St, Building 7 2013

Building 8 (inter-war or later warehouse)



Figure 21 Building 8: inter-war façade changes to a Victorian-era internal structure?

Buildings 9, 10 (TB Guest, part)



Figure 22 Building 9, 10, Laurens St



Figure 23 Building 9, 10- Anderson Street elevations, TB Guest biscuit factory wings



Figure 24 parapet sign Building 10 -Part TB Guest complex, Laurens

Building 11 (Brockhoff building at corner, TB Guest at rear)



Figure 25 Building 11- Anderson Street elevations- Smith & Sons later Brockhoff biscuit factory and red brick TB Guest biscuit factory wings adjoining



Figure 26 Building 11, Laurens St- Smith & Sons later Brockhoff biscuit factory and red brick TB Guest biscuit factory wings adjoining

Smith & Sons, later Brockhoff & Co Victoria Steam Biscuit Factory,

3-5 Anderson Street, West Melbourne (HO455)



Laurens Street elevation



South end of precinct (red line), with key elements outlined in green, including parts of Brunton's Australian Roller Flour Mill and TB Guest biscuit factory centre while at south end (blue) is part TB Guest and former Brockhoff biscuit factories



Anderson Street elevation, with TB Guest complex in foreground

The factory is an early and major corner element in a precinct that is perhaps Victoria's biggest ever suburban flour milling and biscuit manufacturing complex in terms of built site coverage and output and the second oldest after, Swallow and Ariell in Port Melbourne (1854-) which has since been redeveloped. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Statement of Significance

(Refer also to Statement of Significance for North & West Melbourne Biscuit Making & Flour Milling precinct, 3-21 Anderson & 24-78 Laurens Streets (also known as 1-25 Munster Terrace), North & West Melbourne).

Place Grading: C1

What is significant?

The former Smith & Sons, later Brockhoff factory, is an altered 1874 two-storeyed stucco building at the Miller and Anderson Streets corner, with:

- a once face brick façade but now stuccoed;
- stepped parapet;
- two main upper levels;
- an attic level (added) behind the parapet wall which once held the firm's name;
- a sub-basement rising down Miller Street; and
- a corrugated iron clad lantern roof is behind the parapet.

The 1928 changes have turned an Italian Renaissance inspired elevation to an austere Neo-Grec style.

How is it significant?

Smith & Sons, later Brockhoff & Co Victoria Steam Biscuit Factory is locally significant historically.

Why is it significant?

Historically, the Smith & Sons, later Brockhoff & Co Victoria Steam Biscuit Factory commenced in form and in product type in the 1870s being sited close to key railway sidings where wheat shipments arrived from the north. The firm, Brockhoff biscuits, was a household name in Australian homes over a long period.

Dovedale Cottage or Bentley's house

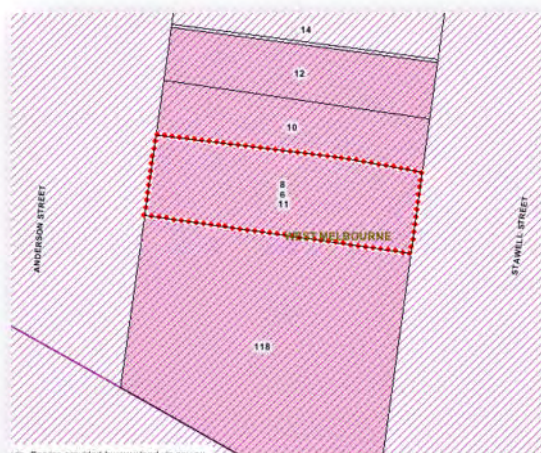
6-8 Anderson Street, West Melbourne (HO839)



6-8 Anderson St 2011



6-8 Anderson St 2011



Statement of Significance

(Houses at 6-12 Anderson Street, West Melbourne)

Place Grading: C2

What is significant?

Built for West Melbourne carpenter, Robert Bentley in 1871 (6-8) and 1881 (1012) this single-storey residential row comprises:

- two attached single-fronted houses (10-12);
- a double-fronted brick house (6-8);
- transverse gabled part-parapeted roofs, clad in slate;
- timber framed verandahs with panelled serpentine pattern cast iron friezes, terminating at the wing walls;
- timber-framed double-hung sash windows;
- chimneys with an early form of cement cornice moulding;
- ruled cement cladding;
- one remaining cream terra-cotta chimney pot; and
- cemented rear chimneys.

The front iron fence is not original.

The houses form a significant part of a mixed-use precinct of Victorian-era, Edwardian-era and inter-war buildings that are all well-preserved and representative of the associated development era of the area.

How is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are of local historical and aesthetic significance.

Why is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are significant:

Historically, as a good representation of the type of small-scale row housing which proliferated in North and West Melbourne in the nineteenth century while illustrating the Victorian-era tendency for housing developers to reside beside their investments. The houses are also closely associated with the West Melbourne pioneering Bentley family (Criterion A).

Aesthetically, the houses have valuable early detailing including the verandah and chimneys and are substantially intact and the group in an interesting element in a significant streetscape (Criterion E).

TB Guestbiscuit factory complex

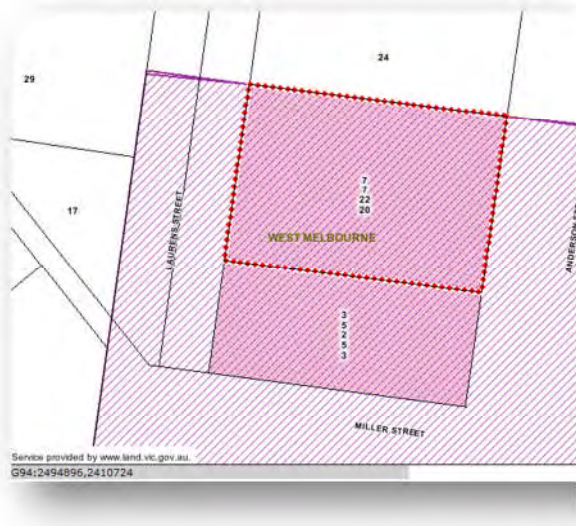
7 – 21 Anderson Street (also known as 22 Laurens Street), West Melbourne (HO455)



TB Guest biscuit factory, Anderson Street 2011, adjoining former Brockhoff building at the corner.



TB Guest, 2-22 Laurens Street, 2011



homes over a long period. Sited close to key railway sidings where wheat shipments arrived from the north and flour suppliers, this complex is a key part of a precinct that, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three flour millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Aesthetically, as a well-preserved and prominent complex of buildings that is more architecturally sophisticated than other parts of this significant precinct (Criterion E).

Statement of Significance

(Refer also Statement of Significance for North & West Melbourne Biscuit Making & Flour Milling precinct, 3-21 Anderson & 24-78 Laurens Streets (also known as 1-25 Munster Terrace), North & West Melbourne).

Place Grading: B1

What is significant?

The former T.B. Guest 1896-9 red brick factories:

- Well-preserved four-storey, parapeted red brick and stucco factory building facing Laurens Street with segment arched openings, a corniced parapet, deep entablature (which once held the firm's name) and pedimented piers with swags, terminating the entablature at either end; also
- three-storey, similarly elevated building facing Munster Terrace, but the entrance surrounds have been stuccoed and shutters have replaced the original doors.

How is it significant?

TB Guest biscuit factory complex is significant historically and aesthetically to the City of Melbourne and specifically West & North Melbourne.

Why is it significant?

TB Guest biscuit factory complex is significant:

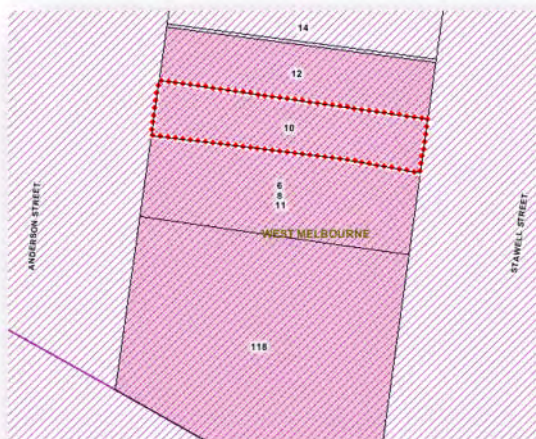
Historically the TB Guest Biscuit Factory, being sited close to key railway sidings where wheat shipments arrived from the north and major flour producers, symbolises the strategic siting of this type of land use as well as creating a household name in Australian

Bentley's row houses (part)

10 Anderson Street, West Melbourne (HO839)



View of facades 10-12 plus 6-8 (right) in 2011



Statement of Significance

(Houses at 6-12 Anderson Street, West Melbourne)

Place Grading: C2

What is significant?

Built for West Melbourne carpenter, Robert Bentley in 1871 (6-8) and 1881 (10-12) this single-storey residential row comprises:

- two attached single-fronted houses (10-12)
- a double-fronted brick house (6-8)
- transverse gabled part-parapeted roofs, clad in slate;
- timber framed verandahs with panelled serpentine pattern cast iron friezes, terminating at the wing walls;
- timber-framed double-hung sash windows;
- chimneys with an early form of cement cornice moulding,
- ruled cement cladding;
- one remaining cream terra-cotta chimney pot; and
- cemented rear chimneys.

The front iron fence is not original.

The houses form a significant part of a mixed-use precinct of Victorian-era, Edwardian-era and inter-war buildings that are all well-preserved and representative of the associated development era of the area.

How is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are of local historical and aesthetic significance.

Why is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are significant:

Historically, as a good representation of the type of small-scale row housing which proliferated in North and West Melbourne in the nineteenth century while illustrating the Victorian-era tendency for housing developers to reside beside their investments. The houses are closely associated with the West Melbourne pioneering Bentley family (Criterion A); and

Aesthetically, the houses have valuable early detailing including the verandah and chimneys and are substantially intact and the group is an interesting element in a significant streetscape (Criterion E).

Bentley's row houses (part)

12 Anderson Street, West Melbourne (HO839)



View of facades 10-12 in 2011



Statement of Significance

(Houses at 6-12 Anderson Street, West Melbourne)

Place Grading: C2

What is significant?

Built for West Melbourne carpenter, Robert Bentley in 1871 (6-8) and 1881 (1012) this single-storey residential row comprises:

- two attached single-fronted houses (10-12);
- a double-fronted brick house (6-8);
- transverse gabled part-parapeted roofs, clad in slate;
- timber framed verandahs with panelled serpentine pattern cast iron friezes, terminating at the wing walls;
- timber-framed double-hung sash windows;
- chimneys with an early form of cement cornice moulding;
- ruled cement cladding;
- one remaining cream terra-cotta chimney pot; and
- cemented rear chimneys.

The front iron fence is not original.

The houses form a significant part of a mixed-use precinct of Victorian-era, Edwardian-era and inter-war buildings that are all well-preserved and representative of the associated development era of the area.

How is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are of local historical and aesthetic significance.

Why is it significant?

The houses at 6-12 Anderson Street, West Melbourne, are significant:

Historically, as a good representation of the type of small-scale row housing which proliferated in North and West Melbourne in the nineteenth century while illustrating the Victorian-era tendency for housing developers to reside beside their investments. The houses are closely associated with the West Melbourne pioneering Bentley family (Criterion A); and

Aesthetically, the houses have valuable early detailing including the verandah and chimneys and are substantially intact and the group is an interesting element in a significant streetscape (Criterion E).

Hotham Cricket Ground later Recreation Reserve later North Melbourne Recreation Reserve also North Melbourne football ground and Arden Street Oval

204-206 Arden Street (previously part of 1 -39 Macaulay Road), North Melbourne (HO1106)

- Perimeter fencing to oval and reserve, as boundary delineation only.

All buildings and trees are excluded from the proposed heritage overlay.

The contributory elements within this property include any fabric from the creation or major development date(s), c1860s-1880s.

How is it significant?

The Hotham Cricket Ground, later Recreation Reserve, later North Melbourne Recreation Reserve (oval and ramped grassed margins only) is significant historically and socially to North and Metropolitan Melbourne.

Why is it significant?

The Hotham Cricket Ground, later Hotham Recreation Reserve, later North Melbourne Recreation Reserve (oval and ramped grassed margins only) is significant:

Historically and socially, as a symbol of the history of public recreation in the North Melbourne district over a long period, since the late 1860s, including both Australian football and cricket as the main activities with each club having a major local following that concentrated local social and political life on this oval. Possession of the oval was also a focus of intense rivalry between the Victorian Football Association and League in the 1920s, becoming a major municipal, crown land and ministerial issue. The oval's existence is a tribute to strong community groups and the technical skills that allowed its conversion from part of the West Melbourne Swamp (Criterion A).



Statement of Significance

Place Grading: C3

What is significant?

The place includes any fabric from the key creation dates, 1860s-1880s, and any new material added in sympathy to the original fabric it replaced, specifically:

- The grassed oval and ramped margins on the north-west and east open to the sky; and

Mature pepper tree row, CityWide site

Part 208-292 Arden Street, North Melbourne (HO1095)



Statement of Significance

Place Grading: C3

What is significant?

These pepper tree specimens (4) are mature with typical wide spreading canopies and located on the boundary of what was the Melbourne City Council stables and, over a longer period, by J. Sullivan & Sons Pty Ltd, carriers and horse dealers. The four remaining trees vary in trunk size and canopy but were part of a row of trees as shown on 1940s aerial views. The contributory elements within this property include, but are not restricted to, canopy, trunk, limbs and root ball of identified trees.

How is it significant?

The row of mature pepper trees at 208-290 Arden Street is historically significant to North Melbourne.

Why is it significant?

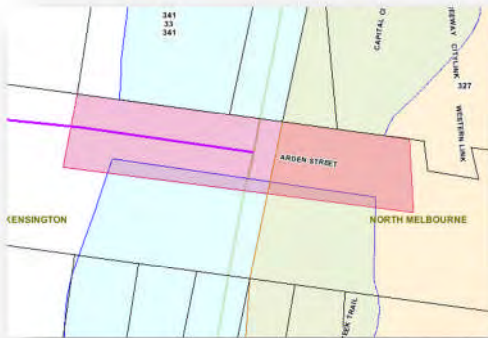
This mature pepper tree row at 208-290 Arden Street is significant

Historically, as indicative of a once common perimeter planting regime specifically for dusty areas such as stable yards which were more common in this area than others in the Melbourne district also as street trees within the Melbourne area; and

Part of a group of similar and significant plantings across the Kensington and North Melbourne areas (Criterion A).



Moonee Ponds Creek Arden Street Bridge (HO1092)



and wrought iron balustrading, as completed in 1923 has the following attributes:

- 47m deck length of seven spans in reinforced concrete;
- Square-section piers and tapered haunches supporting a concrete slab road deck that extends past the perimeter of the five main concrete girders on cantilevering tapered beams; and
- Metal balustrading of around 1.375m in height with cast iron stanchions with three chamfered bosses (103mm square), each housing 50mm diameter wrought iron pipe section rails and each adorned with a cast rosette and reeded circular section metal shaft between each boss.

The Arden Street and Macaulay Road bridges form a distinctive group with the Epsom Road Bridge which is a similar Reinforced Concrete Company design from the same era.

How is it significant?

Moonee Ponds Creek Arden Street Bridge (including the railing) is locally significant historically and aesthetically.

Why is it significant?

Moonee Ponds Creek Arden Street Bridge (including the railing) is significant:

Historically as one of an early group of reinforced concrete road bridges associated with key engineering and construction company, the Reinforced Concrete & Monier Pipe Construction Company, and for its association with the firm's principal, Sir John Monash. Monash was one of the major public figures of the time and influential in the move by local government away from metal-framed to reinforced concrete bridge construction (Criterion A);

For the direct visual association with John Monash and his firm derived from the distinctive balustrade design, used exclusively by Sir John Monash in bridges designed and built by his company Monash and Anderson over the period 1910-1923 (Criterion H).

Aesthetically, for the rare and distinctive metal balustrade design (Criterion E).

Statement of Significance

(Refer to Statement of Significance for Moonee Ponds Creek and infrastructure, Moonee Ponds Creek, Kensington and North Melbourne)

Place Grading: C3

What is significant?

This reinforced concrete road bridge over the Moonee Ponds Creek, with ornamental cast

**Kimpton & Sons Barastoc
Products Provender Mill, later
part Gaston Bros P/L works site**

**329 -351 Arden Street,
Kensington (HO1091)**



Siding shed to west



Mill and store seen from east, with altered mill (east wing)



Complex from west with store (west wing) and railway
footbridge



Relationship with mill complex opposite



Mill (east wing) with new spandrel render and reglazing of
both mill and store.



Statement of Significance

Place Grading: C2

What is significant?

Kimpton & Sons Barastoc Products Provender Mill was built up during the Second War years after establishing their stock feed brand Barastoc in 1938 and commencing the major part of this wedge-shape complex in 1941

The complex includes:

- WS Kimpton & Sons' brick Barastoc Products Provender Mill of 4 floors (west wing) and a two storey store or warehouse building adjoining (east wing);
- Mill and store's cavity brick walls of 'first class' common red bricks from the Clifton Brick Company, Preston, set in cement mortar with struck joints and roof as a fireproof concrete slab with bitumen waterproofing;
- Store's standard pitched (originally corrugated fibrolite) roof supported on timber framing; and
- a steel framed gabled roof railway siding cover, with fibrolite roof, adjoining Essendon Railway and store building, from 1943.

Since, the Arden Street elevations have been superficially altered with new window glazing typically in existing openings and some rendering of the brickwork on the mill section.

How is it significant?

Kimpton & Sons Barastoc Products Provender Mill and warehouse are significant historically and aesthetically to Kensington.

Why is it significant?

Kimpton & Sons Barastoc Products Provender Mill and warehouse are significant:

Historically for the association with nationally known Kimpton firm and the initiation of the Barastoc stock feed product line also for the role played in this significant industrial precinct strategically placed to receive wheat by rail and despatch the flour to the heavily populated areas of Footscray, North Melbourne, Carlton and Brunswick, as well as to the nearby docks for shipment overseas. Sited close to key railway sidings where wheat shipments arrived from the north, this complex is a key part of a precinct that, when combined with that of nearby North and West Melbourne, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports (Criterion A); and

Aesthetically, although altered, for the austere but bold brick mill architecture which complements the similar styled mill buildings opposite and the precinct as a whole (Criterion E).

Alfred Lawrence & Co Ltd Offices and warehouse (bulk & general stores)

13-19 Barrett Street, Kensington
(HO195)

Why is it significant?

Alfred Lawrence & Co Ltd offices and warehouse is significant:

Historically, as a well-preserved part of an important manufacturing complex built up by Lawrence on this site since the 1920s and evocative of the industrial development of this low-lying part of the locality (Criterion A); and

Aesthetically significant as a competent Modernist design by a recognised practitioner in this architectural style, Frederick Morsby (Criterion E).



Statement of Significance

Place Grading: C3

What is significant?

Alfred Lawrence & Co Ltd offices and warehouse (bulk & general stores), as designed by Frederick Morsby, includes:

- a concrete framed 2 storey office building, with warehouse to the rear;
- cream brick office façade cladding;
- aluminium sun louvres to office façade;
- aluminium spandrel cladding office façade; and

- originally roofing of corrugated asbestos.

How is it significant?

Alfred Lawrence & Co Ltd offices and warehouse is historically and aesthetically significant to Kensington.

Limb Scurry & Limb (part), Alfred Lawrence (main part) Laboratories and works

**29-37 Barrett Street, Kensington
(including 43 Bruce Street)
(HO1097)**



View of complex from south end, Richard Butler design extended up by Morsby.



Site of 21-35 Barrett Street with red dash indicating contributory buildings on site including 43 Bruce Street) - rear wing on east has been demolished since this aerial view

a gabled addition to the north of the site designed by FL & K Klingender;

- 1934 Moderne style additions to the complex designed by Walter & Richard Butler, one storey of existing Bruce St façade in red brick;
- 1938-9 additions to the factory designed by Richard Butler;
- 1940 a new Finishing Department, designed by AR (Richard) Butler;
- 1943, erection of a works canteen also designed by AR Butler; and
- 1952, Modernist coloured brick additions to the laboratory, designed by Frederick Morsby, but matching the existing Butler design (part modified).

How is it significant?

The Alfred Lawrence and Co Pty Ltd complex is significant historically and aesthetically to Kensington.

Why is it significant?

Alfred Lawrence & Co Ltd complex is significant:

Historically, as an externally well-preserved and important manufacturing complex built up by Lawrence on this site since the 1920s and evocative of the various phases of industrial development of this low-lying part of the locality and within the manufacturing industry during wartime (Criterion A); and

Aesthetically significant as including competent Moderne and Modernist designs by a recognised architectural practitioners, Richard Butler and Frederick Morsby (Criterion B).

Statement of Significance

Place Grading: C3

What is significant?

The contributory parts of the Lawrence works include:

- 1929 additions as alterations to the existing Limb Scurry & Limb building and

**Railway gravitation shunting yards
retaining wall (part) and trees**

**Railway reserve east side of
Bellair Street, Kensington
(HO1098)**



Statement of Significance

Place Grading: B2

What is significant?

High and extensive railways reserve brick and stone retaining wall extending from the line of between Chelmsford and Little Chelmsford St (south of the Kensington signal box) to past the line of Arden Street (and beyond the study area):

- deep 12x6" bluestone coping, stepped in profile and consisting of rock faced basalt.
- 2'3" to 13" thick brick facing wall originally backfilled with 9" dry rubble and spalls in cement rich concrete;
- Battered earth embankments extend beyond each end of the wall;
- landscaping that included two mature Canary Island palms .

The wall relates well to the Younghusband and flour mill complexes opposite with their largely brick clad character.

How is it significant?

Railway gravitation shunting yards retaining wall and the remnant plantings (two Canary Island palms) are significant historically and aesthetically to the City of Melbourne and Kensington.

Why is it significant?

Railway gravitation shunting yards retaining wall and the remnant plantings (two Canary Island palms) are significant:

Historically, as evidence of the massive works carried out here as a vital means of improving the efficiency of Victoria's goods handling across the State.

As evidence of the extensive landscaping or beautification carried out by the Railways Department in previous eras that was once also seen at nearby station yards like Newmarket Station. (Criterion A).

Aesthetically, as part of one of the largest brick and stone retaining walls visible within the City, with tooled stonework and extensive brick facings that relate well to the industrial precinct opposite served by the wall.

The remnant plantings (Canary Island palms) provide aesthetic value as mature and uncommon tree specimens in the City context. (Criterion E).

Victorian Railways Kensington signal box & pepper tree

**Bellair Street, Kensington
(HO1100)**



Statement of Significance

Place Grading: B2

What is significant?

The erection of a two-storey brick signal box south of Kensington station was carried out in 1887 with:

- two colour brickwork;
- a corrugated iron clad hipped main roof;
- a scalloped eaves valence;
- elegant cantilevering upper level wrought-iron access way; and
- segmentally arched openings.

A nearby very mature pepper tree may be contemporary with its construction and, although modified, relates in size to some of the large specimens in the reserve north of the Kensington station. The chimney top has been removed and joinery details changed.

How is it significant?

Kensington railway signal box and pepper tree are historically and aesthetically significant to the City.

Why is it significant?

Historically, the signal box and pepper tree (along with the Kensington station buildings) represent the response to increased transport needs of the first two suburban residential growth periods in the Kensington and Melbourne areas.

The pepper tree, by its scale and type, represent the early plantings along public reserves within the Kensington and North Melbourne area, as perhaps one of the oldest remaining specimens in the area (Criterion A);

Aesthetically the signal box is a well-designed and substantial example of the type, complementary to the character of the nearby residential Edwardian-era and Victorian-era streetscapes; and located in part of the original landscape setting.

Railway foot bridge

Arden Street & Bellair Street, Kensington (H0863)





- steel treads; and
- a trestle sub-frame partly rebuilt in steel.

How is it significant?

The foot-bridge over the Essendon railway at Arden-street is historically significant to Kensington.

Why is it significant?

The foot-bridge over the Essendon railway at Arden-street is significant:

Historically, as indicative of the rise in residential development of Kensington, west of the Essendon railway and the large industrial complexes established east of the railway by 1900, allowing one area to serve the other.

The footbridge is also contributory historically to a complex of Victorian and Edwardian-era railway works around the Kensington Railway station, including station buildings, gravitation yards retaining wall, and remnant landscape (Criterion A).

Statement of Significance

Place Grading: C2

What is significant?

This altered timber framed foot-bridge over the Essendon railway linking Bellair and Arden streets and built 1898-9 for the Victorian Railways Commissioners includes (as built):

- 1'6" long arrow-head timber picket balustrading on a chamfered hardwood frame;
- pyramid-top, 7x7" stop-chamfered red gum newel posts;
- 8x3" timber walings, 16x5" timber stringers and treads; and
- 2" diameter gas pipe handrails.

The existing bridge has:

- new arrow headed pickets for part of the balustrading and capped corrugated iron (and pressed metal sheet) for the other part (once also arrow headed picket);
- remnant pyramid top posts;
- an asphalt paved timber deck;

Kensington Hotel, former

2 Boundary Road, North Melbourne (HO1108)



Hotel from south showing added visually related development 2011.



Statement of Significance

Place Grading: C3

What is significant?

This two-storey stuccoed brick and stone corner hotel built in 1873, originally 10 rooms, a corner cellar, large bar, three parlours, four bed rooms, kitchen, outhouses, good brick stabling, and the back yard was pitched in stone, has:

- the characteristic shape of its type with the once splayed corner entry;
- hipped roof; and
- segmentally arched upper level openings.

Changes include:

- The stucco has been renewed;
- the window joinery removed (timber framed double-hung sash windows); and
- the ground level cladding and openings changed completely. The Gill San style metal letters spelling out its name appear to be from the inter-war period.

The building is now externally only symbolic of its former role as a community gathering place since the early Victorian-era.

How is it significant?

The former Kensington Hotel is of local historic and social significance to North Melbourne and Kensington.

Why is it significant?

The former Kensington Hotel is significant

Historically, as symbolic of a long term public meeting and entertainment venue within these localities that remains one of the few indications of the Victorian-era residential and industrial neighbourhoods demolished for the Hotham Estate development of the 1960s (Criteria A);

Socially, as indicated by the deliberate retention of the building during the Housing Commission of Victoria development of the site because of its social role in the area (Criterion G).

McCandlish house and stable
5 -7 Bruce Street, Kensington
(HO816)



Statement of Significance

Place Grading: C3

What is significant?

This double fronted Italianate style five-room brick house in 1889-90 has:

- façade of patterned cream and brown brickwork;
- verandah with a concave roof form, wing walls and cast-iron detailing;
- M-profile roof clad with corrugated iron;
- symmetrically placed cemented chimneys, with panelled shafts and moulded cornices; and
- 1920 red brick gabled stable wing to the east.

A large intrusive garage and deck have been added to the east side.

How is it significant?

McCandlish house and part stable block are architecturally and historically significant to Kensington.

Why is it significant?

McCandlish house is significant:

Aesthetically because of its relative grandeur compared to the many adjacent and simple single-fronted weatherboard Victorian-era houses, as evoked by the patterned coloured brickwork, larger scale, and cast-iron detailing - marking its owner as a prosperous local resident (Criterion E);

Historically, the house, stable yard and part stable block are significant for their symbolic connection with the horse trade, goods carrying and a significant local industry (Kimpton, Criterion A).

Scrubb & Co Ammonia works, later Hotham or North Melbourne Community Centre

Part, 49 -53 Buncle Street, North
Melbourne (HO1109)



- A circular louvred gable vent in the Buncle Street elevation; and
- heavily timber framed multi-pane glazing with fixed and hopper sashes.

This is a typical factory design for the time.

How is it significant?

The former Scrubb & Co Ammonia works is historically and socially significant to North Melbourne.

Why is it significant?

The former Scrubb & Co Ammonia works is significant:

Historically as the main factory for a nationally known brand of ammonia and as one of the few indications of the residential and industrial neighbourhoods demolished for the Hotham Estate development of the 1960s (Criterion A); and

Socially significant as purposely retained by the Housing Commission of Victoria in the 1960s to form the first part of the North Melbourne Community Centre and used as such since (Criterion G).



Statement of Significance

Place Grading: C3

What is significant?

This former ammonia works and store, designed by the well known architects, Godfrey & Spowers, 1921, includes:

- a red brick (now painted) walls with a gabled and parapeted roofline;
- a roof clad with corrugated iron and equipped with a curved corrugated iron clad ridge vent;
- a simple raised façade entablature at the gable apex;
- concrete lintels and a cemented panel that may have borne the building's name;

Italianate dichrome brick house

11 Chelmsford Street,
Kensington (part HO9)



The house is uncommon among others in the Kensington precinct which are typically weatherboard clad and single-fronted but it relates stylistically and is both significant within and contributory to the adjacent streetscapes.

How is it significant?

Italianate dichrome brick house is significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

Italianate dichrome brick house is significant:

Historically, as very well-preserved house from a significant development period within the Kensington precinct and hence particularly evocative of the era (Criterion A); and

Aesthetically, an uncommon example within the Kensington context of a well-executed suburban villa design in the dichrome Italianate style that is also contributory to a precinct of largely Victorian and Edwardian-era houses (Criterion E).

Statement of Significance

Place Grading: C2

What is significant?

This double fronted Italianate style asymmetrically planned and single storey house has:

- two colour (brown and cream) brickwork to the street façade and red to the side walls;
- cream voussoirs and banding at sill, head and impost levels, also in panels under the bracketed eaves;
- window sills of dressed stone;
- slate clad roof;
- chimneys with deeply moulded cemented cornices and string moulds on the shafts;
- concave verandah profile, clad with corrugated iron and supported on cast iron post with iron frieze and brackets;
- side panelling and top light at the entry; and
- A timber picket fence related to the period has been built at the frontage.

Pulleng house, later White house

125 Dryburgh Street, North Melbourne (part HO3)

period of simple domestic construction but of low integrity (Criterion E).



Statement of Significance

Place Grading: C2

What is significant?

This single storey parapeted, stuccoed brick, double fronted house, built between c1859-60, has:

- transverse gabled corrugated iron clad roof visible behind what appears to be an applied façade;
- a parapet entablature fragment placed centrally in what appears to have been balustrading between parapet piers;
- vermiculated panels and brackets;
- probable original capped picket balustrade/fence; and

• a timber post verandah may be part original.

How is it significant?

The Pulleng house is historically significant and architecturally significant to North Melbourne.

Why is it significant?

The Pulleng house is significant:

Historically, as one of the older houses in the area and associated with White, a timber later coal dealer- an industry particular to this area (Spencer Street, later North Melbourne Arden St railway yards) (Criterion A).

Aesthetically, the house is of interest as a combination of a wide frontage with a low roofline, each aspect typifying a different

Moxham's houses

139 Dryburgh Street, North Melbourne (part HO3)



Statement of Significance

Place Grading: B2

What is significant?

This is an 1877 dichrome brick, transverse gabled and slated roof house of two storeys, with:

- an iron decorated verandah and iron fence;
 - contrasting brick 'quoins' that fringe openings at the lower level;
 - brackets adorning the eaves at the upper level;
 - brick chimney and cornice, being more typical for pre 1880s houses; and
- verandah frieze iron is of the old serpentine-pattern, set in timber panels with sparse brackets under.

How is it significant?

Moxham's houses are significant historically and aesthetically to North Melbourne.

Why is it significant?

Moxham's houses are significant:

Historically, used as railways accommodation over a long period and thus related to the special role of this area within the metropolis in association with the railway yards nearby and the goods handled there (Criterion A); and

Aesthetically as early examples of face brick row housing which are near complete, of a distinctive, distinguishably old form type (transverse gable) and part of a similarly aged and near intact streetscape (Criterion E).

Moxham's houses

141 Dryburgh Street, North Melbourne (part HO3)



Statement of Significance

Place Grading: B2

What is significant?

This is an 1877 dichrome brick, transverse gabled and slated roof house of two storeys, with:

- an iron decorated verandah and iron fence;
- contrasting brick 'quoins' that fringe openings at the lower level;
- brackets adorning the eaves at the upper level;
- brick chimney and cornice, being more typical for pre 1880s houses; and
- verandah frieze iron is of the old serpentine-pattern, set in timber panels with sparse brackets under.

How is it significant?

Moxham's houses are significant historically and aesthetically to North Melbourne.

Why is it significant?

Moxham's houses are significant:

Historically, used as railways accommodation over a long period and thus related to the special role of this area within the metropolis in association with the railway yards nearby and the goods handled there (Criterion A); and

Aesthetically as early examples of face brick row housing which are near complete, of a distinctive, distinguishably old form type (transverse gable) and part of a similarly aged and near intact streetscape (Criterion E).

John Lees houses part

147 Dryburgh Street, North Melbourne (part HO3)



Statement of Significance

Place Grading: C2

What is significant?

These are 1859 basalt masonry, parapeted row houses, with:

- added but contributory brick entablature and scrolls and brick verandah side walls;
- A bullnose verandah and associated cast iron decoration appearing to be from c1900; and
- an iron picket fence or balustrade at the frontage.

The houses are generally original to the last renovation of c1900 and are contributing parts of this early residential streetscape of Dryburgh Street south.

How is it significant?

John Lees houses are aesthetically and historically significant to North Melbourne.

Why is it significant?

John Lees houses are significant

Aesthetically because as the original form is visible and intact, they represent early house construction in stone by the pair's mason owner which was a characteristic of many houses in this street (Criterion E); and

Historically, this pair is among the oldest group of houses in the area and evocative by its material of the concentration of stone masons in this location (Criterion A).

John Lees houses, part

149 Dryburgh Street, North Melbourne (part HO3)



Statement of Significance

Place Grading: C2

What is significant?

These are 1859 basalt masonry, parapeted row houses, with:

- added but contributory brick entablature and scrolls and brick verandah side walls;
- A bullnose verandah and associated cast iron decoration appearing to be from c1900; and
- an iron picket fence or balustrade at the frontage.

The houses are generally original to the last renovation of c1900 and are contributing parts of this early residential streetscape of Dryburgh Street south.

How is it significant?

John Lees houses are aesthetically and historically significant to North Melbourne.

Why is it significant?

John Lees houses are significant

Aesthetically because as the original form is visible and intact, they represent early house construction in stone by the pair's mason owner which was a characteristic of many houses in this street (Criterion E); and

Historically, this pair is among the oldest group of houses in the area and evocative by its material of the concentration of stone masons in this location (Criterion A).

Amess house

155 -157 Dryburgh Street, North Melbourne (part HO3)

How is it significant?

The James Amess house is significant historically and aesthetically to North Melbourne.

Why is it significant?

The James Amess house is significant. Aesthetically as a simple cottage typical for the period, built of a wall material used generally in Victoria, particularly Melbourne, for a relatively brief period and with its roof line and shallow setback evocative of early cottage architecture in the colony (Criterion E); and

Historically, one of the first projects of a successful Melbourne building contractor who built in stone, a material associated with this part of Melbourne (Criterion A).



House in 2011 with newly tiled roof



House in 1990s, with original slate roof.

Statement of Significance

Place Grading: C2

What is significant?

This simple high hipped (once slated) roof cottage of c1863 has:

- rock face basalt masonry and quoining;
- two windows and top lit door; and
- siting close to the street.

The basalt has been painted and the door, roof gutter, and the fence have been replaced, presumably the fence was timber picket. The slates have been replaced with unrelated glazed cement tiles.

The house is one of many small cottages from the 1860-1870s which have all been sited close to the street and possess simple forms.

Rose Cottage or Henderson's house

213-215 Dryburgh Street, North Melbourne (part HO3)



House 2011 minus fence



House c1970

Statement of Significance

Place Grading: B2

What is significant?

This is a double-fronted rock face basalt c1868 cottage with:

- a transverse, high gabled and slated roof;
- two corniced stone chimneys with rare terracotta pots at either end of the ridge; and
- a garden bed where once was a square top timber picket fence.

The roof gutters and door have been replaced. The plinth has been stuccoed.

The house is one of several cottages, some stone, from the 1860s -1870s in this part of Dryburgh Street and adjoins an early stuccoed cottage.

How is it significant?

Rose Cottage is significant historically and aesthetically to North Melbourne.

Why is it significant?

Rose Cottage is significant:

Aesthetically as a simple cottage built from a material used for a short period in Melbourne's history and possessing, by its roof line and small setback, the characteristic form of an early cottage (Criterion E);

Historically, as one of a group of early houses owned and occupied by the building trade and other allied skilled occupations (Criterion A), also built for the locally prominent Thomas Henderson (Criterion H).

Gillespie's houses

229 Dryburgh Street, North Melbourne (part HO3)

West Melbourne in the Victorian and Edwardian-eras (Criterion A, H).



Statement of Significance

Place Grading: B3

What is significant?

This is a rock face basalt masonry 1866 duplex with:

- a corniced and parapeted, transverse gabled roof line;
- roof of corrugated iron, formerly with chimneys of basalt;
- a concave profile verandah roof supported on polychrome brick side walls with cast-iron fringing to the bressumer of 231 (appears to be later than 1866); and
- an iron picket fence and gate at the frontage.

This house pair is one of a number of early cottages in Dryburgh Street south; a relatively large number of which are of stone, but is isolated by adjoining new construction.

How is it significant?

Gillespie's houses are significant historically and aesthetically to North Melbourne.

Why is it significant?

Gillespie's houses are significant:

Aesthetically, for their simple, early cottage form and construction in an uncommon material used for a short period in Melbourne's history (Criterion E); and

Historically, they are among a number of basalt cottages owned, built or occupied by building contractors or suppliers in Dryburgh Street and specifically linked with prominent local figures, Gillespie, Hall and Bowen who epitomise the industries prevalent in North &

Gillespie's houses

231 Dryburgh Street, North Melbourne (part HO3)

local figures, Gillespie, Hall and Bowen who epitomise the industries prevalent in North & West Melbourne in the Victorian and Edwardian-eras (Criterion A, H).



Statement of Significance

Place Grading: B3

What is significant?

This is a rock face basalt masonry 1866 duplex with:

- a corniced and parapeted, transverse gabled roof line;
- roof of corrugated iron, formerly with chimneys of basalt;
- a concave profile verandah roof supported on polychrome brick side walls with cast-iron fringing to the bressumer of 231 (appears to be later than 1866); and
- an iron picket fence and gate at the frontage.

This house pair is one of a number of early cottages in Dryburgh Street south; a relatively large number of which are of stone, but is isolated by adjoining new construction.

How is it significant?

Gillespie's houses are significant historically and aesthetically to North Melbourne.

Why is it significant?

Gillespie's houses are significant:

Aesthetically, for their simple, early cottage form and construction in an uncommon material used for a short period in Melbourne's history (Criterion E); and

Historically, they are among a number of basalt cottages owned, built or occupied by building contractors or suppliers in Dryburgh Street and specifically linked with prominent

Ornamental Plantation Reserve, later Gardiner Reserve including the Melbourne City Council Substation and trees

287-315 Dryburgh Street, North Melbourne (part HO3)



- Mature exotic planting of pepper trees and plane trees along the perimeter possibly from the 1920s improvements; and
- perimeter basalt kerb and channel with asphalt footpaths.

Also

A picturesque gabled red brick Melbourne Electricity Supply substation, with:

- cement quoining at corners and doorway,
- trussed gable ends,
- a gable vent and
- corrugated iron clad roof.

How is it significant?

The Gardiner Reserve, mature plane and pepper trees, and the electrical substation are significant historically and aesthetically to North Melbourne.

Why is it significant?

The Gardiner Reserve, mature plane and pepper trees, and the electrical substation are significant:

Historically as the only plantation reserve to survive of the several reserves shown in the idealised 1850s plan for the Hotham Hill, North Melbourne, and later the focus of new planning provisions for the provision of children's playgrounds in reserves after World War One; also as a public gathering place associated with the adjacent Recreation Reserve over an extended period; and as a site for a public facility (substation) designed to ornament the park (Criterion A); and

Aesthetically for the maturity and form of the plane and pepper trees and the purposely ornamental design of the Melbourne Electricity Supply substation (Criterion E).

Statement of Significance

Place Grading: C3

What is significant?

This triangular shaped Ornamental Plantation Reserve, first gazetted as a temporary in July 1882, and as extended across Haines street North Melbourne for a playground, includes:

- Open landscaped public reserve;

Moonee Ponds Creek Dynon Road Bridge

Dynon Road, West Melbourne
(HO1092)



Statement of Significance

(Refer Statement of Significance for Moonee Ponds Creek and infrastructure, Moonee Ponds Creek, Kensington and North Melbourne)

Place Grading: C3

What is significant?

This Moderne style reinforced concrete road bridge over the Moonee Ponds Creek at Dynon Road, erected c1939, includes:

- eight cement rendered piers rising above the road deck with faceted shafts and stylised geometrically moulded covered caps;
- wrought iron balustrading between patterned with steel flats set in overlapping rectangles with panels of cascading semi-circles; and
- a road deck, slim in profile and tapering to ground at each end in a shallow arch.

Added street lights are not in character with the design.

How is it significant?

The Moonee Ponds Creek Dynon Road Bridge is significant historically and aesthetically to North & West Melbourne.

Why is it significant?

The Moonee Ponds Creek Dynon Road Bridge is significant:

Historically, as the first permanent bridge erected over the flood-prone Moonee Ponds Creek at this point utilising reinforced concrete construction which could withstand the force of flood waters, as following from the influence of John Monash in discarding steel frames for flood affected bridges (Criterion A); and

Aesthetically, as a well-preserved Moderne styled bridge that reflects the modern approach to bridge construction that now coped with increasing amount of motorised traffic, also seen on the Racecourse Road bridge. The bridge was one of the early designs of PS Robinson, the well known and innovative Melbourne City engineer (Criterion E).

**Goldsbrough Row and Co. later
Younghusband P/L Wool and
grain warehouses**

**2-50 Elizabeth Street, Kensington
(HO1162)**



Stores 2, 1 from north



Store 1 from north



Elizabeth St façade: store 2



Part Elizabeth St façade



Part Elizabeth St Tallow store façade from south



Statement of Significance

Place Grading: B1

What is significant?

The contributory parts of the complex are as follows.

Wool Store No. 1 (1900-3, 1906, 1917) includes:

- red brick construction and four-storeys in height
- sawtooth roof incorporating south lights as the wool show room.
- store's principal façade facing Chelmsford Street, and extending southward along the Melbourne-Essendon railway line where the warehouse is serviced by a private rail siding.
- first stage of 18 bays in depth.
- 1906 extension southward along the railway by a further eight bays, using the same construction and general design.

The principal Chelmsford Street façade has nine bays defined by:

- giant-order brick pilasters that support, via corbelling, a deep brick entablature either side of the centre bay with its cemented pediment;

- a centre bay housing the main entry and supporting a three-light arcade as an attic level;
- Segmentally arched window openings marking each floor level in successive façade bays, until the last narrower blind bays which define each corner; and
- a top or fourth floor level with no windows being lit from above via the sawtooth roof south facing glazing for wool sales.

The major change to this elevation is the intrusive high rectangular opening at the west end.

Wool Store No. 2 (1928-1932) includes:

- five level red brick building built in two stages:
- 1928 stage, as a two storey hipped roof form; and
- a 1932 stage as a three level addition with sawtooth roof.

The principal Elizabeth Street elevation, with

- paired rectangular window openings fitted with steel-framed glazing to 4 of the 5 levels, marking out the façade bays,
- small skillions raised above each end of the parapet; and
- the firm's name was attached to a parapet panel.

Wool Store No. 3 (Tallow Store, 1917, 1923)

- ground level as the first stage 1917;
- two additional floors, 1923;
- all with rectangular window openings and multi-pane glazing;
- an east elevation expressing the sawtooth profile roof unlike the other stores facing streets, and
- a corbelled brick capping on the raking parapet.

Some ground level openings have changed.

How is it significant?

The Goldsbrough Row and Co., late Younghusband, Row & Company Pty Ltd. Complex is significant historically and aesthetically to Kensington and the City of Melbourne and Victoria.

Why is it significant?

The Goldsbrough Row and Co., late Younghusband, Row & Company Pty Ltd. complex is significant

Historically

- as highly indicative of the important role of Kensington and North & West Melbourne for industrial and mercantile activities including those related to wool, grain and livestock (tanneries, abattoirs, flour mills);

- for its siting and design allowing the complex to demonstrate the importance of rail transport;
- for the juxtaposition of this large-scale industrial complex with modest workers housing to its north reflects important aspects of the worker and workplace relationships and living conditions in the local area, particularly within the Victorian and Edwardian-eras;
- for helping in the understanding of the design context of wool stores and warehouses in Australia and thus can be related to examples both within Victoria and further afield. The siting of the complex, its local context and design demonstrates the key characteristics of wool stores in Australia; and
- the Younghusband complex is one of the relatively few substantial and well preserved wool store complexes to survive, and stands as an important example in a metropolitan context and is broadly comparable to the wool stores on the waterfront at Geelong (Criterion A) ;

Associations

- For the association with Goldsbrough, Younghusband & Row, major wool and produce brokers, and stock and station agents (Criterion H) ; and

Aesthetically

- Considered in the context of other surviving wool stores, the Kensington complex stands as a key metropolitan example and one that is distinct from other wool stores in the region. It represents a later phase of wool store design when compared with the city wool stores, both of which are of far more modest scale overall and much less intact and differs from the later 1940s West Footscray examples, both of which adopt a more massive, austere and monumental quality in terms of their scale and architectural qualities, and do not have the evolved character of the Kensington complex and its ability to demonstrate aspects of industrial architecture over a 50 year period;
- For the physically and aesthetically powerful imagery of the complex, with its larger scale relative to adjacent residential development; and
- For the overall high consistency of scale, architectural expression, form and materiality (of the buildings constructed between 1900 and 1932). These qualities combine to give the complex an imposing quality; and visual prominence, particularly when viewed from the railway line and in views from the north, northwest and to a lesser extent, the elevated views from the west (Criterion E).

Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital

2 -52 Gracie Street, North Melbourne (HO869)



- a clinker brick clad ground level with loggias or verandahs (part filled in),
- tall cemented chimney,
- regularly spaced double-hung sash windows.
- Marseilles profile Roof tiles, blended pattern.

How is it significant?

The Lost Dogs Home & Animal Hospital is significant historically, socially and aesthetically to North Melbourne and the City.

Why is it significant?

The Lost Dogs Home & Animal Hospital is significant:

Historically and socially, for its long association with animal welfare in the State and some of its most active promoters while claimed as the first formal public animal veterinary service in Victoria and Australia; also as the focus of many public fund raising events and celebrity activity in the name of animal health (Criteria A, G)



Figure 6 proposed heritage overlay with contributory wall segment shown as red line

Statement of Significance

Place Grading: D3

What is significant?

This near symmetrical administration building and residence of 1934-5 includes:

- two storey scale,
- stuccoed walls,
- a gabled and tiled roof with longitudinal ridge,

Harrison's Railway Hotel

118 -126 Ireland Street, West Melbourne (HO840)



View from south with adjoining house row



From west, showing painted stone and brickwork and added shutter.



Pediment over entry, with Harrison initials



Statement of Significance

Place Grading: B2

What is significant?

This is a three storey, parapeted, stuccoed brick corner hotel of 1888 including:

- ornament following Italian Renaissance sources,
- a pierced and panelled parapet,
- bracketed cornice,
- a trabeated system of three stylised orders of pilasters;
- segment arched fenestration;
- bracketed pediments for porticos, 'in antis' used at the corner Munster Terrace and Stawell Street entrances, and
- architraves to openings are supported by a secondary system of pilasters.

Doors have been replaced, parapet orbs or urns are gone and some windows reglazed but otherwise the hotel has a high integrity.

This is a major corner building which is prominent when viewed by former potential patrons at the nearby North Melbourne railway station. It is a major and contributory element in a mixed-use precinct which evokes many of West Melbourne's key historical development themes.

How is it significant?

Harrison's Railway Hotel is significant aesthetically, socially and historically to metropolitan Melbourne.

Why is it significant?

Harrison's Railway Hotel is significant:
Aesthetically as a highly decorated example of the Boom style used for Victorian-era suburban railway hotels, that is in near original condition, possessing ornament applied in a superior way and is one of the few works known by Jowett. It is a major corner building, prominent in the streetscape (Criterion E); and,

Historically and socially, a particularly good example of a railway hotel and significantly located in a position commanding the railway station, itself of a similar style and significance. The hotel has functioned as a public meeting place over an extended period (Criterion A).

Trevor Boiler & Engineering Co P/L offices & amenities, works

126-134 Langford Street, North
Melbourne (HO1110)



Statement of Significance

Place Grading: C3

What is significant?

This corner offices and amenities block built from 1944 been selected as the most prominent of the other structures on this industrial site and includes:

- Streamlined Moderne styling;
- cantilevering curved corner form, stepped parapet, port-holes;
- steel-framed windows with horizontal glazing bars as further streamlining;
- double entry doors ;
- streamlining on the façade as expressed by concrete slab edges at door and window head heights; and
- originally a ground floor containing the general office, manager and engineer and the upper level, the drawing office.

The office and amenities building brickwork (assumed cream and manganese) has been painted but otherwise the part of the complex is well-preserved.

How is it significant?

Trevor Boiler & Engineering Co P/L office building is significant historically and aesthetically to North Melbourne.

Why is it significant?

Trevor Boiler & Engineering Co P/L office building is significant:

Historically as representative of this large, old and prominent manufacturing firm in North Melbourne, also indicative of the development allowed for protected wartime industries as part of the war effort and as typical of the uses developed historically on reclaimed land in this part of the City (Criterion A); and

Aesthetically, as well-preserved Moderne style office building on a corner site that fully expresses the style's three-dimensional attributes (Criterion E).

Weston Milling, former Thomas Brunton & Co flour mill complex, later N.B. Love

24 -78 Laurens Street, North Melbourne (HO455)



Northern extent of complex

Brunton sections above- as 3 gabled stores, 5 level mill and another gabled store

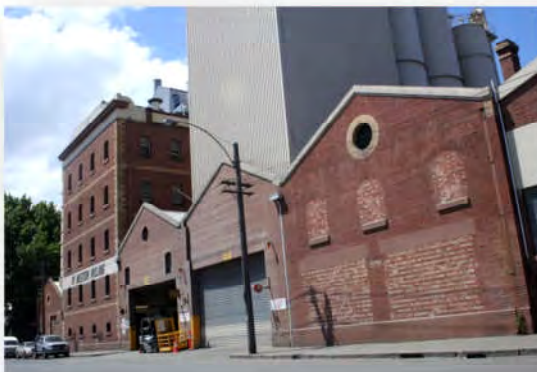


Figure 1 Core of Brunton section, with chimney at rear



Statement of Significance

(Refer to Statement of Significance for HO455 North and West Melbourne Biscuit Making & Flour Milling Precinct 3-21 Anderson Street, West Melbourne 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne)

Place Grading: B2

What is significant?

A flour milling complex erected as the Australian Flour Mills for Thomas Brunton & Co from 1888 including:

- In Laurens Street, a red brick and symmetrically fenestrated mill building of four-storeys and basement, with segment-arched openings and a simple, corniced stucco parapet. Cream brick quoins and string-moulds with rectangular entablature provide the decoration to this typically austere factory building. A lift shaft and structures on the roof have been added, but the main façade remains untouched, save the painted sign to the brickwork.
- In Munster Terrace, a four-storey building of red brick, with cream quoins and string-moulds, and a stuccoed corniced parapet. What was originally a symmetrically fenestrated façade of segment-arched storey-doors and windows has been marred by the addition of large, flat-headed openings.

The complex is located in an area built up by other biscuit manufacturers from 1874 and adjoins the large railway sidings of Spencer Street and North Melbourne.

How is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant historically and aesthetically to North Melbourne.

Why is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant

Historically for its association with this important flour milling and biscuit precinct as well as the nationally known figure of Thomas Brunton. As part of the North & West Melbourne Biscuit Making & Flour Milling precinct commenced in the 1870s and still operating, the Brunton complex is sited close to key railway sidings where wheat shipments arrived from the north. This complex is a key part of a precinct that, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and output. The three millers in this part of

Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Aesthetically the complex has well-preserved, well designed and dominant buildings within the environs and precinct, aligning with the later TB Guest Buildings in scale and materials and providing part of the kaleidoscope of architectural styles as applied from the mid to the late Victorian-era to large scale industrial designs. Elements making up the North & West Melbourne Biscuit Making & Flour Milling precinct are remarkably well preserved as presented to the street and thus parallel with the rare industrial complexes such as at the Geelong waterfront and in terms of architectural cohesion they surpass Geelong, although they do not possess the breadth of historical development. Each building described has architectural pretensions (being generally from the Italian Renaissance), by their symmetrically fenestrated and parapeted form. Although from different owners, the major buildings have similarities which allow them to act as a streetscape as well as an identifiable complex. The precinct is of State significance as an unusually original and architecturally competent and cohesive 19th century industrial complex (Criterion E).

Weston Milling, former Thomas Brunton & Company Australian Flour Mill (part), later also Filigree P/L

24-78 Laurens Street (also known as 1-25 Munster Terrace)
North Melbourne (HO455)



View of Brunton's flour mill from north-east



Statement of Significance

(Refer also to Statement of Significance for North & West Melbourne Biscuit Making & Flour Milling precinct, 3-21 Anderson & 24-78 Laurens Streets (also known as 1-25 Munster Terrace), North & West Melbourne).

Place grading: B2

What is significant?

This Victorian-era flour milling complex was erected as the Australian Flour Mills for Thomas Brunton & Co in 1888.

In Laurens Street, the complex includes:

- a red brick and symmetrically fenestrated mill building of four-storeys and basement;
- segment-arched openings;
- a simple, corniced stucco parapet; and
- Cream brick quoins and string-moulds with rectangular entablature,

A lift shaft and structures on the roof have been added, but the main façade remains untouched, save the painted sign to the brickwork.

In Munster Terrace, the complex includes:

- a four-storey building of red brick, with cream quoins and string-moulds, and a stuccoed corniced parapet.

Originally a symmetrically fenestrated façade of segment-arched storey-doors and windows has been marred by the addition of large, flat-headed openings.

How is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant historically and aesthetically to North Melbourne.

Why is it significant?

The Thomas Brunton & Company Australian Flour Mill is significant:

Historically for its association with this important flour milling and biscuit precinct as well as the nationally known figure of Thomas Brunton. As part of the North & West Melbourne Biscuit Making & Flour Milling precinct commenced in the 1870s and still operating the Brunton complex is sited close to key railway sidings where wheat shipments arrived from the north. Sited close to key railway sidings where wheat shipments arrived from the north, this complex is a key part of a precinct that, when combined with that of nearby Kensington, is Victoria's biggest ever flour milling and biscuit manufacturing complex in terms of built site coverage and

output. The three millers in this part of Kensington and North and West Melbourne, being Kimpton, Gillespie and Brunton, are credited with the introduction of modern roller flour milling in Victoria, a move which led to the development of the export flour trade as one of Australia's major exports. The buildings making up the precinct are landmarks within the local area and highly representative of the special role played by North & West Melbourne in rural produce and Victorian-era industrial development within the State (Criterion A).

Aesthetically the complex has well-preserved, well designed and dominant buildings within the environs and precinct, aligning with the later TB Guest Buildings in scale and materials and providing part of the kaleidoscope of architectural styles as applied from the mid to the late Victorian-era to large scale industrial designs. Elements making up the North & West Melbourne Biscuit Making & Flour Milling precinct are remarkably well preserved as presented to the street and thus parallel with the rare industrial complexes such as at the Geelong waterfront and in terms of architectural cohesion they surpass Geelong, although they do not possess the breadth of historical development. Each building described has architectural pretensions (being generally from the Italian Renaissance), by their symmetrically fenestrated and parapeted form. Although from different owners, the major buildings have similarities which allow them to act as a streetscape as well as an identifiable complex. The precinct is of State significance as an unusually original and architecturally competent and cohesive 19th century industrial complex (Criterion E).

Melbourne City Council Electric Supply substation and coal yard later CitiPower

146-166 Laurens Street, North Melbourne (HO1111)



How is it significant?

Melbourne City Council Electric Supply substation is significant historically and aesthetically to North Melbourne.

Why is it significant?

Melbourne City Council Electric Supply substation is significant:

Historically as a symbol of the growing need for electric power in this large and active industrial precinct, a character long associated with this part of the City (Criterion A); and

Aesthetically as a successfully designed variation on a theme for this distinctive architectural type that differs from the red brick gabled structures dotted throughout the city, mainly in Council parklands while reflected the stylistic idiom of the period. It is the work of Eric Beilby who has been recognised as a significant architect within the public building realm (Criterion E).

Statement of Significance

Place Grading: C3

What is significant?

This substation is a large and Modernistic 1938 example of an uncommon building type that had evolved throughout the City of Melbourne to allow distribution of the new power, with:

- Dudok or Netherlands school of architecture as the key design inspiration;
- parapeted form,
- blind windows in a regular fenestration pattern (proposed to be glazed with glass bricks), and
- brick banding in cream and red,
- Steel framed and set on piles,
- floor plans originally showed 3 transformer buses at ground, and lesser area first floor.

The front Laurens Street elevation once had the letters 'MCCES' in metal letters attached to the streamlines (now gone).

North Melbourne Swimming Baths

1-39 Macaulay Road (also known as 202 Arden Street), North Melbourne (HO286)



from north showing added glazing and colonnade

View



Statement of Significance

Place Grading: C3

What is significant?

This Moderne style baths pavilion of 1938-40 includes

- three-bay terracotta Marseilles pattern tiled and hipped roof forms,
- a central roof bay raised above the others to mark the entry point to the complex.
- Clinker brick walls as typical of the inter-war period, enriched in this case by red brick soldier coursing and glazed manganese string courses.
- upper level openings as near intact but ground level openings enlarged and refitted, and new brick piers added along the main elevation.

The plan originally included a central entry lobby and kiosk, male and female change rooms either side and, on the upper level, the caretaker's or pool attendant's residence with two bedrooms, bathroom, living and kitchen. A matching flat-roof dressing room addition was placed at the south end.

The pepper tree row that defines the rounded reserve corner at Macaulay Road and Arden Street is from the earlier depot use contributory to the site and characteristic of this locality.

The pools themselves have been rebuilt and are symbolic only of the inter-war construction date.

How is it significant?

The North Melbourne Swimming Baths are historically, socially and aesthetically significant to the North Melbourne district.

Why is it significant?

The North Melbourne Swimming Baths are significant:

Historically and socially, as a long term site devoted to public swimming education, major sporting carnivals and recreation in North Melbourne. The pool was also the focus of a long community campaign to keep it open in the 1990s (Criterion A);

The mature pepper tree row is mature and characteristic of the area while indicative of the desire to screen the Council depot formerly on this site and cut down on the spread of dust (Criterion A);

Aesthetically, as one of the early group of local municipal baths designed in the State (4th to be built in Melbourne Metropolitan Area) and, although altered, reflecting its era in the

Moderne styling adopted in contrast to the Spanish Mission styles of the Olympic and Carlton baths, also built for Melbourne City Council (Criterion E).

Austral Manufacturing Co offices, showroom, workshop, former

Part 36 -58 Macaulay Road,
North Melbourne (HO1112)



West end, adjoining original omnibus stable building



Statement of Significance

Place Grading: C2

What is significant?

The brick one-storey parapeted late Victorian-era brick façade includes:

- conservative Italian Renaissance revival styling;
- fenestration of paired and arched window openings, with cemented keystones,
- a continuous cemented impost mould;
- two hipped roof bays at the Haines Street corner
- two monitor roof gabled brick wings at the rear of the old Omnibus building which have brick north end walls.

New openings have been added facing Macaulay Road but these are minor as percentage of the long façade. Part of the brickwork has been refinished (paint, render).

How is it significant?

The Austral Manufacturing Co offices, showroom, and workshop are significant historically and of aesthetic significance to North Melbourne.

Why is it significant?

The Austral Manufacturing Co offices, showroom, and workshop are significant:

Historically, for the close association with Sir Robert Gibson as his first business in the Colony, leading to an elevated position in national financial matters. Gibson's extension to the former Omnibus building is an important factor in itself as sign of his acumen and the pervading economic depression promoting re-use of existing buildings but in this case in a related manner (Criterion A); and

Aesthetically, the addition is aesthetically integrated with the significant former Omnibus building and relates to the precinct's Victorian-era industrial and residential buildings (Criterion E).

**Melbourne Omnibus Company
Ltd. Stables, Former**

**36 -58 part Macaulay Road, North
Melbourne**



**The site is covered by the
Victorian Heritage Register
(VHR H1810)**

Melbourne Gas Company gateway, wall and caretaker's house

Part 98-166 Macaulay Road, North Melbourne (HO1113)



Caretaker's house (left) and regulating house (right)



- brown plinth bricks;
- hipped main roof, clad with slates and the hips capped in terra-cotta (later); and
- a driveway between the regulating house and caretaker's residence, with part basalt kerbing..

The eastern part of the house has been removed and with it the verandah on the east, north and south side has been removed, the roof replaced in a similar form and cladding, and the openings blocked.

How is it significant?

The Melbourne Gas Company gateway and caretaker's house at North Melbourne are of historical significance to Victoria, North Melbourne and the City.

Why is it significant?

The Melbourne Gas Company Gas gateway and caretaker's house are of historical significance as rare surviving components of a once large metropolitan gas supply infrastructure which is today almost completely obliterated, with only the supply pipelines remaining in use for natural gas distribution. The town gas industry, which was developed during the second half of the 19th century, improved living and working conditions and drastically changed the way of life of many Victorians (Criterion A).

Statement of Significance

Place Grading: A2

What is significant?

The Melbourne Gas Company caretaker's house (part) and gateway, as part constructed in 1887, including:

- finely modelled three-coloured brickwork to walls;
- window arches in rubbed cream brick,
- cemented keystones;
- impost lines are in cream brick specials with pressed and shaped bricks,

Clayton Reserve and drinking fountain

201 -241 Macaulay Road, North Melbourne (HO1096)



Clayton Reserve, with recent chain wire fence



Statement of Significance

Place Grading: C3

What is significant?

A triangular shaped grassed reserve:

Clayton Reserve

- grey granite hexagonal drinking fountain commissioned from a bequest by Mr S. P. Reynolds, at the park corner;
- non contributory perimeter chain wire fence; and
- about 26 plane street trees on perimeter.

How is it significant?

Clayton Reserve, with drinking fountain, and are significant historically to North Melbourne.

Why is it significant?

The Clayton Reserve, with drinking fountain, is significant:

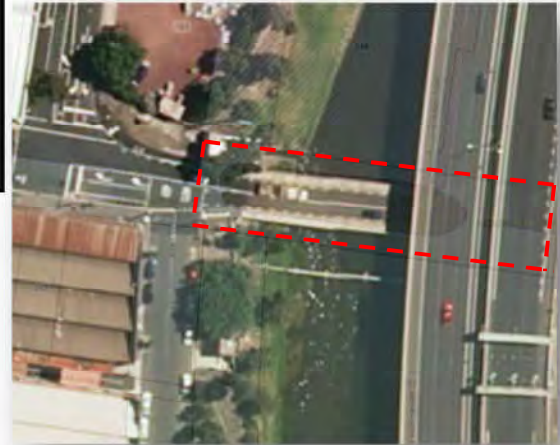
Historically, as an early example of the few plantation reserves in North Melbourne, named to commemorate a public figure Mr. J. Clayton, former town clerk, and symbolic of new planning provisions for the provision of children's playgrounds in reserves immediately after World War One.

Also as a public gathering place over an extended period; and for the drinking fountain designed to ornament the park (Criterion A).



Moonee Ponds Creek Macaulay Road Bridge

Macaulay Road, North Melbourne
(HO1092)



Statement of Significance

(Refer Statement of Significance for Moonee Ponds Creek and infrastructure, Moonee Ponds Creek, Kensington, and North Melbourne)

Place Grading: C3

What is significant?

This is a 1923 reinforced concrete road bridge over the Moonee Ponds Creek, including:

- ornamental cast and wrought iron balustrading,
- seven span structure of reinforced concrete
- square-section piers and tapered haunches supporting a 47m long concrete slab road deck ;
- deck extending past the perimeter of the five main concrete girders on cantilevering tapered beams;
- balustrading of around 1.375m in height
- balustrade cast iron stanchions each with three chamfered bosses (103mm square), and each housing 50mm diameter wrought iron pipe section rails;
- each stanchion adorned with a cast rosette;
- a reeded circular section metal shaft, between each boss on a square in section base, as an elongation of a typical boss.

This balustrade is similar to other earlier bridges designed and built by John Monash's Reinforced Concrete & Monier Pipe Construction Company.

The Arden Street and Macaulay Road bridges form a distinctive group with the Epsom Road Bridge which is a similar Reinforced Concrete Company design from the same era.



How is it significant?

Moonee Ponds Creek Macaulay Road Bridge (including the railing) is locally significant historically and aesthetically and contributory to a Heritage Overlay Area.

Why is it significant?

Moonee Ponds Creek Macaulay Road Bridge (including the railing) is significant:

Historically as one of an early group of reinforced concrete road bridges associated with key engineering and construction company, the Reinforced Concrete & Monier Pipe Construction Company, and for its association with the firm's principal, Sir John Monash, one of the major public figures of the time and influential in the move by local government away from metal-framed to reinforced concrete bridge construction (Criterion A); and

Aesthetically, for the rare balustrade design of a type used exclusively by Sir John Monash in bridges designed and built by his company Monash and Anderson over the period 1910-1923 (Criterion E).

**R Lohn & Co Pty Ltd offices,
factory and stores, later
Kensington Community High
School**

**391 & 393 -399 Macaulay Road,
Kensington (HO251)**



Statement of Significance

Place Grading: C2

What is significant?

This complex includes:

- a 1928 two storey 'wool store' on the south-east corner of Albemarle St with a classical revival façade designed by the important architect, Harry A Norris
- a renovation of and addition to this former wool store for Lohn & Company P/L in a Moderne style on the Macaulay Road frontage; and
- the adjoining Moderne style wing at 391 Macaulay Road built in 1940.

The main corner building has:

- three levels;
- top wool buying or viewing floor with its saw tooth profile south facing lights;
- An Ionic order pilistrade with fluted entablatures presenting to the side street and lending a Greek Revival character;
- Large windows that are steel framed and multi-paned with cemented spandrels resting on moulded ledges;
- clinker brick to the later Macaulay Road facade with Moderne style cemented parapet and applied vertical elements on the corner stair well and entry;
- Upper level windows that are deeply set with stepped window heads to accentuate the three-dimensional modelling sought in the design;
- the firm's name on the parapet, set out in bas-relief Gill Sans letters, as typical of the style; and
- the adjoining Moderne style parapeted and stuccoed façade at 391 Macaulay Road which perpetuates the main building's style.

The buildings relate well with the inter-war warehouses on the opposite corner of Albemarle Street, further west in Macaulay Road.

How is it significant?

R Lohn & Co Pty Ltd offices, factory and stores are significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

R Lohn & Co Pty Ltd offices, factory and stores are significant:

Historically, for the close association with both the wool and bakery trades, both key factors in the area's economic development and for the long association with R Lohn & Co Pty Ltd. who were strong contributors to the food industry. Also a contributory part of an

important precinct of this type of land use in Kensington, along with the Arden and Elizabeth Streets wool and flour milling complexes (Criterion A); and

Aesthetically, as a well-preserved and successful blend of two contemporary architectural styles, Greek Revival and Moderne with links to the important architectural firm of Harry Norris. Also visually and historically related to two adjacent inter-war factory warehouse buildings facing Macaulay Road (Criterion E).

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Duncan & Yeo wool store later R Lohn & Co Pty Ltd warehouse precinct

407-411 Macaulay Road & 43-51 Albermale St, Kensington (HO1094)



between two capped pylon-like motifs;
and

- has pylons in Albermale Street fitted with multi-paned glazing to vertical windows which were once rendered panels that still exist in the main elevation facing Macaulay Road.

In place of the original sawtooth roof, a largely concealed upper level has been added in its conversion to residential, along with new ground level openings for garages along the side street.

The building relates well with the warehouses on the opposite corner of Albermale Street and adjoining in Macaulay Road.

How is it significant?

The Duncan & Yeo wool store, later R Lohn & Co Pty Ltd warehouse is significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

Duncan & Yeo wool store, later R Lohn & Co Pty Ltd warehouse is significant:

Historically, for the close association with both the wool and bakery trades, both key factors in the area's economic development and for the long association with R Lohn & Co Pty Ltd. who were strong contributors to the food industry. Also a contributory part of an important precinct of this type of land use in Kensington, along with the Arden and Elizabeth Streets wool and flour milling complexes (Criterion A); and

Aesthetically, as a well-preserved, distinctive and successful design in the Walter Burley Griffin manner as executed by one of his key employees, Leslie G Grant. This was in the period when Griffin's office was involved with some of the State's major building projects; also visually and historically related to adjacent Moderne Style buildings facing Macaulay Road (Criterion E).

Statement of Significance

Place Grading: C2

What is significant?

Taking on the appearance of Mayan architecture, this former wool store of 1925:

- has red brick walls with cemented dressings;
- was originally set out on one level;
- presents a strong parapeted form with a long cemented upper level panel to both Macaulay Road and Albermale Street, set

Bell and Wilson wool store

435-451 Macaulay Road,
Kensington (HO253)



each end of the Macaulay Road façade add detail;

- Regularly arranged full-height openings at ground level were fitted with steel framed glazing and the loading doorway with a roller shutter at the east end.

How is it significant?

Bell and Wilson wool store is significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

Bell and Wilson wool store is significant:

Historically, for the close association with the wool trade, a key factor in the area's economic development, and for the long association with the old brokerage firm of Bell and Wilson. Also a contributory part of an important precinct of this type of land use in Kensington, along with the Arden and Elizabeth Streets wool and flour milling complexes (Criterion A); and

Aesthetically, as a well-preserved and successful wool store design as executed by noted architects Oakley & Parkes. Also visually and historically related to two adjacent Moderne Style buildings facing Macaulay Road to the east (Criterion E).

Statement of Significance

Place Grading: C3

What is significant?

A clinker brick clad, timber-framed wool store of 1928:

- designed for storage, the façade is largely blank (it once held the owner's name) except for a cemented string mould at the first floor level;
- dog-toothing under the corbelled brick cornice line and cement cartouches at

Melbourne Electric Supply, later Citywide Substation

46 Mark Street, North Melbourne
(HO1114)



Statement of Significance

Place Grading: C3

What is significant?

This red brick and stucco electrical substation erected in 1919 has:

- A red brick gabled facade taking the form of a simple and stylised Greek revival style design;
- A rendered gabled parapet, resting on elongated consoles set on brick piers;
- three facade openings symmetrically arranged as an effective composition.
- Plainly treated rear and sides of the building; and
- a roof clad with corrugated iron with a vented monitor form attached to the roof ridge.

The brickwork has been painted in part.

How is it significant?

Melbourne Electric Supply Substation is significant historically and aesthetically to North Melbourne.

Why is it significant?

Melbourne Electric Supply Substation is significant

Historically, as evidence of the early spread of electrical distribution within a municipal system which led the world in terms of innovation and service;

as one of the small number of buildings in this area from prior to the Housing Commission of Victoria development and its location adjacent to former factory sites is an indication of the early power needs of the locality (Criterion A); and

Aesthetically as a well-preserved custom design in a prevailing inter-war style for a rare building type (Criterion E).

**St Georges church hall
(Anglican) & kindergarten later
St Alban's Church of England**

**55-57 Melrose Street, North
Melbourne (HO1115)**



accessible from a porch facing Mark Street;

- corrugated iron roof cladding but without the earlier church's roof vent;
- clinker bricks used for the basement walls externally (painted over); and
- original yard fencing hall, with corrugated iron panels used under 3 strands of barbed wire and capping.

How is it significant?

St Georges Anglican church hall and kindergarten are significant historically, socially and aesthetically to North Melbourne.

Why is it significant?

St Georges Anglican church hall and kindergarten are significant

Historically and socially for the rare circumstances of its reconstruction where no materials were wasted in the relocation of a brick church to this site where the need was greater; for the long years of service provided by the church to a myriad of ethnic groups that passed through the Housing Commission estate as well as the North Melbourne and Kensington residents who attended the hall at its inception (Criteria A, G); and

Aesthetically, as a unique reconstruction work by the noted Arts & Crafts architect Louis R Williams with the special restraints of the project still producing a design typical of his work from this era. (Criterion E).

Statement of Significance

Place Grading: C3

What is significant?

St George's church hall (Anglican) and kindergarten created here using the materials from the earlier (1916) Parkside church (Parkville), St Georges in 1926 has:

- cream tinted roughcast render coat (with fine basalt toppings thrown on) used to cover any imperfections in the re-used bricks;
- an upper level planned as the same size as the old church but without the south transept;
- originally laid out with the hall at the Melrose Street level with a teacher's room next to the sanctuary and the two kindergarten rooms under the altar and

Sisalkraft Distributors P/L store and offices later CFMEU offices

152 -160 Miller Street, West Melbourne (HO1119)

- originally large shuttered loading doors to docks at ground level in Anderson Street while Stawell Street had secured window groups.

How is it significant?

Sisalkraft Distributors P/L store and offices is of aesthetic significance and historic interest to West Melbourne.

Why is it significant?

Sisalkraft Distributors P/L store and offices is of interest:

Aesthetically, as a well preserved and uncommon commercial building design from a well-known and respected architectural firm (Criterion E).



Statement of Significance

Place Grading: C3

What is significant?

This 1950s Modernist cream brick warehouse and factory building has:

- two levels on a corner site;
- simple elevations with ordered openings and opening groups set within each;
- openings typically fitted with natural aluminium framed windows;
- detailing that includes two-colour stretcher bond spandrels with alternating projecting bricks;
- window groups and the main entry framed by projecting plain cement borders typical of the era;
- the main Miller Street façade having a vertical element terminating the east end where there originally there was the main entry hall and adjoining show room;
- Stawell and Anderson Street façades designed originally as one and two storey (for later expansion) with a similar vertical element at the south end;
- both elevations as raised to two storeys in 1956 in a matching manner; and

Moonee Ponds Creek and infrastructure Precinct

Kensington & North Melbourne (HO1092)



North end of overlay area, Moonee Ponds Creek and Racecourse Road bridge, Housing Commission towers of the 1960s a rear, Kensington.



North section of Moonee Ponds Creek in overlay area, in naturalised form but with some stone pitchers visible at edge



View under Citylink over railway to former Younghusband wool store on Langford street, one of many views along creek to old wool stores.



Moonee Ponds Creek at Macaulay Road, start of canal width running south



Moonee Ponds Creek north of Arden Street



Moonee Ponds Creek at rail and Citylink crossings



Under Citylink, looking north



Pump house 5, west end of Sutton Street



Dynon Road, south end of project area



Pump house 2 at Macaulay Road, with mature pepper tree



Pump house 1, off Stubbs Street, Moonee Ponds Creek



Early (brick) and recent (concrete) pipe bridges south of Arden Street



Outfall drain and stone apron at north end of Moonee Ponds Creek section, may contain early stone work

Statement of Significance

(Refer four significant and contributory reinforced concrete road bridges as separate citations)

Place Grading: C-

What is significant?

Post-contact contributory elements in the Heritage Overlay Area include (but not exclusively):

- Land within the existing creek reserve;
- water course either as naturalistic or constructed form, with vegetated banks and existing channel widths;
- earthen embankments either side of water channel;
- blue stone pitched channels as evident or further identified;
- brick pipe bridge piers south of Arden Street bridge;
- inter-war brick stormwater pump houses numbers 1- 5; and
- four significant and contributory inter-war reinforced concrete bridges: Dynon Road, Arden Street, Macaulay Road and Racecourse Road.

How is it significant?

Moonee Ponds Creek (part) and associated infrastructure are significant historically to the City of Melbourne.

Why is it significant?

Moonee Ponds Creek (part) and associated infrastructure are significant:

Historically, as one of the early water courses of central Melbourne that, like the Maribyrnong and Yarra River, took the accumulated waste from rapidly growing metropolis into the bay as a necessary part of the growth of the Colony until the Melbourne & Metropolitan Board of

Works sewage system of the late 1890s, early 1900s; as the source of major flooding in the Kensington, West and North Melbourne areas that caused reoccurring hardship to many residents and industrialists alike and hence the focus of ongoing and expensive flood retardation or abatement schemes that continues through the 19th and 20th centuries as a battle between the ever-increasing stormwater run-off and the capacity to drain it into the bay; as the focus of similarly ambitious reclamation schemes to enable the draining of the West Melbourne Swamp to yield new land for development and rid the City of what was perceived as a giant cess pit; as the path taken for another urban product, motor transportation, freeway and tollway construction, to enable the metropolis to function; and more recently the venue for pedestrian and cycling recreation as the partial realisation of over 100 years of expectation that one day the creek would return to near its pre-settlement rural form (Criterion A).

Shandon & Moher cottages or maisonettes

4-6 Munster Terrace, North Melbourne (HO1116)



Statement of Significance

Place Grading: C3

What is significant?

These tuck-pointed red brick maisonettes (Shandon & Moher, two rooms up and two down) in Stawell St from 1919 include:

- simple Modern Tudor style design character;
- a façade adorned with simple gablets, bartizans;
- timber double-hung sash window pairs with cemented lintels over each;
- chimneys of red brick shafts;
- roofs clad with blended terracotta tiles;
- siting close to the street, the front wall separated from the footpath by a flight of stairs,
- originally entry directly into their living rooms; and
- a bayed elevation that relates well to those used on the adjoining significant Moderne style Mulcahy's Hotel facade.

How is it significant?

Shandon & Moher cottages at 4-6 Munster Terrace are significant historically and aesthetically to North Melbourne.

Why is it significant?

Shandon & Moher cottages, Munster Terrace, North Melbourne are significant:

Historically, as well-preserved examples of a new modern form of the Victorian-era row house seen elsewhere in the suburb and offering a new economical residential option as part of the inter-war growth after World War One; and as commissioned by Mrs A Mulcahy of the significant Mulcahy's hotel adjoining and the design of the talented architect, JE Burke (Criterion A); and

Aesthetically, as simple well-preserved, bold and functional elevations in a Modern Tudor style with a new informal plan layout that illustrates a change in design approach from that of the Victorian and Edwardian-era (Criterion E).

Racecourse Road Railway Bridge, Upfield line

Racecourse Road, Kensington
(HO1101)



Bridge from west, showing trusses and rendered pylons.



From north end, with added signs and safety guard



Statement of Significance

Place Grading: C3

What is significant?

This prefabricated steel girder bridge structure of 1929 includes:

- steel girder truss structure and decking; and
- bridge pylons that reflect their era by the simple Moderne style design.

How is it significant?

Racecourse Road Railway Bridge significant historically, technically and aesthetically to Kensington and North Melbourne.

Why is it significant?

Racecourse Road Railway Bridge significant historically

As a direct reflection of the major increase in motor car ownership, added tramway tracks and the popularity of venues like Flemington Race Course in the inter-war period (Criterion A),

Technically for its construction methodology - as weighing 300 tons, the bridge was four times as heavy as any other similar bridge built by the Railways Department and considered a breakthrough in engineering by exceeding the previous limitations of 100 tons for detached bridge construction, and

Aesthetically as a visually powerful structure where the structure itself is fully and strongly expressed (Criterion E).

**Burge Brothers Factory Former
135-137 Racecourse Road,
Kensington**



**The site is covered by the
Victorian Heritage Register
(VHR H1216)**

Moonee Ponds Creek Racecourse Road Bridge

Racecourse Road, Kensington
(HO1092)



The north side of the bridge has been removed and extended with new utilitarian steel and concrete balustrading.

How is it significant?

Moonee Ponds Creek Racecourse Road Bridge is significant historically and aesthetically of significance to North Melbourne, Kensington and the City of Melbourne.

Why is it significant?

Moonee Ponds Creek Racecourse Road Bridge is significant:

Historically as the first major modern bridge construction over the Moonee Ponds Creek to carry all modes of motorised and pedestrian traffic including and electric tramway. It is symbolic of an era when the City of Melbourne instituted and constructed major civil engineering projects in Victoria (Criterion A); and

Aesthetically, as in part of interest for its Modernistic styling as seen in the light standards and balustrading, and the modern use of reinforced concrete in lieu of metal substructure favoured up to the Edwardian-era (Criterion E).



Heritage overlay (red dash) within Melbourne, with emphasis on original substructure and balustrade

Statement of Significance

(Refer to Statement of Significance for Moonee Ponds Creek and Infrastructure Precinct)

Place Grading: C3

What is significant?

The 1928 southern half of the Moonee Ponds Creek Racecourse Road Bridge which has:

- a reinforced concrete structure with a concrete balustrade;
- Moderne style tapered cast concrete light standards either end of the bridge mounted with opal light spheres; and
- a road deck that cantilevers out past the main girders on stub beams.

James Hill's factory and drop forge

**57 -59 Robertson Street,
Kensington (HO1102)**



Historically as an old industrial site within the Kensington locality that has continued to function as an engineering workshop from the Edwardian-era up until the present time. Kensington is known within the City of Melbourne for its industrial heritage, this building being a key contributory element (Criterion A).



Statement of Significance

Place Grading: C2

What is significant?

This c1911 corrugated iron clad workshop has:

- a simple gabled roof with vented ridge;
- timber framed construction;
- skillions to the east and north; plus
- later non contributory steel deck clad additions to the east; and
- where provided, small windows indicative of the workshop use.

How is it significant?

James Hill's factory and drop forge is significant historically to Kensington.

Why is it significant?

James Hill's factory and drop forge is significant

Hamilton's, later Beckett's house 29 Stawell Street, North Melbourne (HO473)



How is it significant?

Hamilton's, later Beckett's house at 29 Stawell Street, North Melbourne is significant historically to North Melbourne.

Why is it significant?

Hamilton's, later Beckett's house at 29 Stawell Street, North Melbourne, is historically important as a rare surviving example of a pre-1860 house in North Melbourne, and as such provides evidence of a particularly early and important phase of settlement in the area. The house is also associated with one of the early group of government land surveyors who mapped the Colony from the 1850s, Bartholomew Beckett (Criterion A).



Statement of Significance

Place Grading: C3

What is significant?

The house at 29 Stawell Street has:

- a single-storey scale double-fronted façade;
- brick wall construction (painted over);
- a corrugated iron clad hipped roof concealed behind a dog-toothed brick parapet;
- an uncommon concave profile verandah with a cast iron frieze and stop-chamfered timber posts;
- a four-panel timber front door; and
- timber-framed double-hung sash windows.

A steel security screen has been installed above the capped timber fence or balustrade, the latter potentially based on an earlier type and typical for this era.

Busch house

56 Stawell Street, North Melbourne (part HO3)



How is it significant?

The Charles Busch house is historically significant to North Melbourne.

Why is it significant?

Charles Busch house is significant historically as an early house in North Melbourne, being among the oldest group of small cottages which once pervaded through the suburb and adjoining West Melbourne. Its small scale, on-street siting, and simple hipped roof form, with concave verandah are all evocative of these early houses (Criterion A).



Statement of Significance

Place Grading: C3

What is significant?

This c1870 stuccoed brick house has:

- a distinctively early Victorian-era form;
- simply hipped corrugated iron clad roof,
- an early Victorian-era concave verandah form with stop-chamfered slender timber posts, and
- corner siting, close to the street;
- double-hung sash windows; and
- four-panel door are typical of the Victorian-era.

The house has been altered with new textured stucco (originally face brick?); cemented architraves; the hoop iron balustrade and cement verandah floor.

Crescent Manufacturing Company factory and offices later Cork & Seals P/L

64 Stubbs Street, Kensington
(HO1103)



How is it significant?

Crescent Manufacturing Company factory and offices is significant historically and aesthetically to Kensington.

Why is it significant?

Crescent Manufacturing Company factory and offices is significant:

Historically, as one of the first major manufacturing firms to locate in this revitalised part of the old Kensington village survey (Criterion A); and Aesthetically, a prominent and generally well-preserved Greek Revival factory building designed by a well known architect of the era, WH Merritt (Criterion E).



Heritage overlay (title boundary –red dashed) with contributory elements outlined in green.

Statement of Significance

Place Grading: C3

What is significant?

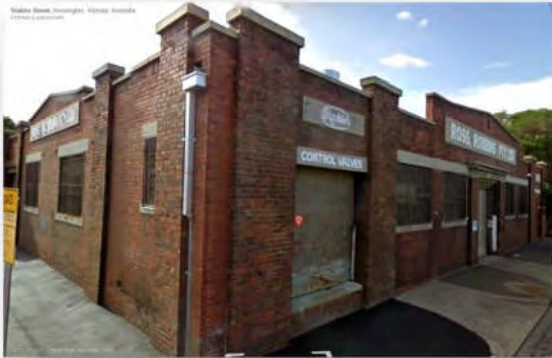
Located where Stubbs Street terminates Scarborough Place, this 1927 two-storey red brick parapeted office and warehouse has:

- a symmetrical main elevation with gabled pediments over the end bays facing east and one over the returning bay on the south;
- brick pilasters dividing the façade;
- cemented borders framing the regularly spaced openings which once held multi-pane steel framed windows (now one pane);
- a new window where once a loading door facing Scarborough Place;
- gabled main roof supported on timber trusses; and
- a cemented parapet panel that held the firm's name.

The ground level has been altered.

Gibson & Son Pynerzone factory and offices later Ross, Robbins Pty Ltd

106-116 Stubbs Street,
Kensington (HO1104)



Folding timber doors at each end of the elevation have been replaced with shutters as has the panelled entry door to the offices.

How is it significant?

Gibson & Son factory and offices is significant historically and aesthetically to Kensington and the City of Melbourne.

Why is it significant?

Gibson & Son factory and offices is significant

Historically as among the first group of major manufacturing firms to locate in this revitalised part of the old Kensington village survey after successful flood control measures and the home of a widely used disinfectant product in the first half of the 20th century (Criterion A); and

Aesthetically a well-preserved successful and prominent Greek Revival factory design by a recognised important architect of the era, Leslie Reed (Criterion E).



heritage overlay (red dash for property) with contributory element shown in green.

Statement of Significance

Place Grading: C3

What is significant?

The 1930 Gibson factory and offices building has:

- Greek revival character with the broad gabled central pediment, capped brick pilasters, and simple cemented mouldings around the formal central entry;
- steel framed windows, hoppered, and symmetrically arranged as was the façade generally;
- unpainted cement work and clinker brickwork that bring natural materials to the fore in the design; and
- body brickwork of pressed reds with only the pilasters in clinker around the corner in Robertson Street but the parapet there is Pedimented, as for the main facade

Commonwealth Wool & Produce Company Ltd later Elder Smith & Co Wool Stores

64-90 Sutton Street, North Melbourne (HO1117)



East end of complex, 1940 wing



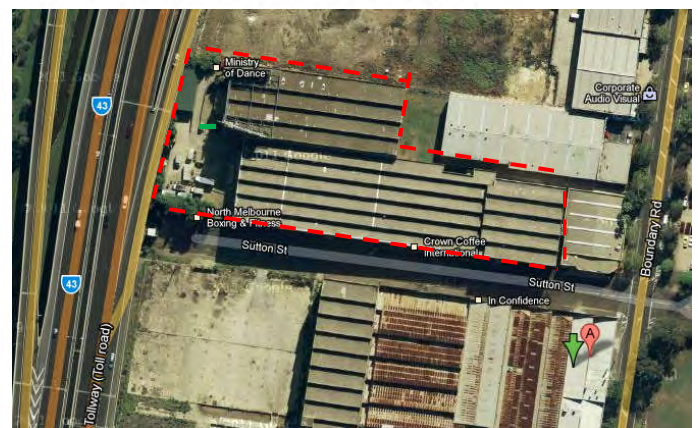
West end of complex, with entry 1934



Rear wing of complex



West end looking east to other wool store opposite



Statement of Significance

Place Grading: B2

What is significant?

This red brick and reinforced concrete wool store complex has two 1934 building stages and one 1940 stage, including:

- pile foundations driven deep in the silt-laden ground,
- two and three floor levels
- the traditional wool sale top-level as a sawtooth profile giving even south light via industrial metal framed glazing.
- an entry, with cantilevering hood, at the east end and
- a railway loading platform on a siding to the west
- the company name placed in giant bas-relief along the broad cemented spandrel;
- an extrusion of the first wing to the west and protruded the same depth facing Alfred Street for the second 1934 wing to almost double its size; and
- a matching 1940 wing added on the east end.

More recently a change in use has meant a change in window joinery and the application of multi-coloured paint work to the formerly austere exterior.

How is it significant?

Commonwealth Wool & Produce Company Ltd. later Elder Smith Wool Stores is significant historically and aesthetically to North Melbourne and the City of Melbourne.

Why is it significant?

Commonwealth Wool & Produce Company Ltd. later Elder Smith Wool Stores is significant:

Historically, as a massive reminder of the immense economic value provided by the wool industry to the nation and the necessary location of its wool stores and sale areas deep in the metropolitan area, next to shipping ports, capital city buyer facilities, and easy rail access to the north and western wool producer areas. The scale of the building is also an indication of the growing might of wool producers in the recovery period after the Great Depression and magnitude of their efforts to free themselves of wool brokers and advance their industry and the surge in wool sales after World War One (Criterion A); and

Aesthetically, representative of the Moderne style applied to the vast elevations of a wool store while retaining the traditional requirements of large open spaces and the top lit floor for display, being one of the few surviving examples of the style used for this type of building, at this scale (Criterion E).

Victorian Producers Co-operative Company Ltd No 5 Wool Store –

85-105 Sutton Street, North Melbourne (HO1118)



Statement of Significance

Place Grading: C2

What is significant?

This six-level red brick sawtooth profile building of 1956 includes:

- Modernist design character devoid of any of the stylistic ornament of most previous wool stores in the City;
- a vast floor space with the requisite sawtooth roof on the top floor;
- roof clad with deep profile corrugated fibre cement sheet;
- continuous aluminium framed horizontal glazing strips encircle the building, divided by cavity brick clad spandrels;
- window glazing with heat absorbing glass;
- a concrete encased steel frame expressed on the exterior of the building;
- metal clad sliding timber doors regularly spaced along the ground floor, broken only where they meet a vertical glazed curtain wall extending the height of the building at its south end;
- an interior of broad expanses of suspended concrete floor slabs, punctuated only by the drop elevator enclosures for the bails; and
- originally a large goods lift was located next to the reinforced concrete escape stair at the south end of the building's west elevation.

How is it significant?

Victorian Producers Co-operative Company Ltd. No. 5 Wool Store significant historically and aesthetically to North Melbourne and the City of Melbourne.

Why is it significant?

Victorian Producers Co-operative Company Ltd. No. 5 Wool Store significant

Historically, as a major built symbol of the importance of primary production and in particular, wool growing and marketing, to Australia, particularly in the post Second War period, and the strength of growers in successfully organising this market. The building is one of the few surviving structures built for a company that received wide national press coverage because of its representation of growers from many parts of Australia, its evolution being part of a national primary producer cooperative movement: the Victorian Producers Co-operative Company became one of the biggest. Also by its scale as indicative of the special role played by North Melbourne and Kensington in industrial expansion for the City of Melbourne and the State and the traditional link with primary industry (Criterion A); and

Aesthetically, as an austere but totally functional example of the Modernist approach to a building type that has simple and lingering requirements from the Victorian-era onwards as indicated by its layout, open floor space, and sawtooth top level (Criterion E).



Mulcahy's Hotel

700-708 Victoria Street, North Melbourne (HO305)



Statement of Significance

Place Grading: A2

What is significant?

This two-storey, stuccoed brick parapeted corner hotel has:

- corner towers, lending a neo-baroque character to the overall Greek revival detailing and form;

- Ornament and general form derived from the Greek Revival, as seen in a central Ionic colonnaded verandah and symmetrical fenestration, pedimented parapets, saltire-cross in the window glazing and panels on the façade, string-moulds containing fluted friezes,
- a matching parapet entablature to the protruding verandah;
- acroteria distributed about the dentilated cornice;
- glazed green ceramic tile dado with its checker frieze and tripartite dribbles of particular importance
- ornamental window metal work; and
- a high standard design in the cement rendered detailing.

The hotel is generally externally original and takes full advantage of the unique full-block site to achieve visual prominence for the corner tower.

How is it significant?

Mulcahy's Hotel is significant historically and aesthetically to North Melbourne, the City of Melbourne and Victoria.

Why is it significant?

Mulcahy's Hotel is significant:

Historically, traditionally a hotel site over a long period and adjoining Mulcahy's notable inter-war maisonettes which are visually and historically related (Criterion A).

Aesthetically because, of the Baroque flavoured Greek Revival hotels designed by Sydney Smith, Ogg and Serpell, Mulcahy's Hotel is the most externally original, well sited and skilfully designed within a State-wide context (Criterion E).