

Melbourne Planning Scheme

Incorporated Document

Heritage Category Conversion Statements of Significance March 2021

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

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29-31 Rathdowne Street, Carlton Statement of Significance

HERITAGE PLACE	29-31 Rathdowne Street	PS REF NO	HO809
STREET ADDRESS	29-31 Rathdowne Street		



What is significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, constructed in 1919 for George Khyat's Continental Suspender Manufacturing Company, is significant.

How it is significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, is of historical and aesthetic significance.

Why it is significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, is of historical significance (Criterion A). It was constructed in 1919 for George Khyat's Continental Suspender Manufacturing Company. The Khyat family, originally from Lebanon and Syria, were prominent in textile and clothing related businesses in Melbourne at this time, with family members variously running businesses in the city, in leather and fancy goods, and embroidery operations. The Khyat family remained at the Rathdowne Street premises until 1951, with the building continuing to be used for manufacturing related purposes until, unusually for Carlton, 1988. Since that time the property has been used as offices. The building is also significant for demonstrating the local pattern of small scale manufacturing and light industry, as established in Carlton in the early twentieth century and interwar period. It reflected the trend of comparatively small scale buildings of this type being constructed on generally limited footprints. The subject building also shares the history of many of Carlton's former manufacturing or light industrial buildings in that it has been adapted to a later use.

The building at 29-31 Rathdowne Street, Carlton, is also of aesthetic significance (Criterion E). Distinguishing characteristics include the tall two-storey form, red brick and render materiality, and the articulated bays of the façade, with the red brick pilasters extending up and through the prominent panelled and rendered parapet. The lack of setback additionally distinguishes the property in the Rathdowne Street context, drawing attention to what is an atypical factory building in an otherwise mainly residential street, noted for some grand residential development of the 1880s and later.

Primary source

Carlton Heritage Review, March 2021

2 Bayswater Road, Kensington Statement of Significance

HERITAGE PLACE	2 Bayswater Road, Kensington	PS REF NO	HO205
STREET ADDRESS	2 Bayswater Road, Kensington		



What is significant?

The dwelling at 2 Bayswater Road, Kensington, which was constructed in c. 1911-12, and is a single-storey weatherboard Federation-era villa.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the dwelling as it presents to the street, including the asymmetrical form and massing, hipped and gabled roof form, projecting gable-ended bay and adjoining verandah.
- Original Federation-era materials and details including weatherboard cladding, roughcast render and timber strapping.
- Leadlight window.

Later elements including the timber picket fence are not significant.

How it is significant?

The dwelling at 2 Bayswater Road, Kensington, is of local representative significance to the City of Melbourne.

Why it is significant?

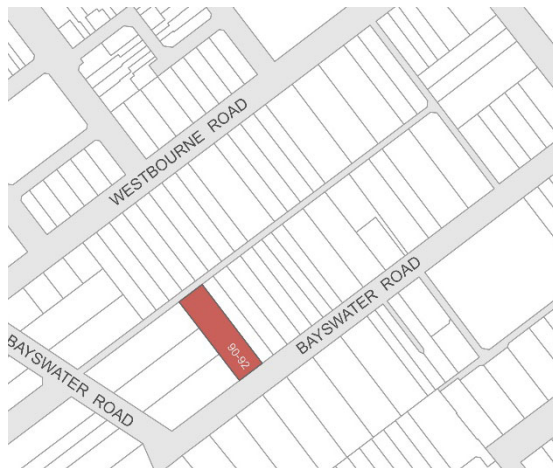
The c. 1911-12 dwelling at 2 Bayswater Road, Kensington is a representative example of a Federation-era villa, as was erected in the suburb in this period, and is largely externally intact. It has an asymmetrical form and massing, given emphasis by a gable-ended bay which projects to the street. The gable is finished in typical materials such as roughcast render and diagonal timber strapping, with a later but finely detailed tripartite leadlight window in the projecting bay. The verandah, again typically located under the main roof, is distinguished by its turned timber posts and timber fretwork frieze.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

90-92 Bayswater Road, Kensington Statement of Significance

HERITAGE PLACE	90-92 Bayswater Road, Kensington	PS REF NO	HO1384
STREET ADDRESS	90-92 Bayswater Road, Kensington		



What is significant?

The dwelling at 90-92 Bayswater Road, Kensington, which was constructed in c. 1908-9, and is a single-storey weatherboard Federation-era villa.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the dwelling as it presents to the street, including the asymmetrical form and massing, projecting gable-ended bay and adjoining verandah.
- Original Federation-era materials and details including the horizontal weatherboards to the gable, block-fronted weatherboards to the remainder of the façade, and verandah details including the turned timber posts and timber fretwork frieze.

Later elements including the steel and wire front fence are not significant.

How it is significant?

The dwelling at 90-92 Bayswater Road, Kensington, is of representative significance to the City of Melbourne.

Why it is significant?

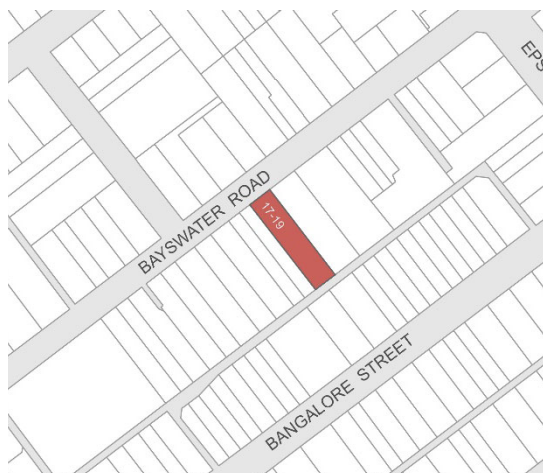
The c. 1908-9 dwelling at 90-92 Bayswater Road, Kensington is a representative example of a Federation-era villa, as was erected in the suburb in this period, and is largely externally intact. It has an asymmetrical form and massing, given emphasis by a gable-ended bay which projects to the street. The latter has horizontal weatherboards to the gable with a scalloped edge detailing, in contrast to the rest of the gable wall and overall façade which is finished in block-fronted weatherboards. Other details of note, which assist in distinguishing this dwelling, include the timber-framed verandah with a convex roof profile, turned timber posts and timber fretwork frieze; and carved timber architraves and undersills to windows.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

17-19 Bayswater Road, Kensington Statement of Significance

HERITAGE PLACE	17-19 Bayswater Road, Kensington	PS REF NO	HO198
STREET ADDRESS	17-19 Bayswater Road, Kensington		



What is significant?

The c. 1924-5 single-storey brick bungalow at 17-19 Bayswater Road, Kensington.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the dwelling as it presents to the street, including the single-storey bungalow form, hipped roof with broad gable end, and elevated and gabled central portico.
- Original materials and details including red brick, Marseilles-pattern terracotta tiles and terracotta finials, roughcast render, timber strapping and turned timber posts.

How it is significant?

The dwelling at 17-19 Bayswater Road, Kensington, is of local representative significance to the City of Melbourne.

Why it is significant?

The dwelling at 17-19 Bayswater Road, Kensington, is a representative example of an early 1920s bungalow, albeit one which displays some late Federation elements in its design and form. These include the red brick expression, hipped roof clad in unglazed Marseilles-pattern terracotta tiles with roof ridges embellished with terracotta finials, and roughcast rendered gables with timber strapping. The house is also distinguished by its high level of external intactness and its elevated presentation, with steps rising to a centrally located brick portico. The latter reiterates motifs present on the broader building, including the terracotta-clad roof with roughcast timber-strapped gable. Turned timber posts which rise from a red brick balustrade, and the flanking canted bay windows with broad overhanging awnings, give further emphasis to the prominent portico.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

59 Bayswater Road, Kensington Statement of Significance

HERITAGE PLACE	59 Bayswater Road, Kensington	PS REF NO	HO201
STREET ADDRESS	59 Bayswater Road, Kensington		



What is significant?

The single-storey brick dwelling of c. 1906-07, at 59 Bayswater Road, Kensington.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the dwelling as it presents to the street, including the hipped roof, bullnose-profile verandah, with simple cast iron lacework, extending between brick wingwalls, and rendered chimneys.
- Original materials and details including the brickwork (preferably with paint removed), bracketed eaves and timber-framed double-hung sash windows.

Later elements including the metal picket fence are not significant.

How it is significant?

The dwelling at 59 Bayswater Road, Kensington, is of representative significance to the City of Melbourne.

Why it is significant?

The dwelling at 59 Bayswater Road, Kensington, was constructed in c. 1906-07 and is a representative example of a modestly scaled brick dwelling of the early twentieth century. It was also likely constructed by its owner, John Charles Pain, who had several properties in Bayswater Road in this period. While the dwelling presents as an understated Italianate villa, more typical of the late nineteenth century, its 1906-7 date places it at a time when red brick English styles had caught the popular imagination in Melbourne and were being constructed in large numbers in the middle ring of suburbs. This distinguishes the dwelling as a transitional building with its brick exterior, albeit overpainted, embellished by some classical details. The latter include the hipped roof with bracketed eaves; bullnose-profile verandah with simple cast iron lacework extending between brick wingwalls; timber-framed double-hung sash windows to the facade; and rendered chimneys with molded cornices. The dwelling is also uncommon in Kensington for its brick materiality, where timber was the predominant construction material for most houses of this size.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

83 Bayswater Road, Kensington Statement of Significance

HERITAGE PLACE	83 Bayswater Road, Kensington	PS REF NO	HO204
STREET ADDRESS	83 Bayswater Road, Kensington		



What is significant?

The dwelling at 83 Bayswater Road, Kensington, which was constructed in c.1921-22, and is a single-storey brick bungalow.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the dwelling as it presents to the street, including the bungalow form and massing, with a transverse roof, projecting gabled bay and adjoining wide verandah.
- Original interwar-era materials and details including the face brickwork, roughcast render, verandah balustrade, and timber-framed multi-paned windows.

Later elements including the low stone fence/border to the front of the property and weatherboard addition to the west side are not significant.

How it is significant?

The dwelling at 83 Bayswater Road, Kensington, is of representative significance to the City of Melbourne.

Why it is significant?

The dwelling at 83 Bayswater Road, Kensington, as constructed in c.1921-22, is a representative example of a local interwar brick bungalow which is largely externally intact. The dwelling has a typical bungalow form and plan, including a projecting gabled bay and adjoining wide verandah to the front, set beneath a transverse roof form with gables to the east and west ends. While typical, the dwelling is also distinguished by its simple detailing and handsome presentation to the street. Elements of note include the roughcast render as expressed to the gable in the projecting bay and replicated/complemented in the verandah balustrade, with its elegant bowed capping and paired timber columns to the piers at each end. The tripartite timber-framed window of the projecting gable is set beneath a bracketed awning, with the window detail and treatment also carried through to the verandah. The visible addition on the west side impacts on the original bungalow form and presentation but is ultimately a removable/reversible later element.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

19 Gower Street, Kensington Statement of Significance

HERITAGE PLACE	19 Gower Street, Kensington	PS REF NO	HO233
STREET ADDRESS	19 Gower Street, Kensington		



What is significant?

The c.1882 bichromatic brick Victorian villa, at 19 Gower Street, Kensington.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the dwelling as it presents to the street, including the asymmetrical form and massing, hipped roof and prominent chimneys, projecting canted bay and adjoining verandah.
- Original Victorian-era materials and details including bichrome brickwork with tuckpointing, slate roof cladding and bracketed eaves.

Reinstated elements, such as the verandah frieze, are sympathetic.

Later elements including the timber picket fence are not significant.

How it is significant?

The Victorian villa at 19 Gower Street, Kensington is of historical and representative significance to the City of Melbourne.

Why it is significant?

The Victorian villa at 19 Gower Street, Kensington, is of historical significance. It was constructed in c. 1882, during the Boom period in Melbourne, as one of three adjoining complementary villas (nos 15, 17 and 19 Gower Street) to a design by architect Thomas Watts. This represents an unusually substantial development and investment in Kensington for this period, with the subject dwelling clearly continuing to read as a substantial Victorian house. This aspect of significance is enhanced by the survival of 15 Gower Street (HO232).

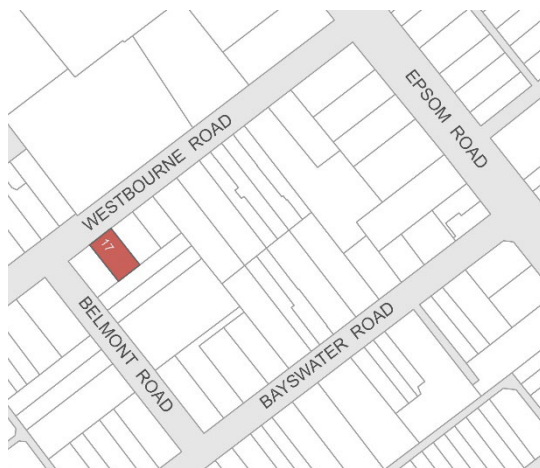
The dwelling is also of representative heritage value, as an example of a large and highly externally intact single-storey Victorian villa of the early 1880s. It is distinguished by its asymmetrical form and massing, including the projecting canted bay and adjoining verandah, and well-executed Victorian features and details. The latter include the bichrome brickwork with tuckpointing to the façade, slate-clad hipped roof with bracketed eaves and the prominent bichrome brick chimneys.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

17 Westbourne Road, Kensington Statement of Significance

HERITAGE PLACE	17 Westbourne Road, Kensington	PS REF NO	HO266
STREET ADDRESS	17 Westbourne Road, Kensington		



What is significant?

The Victorian dwelling at 17 Westbourne Road, Kensington, which was constructed in the pre-1882 period, and is a single-storey weatherboard house.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the dwelling as it presents to the street, including the simple symmetrical form and massing; limited detailing; and transverse gabled-ended roof to the front part of the dwelling.
- Surviving original Victorian-era fabric.

Later elements including the verandah posts and frieze, and timber picket front fence, are not significant.

How it is significant?

The Victorian dwelling at 17 Westbourne Road, Kensington is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The dwelling at 17 Westbourne Road, Kensington, is of historical significance. While the exact construction date is not known, the documentary evidence (such as municipal rate books) refers to the dwelling in 1882-3, when T L Robb was the owner. This places the house as a comparatively early dwelling in Kensington, and in this area of Westbourne Road where allotments were sold from the 1870s. The modest Victorian form and simple detailing of the dwelling reinforces the early date. Moreover, Robb was an owner of several other properties in this part of Kensington, including the historic corner shop at 43 Epsom Road which is also timber and of modest form and detailing. The significance of the subject dwelling is enhanced by its connection with other early and related buildings in this area of Kensington, which together help demonstrate aspects of local nineteenth century development.

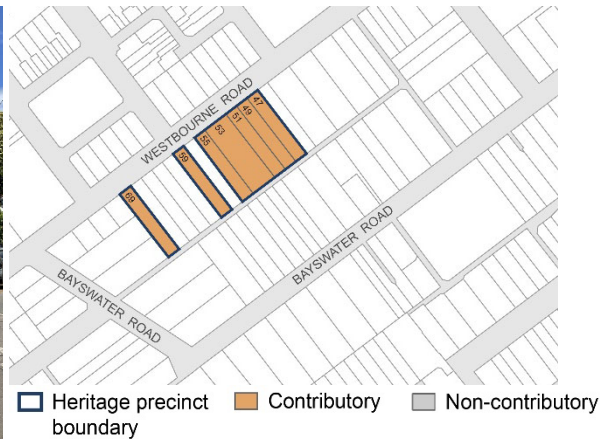
The dwelling at 17 Westbourne Road, Kensington, is also of representative heritage value, as a modest Victorian house which demonstrates its relatively early date through its simple symmetrical form and massing; limited detailing; and transverse gabled-ended roof to the front part of the dwelling. While the verandah is later, the overall Victorian character is largely retained. The elevated entrance also enhances the presentation of the dwelling to the street.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance

HERITAGE PLACE	47-55, 59, 69 Westbourne Road Precinct, Kensington	PS REF NO	HO868
STREET ADDRESS	47-55, 59, 69 Westbourne Road, Kensington		



What is significant?

The residential precinct in Westbourne Road, Kensington, comprising the properties at 47, 49, 51, 53, 55, 59 and 69 Westbourne Road, which are of Edwardian design and were constructed between c. 1906 and c. 1915. The properties include freestanding weatherboard dwellings which are modestly sized and mostly single-fronted, save for 53 Westbourne Road. Elements that contribute to the significance of the precinct include (but are not limited to):

- Simply-detailed timber posted verandahs to the fronts of dwellings with skillion or bullnosed roof forms; and timber balustrades, floors and steps up to the verandahs. The original verandah friezes have mostly been removed, and in some cases there are sympathetic replacements.
- Hipped, with some gabled, roof forms, with corrugated steel cladding to roofs; bracketed eaves; and brick chimneys. The gable ends are half-timbered, with roughcast render.
- Elevated entrances with front doors accessed via the verandahs; some doors have fanlights and sidelights; some doors are recessed in short verandah returns.
- Original window forms including timber-framed double-hung single sash windows; windows with sidelights; and tripartite window forms.
- Weatherboard cladding which is block-fronted and/or horizontally laid timbers.
- Non-original but generally sympathetic medium height fences including timber picket fences and 'hairpin' wire fences.
- No visible off-street parking, save for the double-fronted dwelling at 53 Westbourne Road which has a side driveway.

How it is significant?

The residential precinct in Westbourne Road, Kensington, comprising the properties at 47, 49, 51, 53, 55, 59 and 69 Westbourne Road, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The residential precinct in Westbourne Road, Kensington, is of historical significance. The dwellings in the precinct date from c. 1906 to c. 1915, which is a relatively concentrated period and is consistent with other contemporaneous development in the suburb. This development of the early 1900s is also associated with the second major historical phase of development in Kensington, following the initial period of growth of the 1880s through to the late nineteenth century.

The residential precinct in Westbourne Road, Kensington, is also of representative heritage value. The dwellings of the precinct are generally typical of many similar houses in Kensington, which were designed and built in the Edwardian period. Shared development and building characteristics include weatherboard construction, modest size and scale, elevated verandahs and entries, and an often sparing use of Edwardian details. The streetscapes containing these dwellings, as per the subject area of Westbourne Road, are also often consistent in their presentation and appearance. This includes the single-storey scale to the street, highly visible hipped and gabled roofs with chimneys, small front gardens, and a lack of visible off-street vehicle accommodation. Medium height fences, while not often original, also allow for views of the property frontages. These typical, but distinguishing and valued characteristics, are all in evidence in the subject precinct.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

72-74 Bourke Street, Melbourne Statement of Significance

HERITAGE PLACE	72-74 Bourke Street, Melbourne	PS REF NO	HO535
STREET ADDRESS	72-74 Bourke Street, Melbourne		



What is significant?

The pair of shops/commercial buildings at 72-74 Bourke Street, Melbourne, as constructed in c.1860.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the building as it presents to the street, including the upper-level façade and the separation/articulation of the ground floor shopfronts which helps demonstrate the early date.
- External materials and details including the wingwalls to the ground floor façades expressed as pilasters; string courses and other façade details; and ornamental treatments to the upper-level windows.

Later elements including the fabric and form of the ground floor shopfronts, as set between the wingwalls, are not significant.

How it is significant?

The pair of shops/commercial buildings at 72-74 Bourke Street, Melbourne, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The pair of shops/commercial buildings at 72-74 Bourke Street, Melbourne, is of historical significance. The pair is part of a row of five which was constructed in c. 1860, placing the building as an early and relatively substantial commercial development for this period in this area of Bourke Hill. Nineteenth century tenants of the subject building also demonstrate a typically wide range of historic retail and related uses, including a tobacconist, bootmakers, grocer, clothiers, sewing machine agents, a wine hall, printers and writers, and a watchmaker. Noted and long-standing restaurant, Café Florentino, occupies nos 78-80 to the west, which was part of the original row of five premises.

The subject pair of rendered masonry shops/commercial buildings is also a representative example of early shops in this eastern area of Melbourne's CBD, and part of the significant historic commercial character of Bourke Hill. While the original 1860s expression has been somewhat modified through the application of later c.1880s Italianate detailing, the pair still demonstrably read as modest early shops, with narrow frontages. The Renaissance Revival demeanor of the 1880s work also distinguishes the pair, including the wingwalls to the ground floor façades expressed as pilasters; the string courses and other façade details; and the ornamental treatments to the upper-level windows. While the shopfronts are much altered/replaced, this is not unusual for historic retail buildings, where the façades above tend to be more intact.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

86 Bourke Street, Melbourne Statement of Significance

HERITAGE PLACE	Hill of Content bookstore	PS REF NO	HO538
STREET ADDRESS	86 Bourke Street, Melbourne		



What is significant?

The 1928 three-storey retail building, known as the Hill of Content bookstore at 86 Bourke Street, Melbourne.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the building as it presents to the street, including the narrow and elegantly proportioned form of the building, the intact upper levels façade, and the understated Classical expression.
- Original materials and details including the flanking pilasters with abstract capitals, stepped parapet with dentillated detailing and horizontal banding, remnant pressed metal in the verandah soffit, windows with fine mullions and fluted sills, and other ornamentation to architraves and window heads.

The name of the original owner, 'A.H. SPENCER', and the original bookstore name, 'HILL OF CONTENT', to the façade are sympathetic elements.

Altered elements including the shopfront and verandah while not specifically significant, are also generally sympathetic.

How it is significant?

The Hill of Content bookstore, at 86 Bourke Street, Melbourne, is of local historical and aesthetic significance to the City of Melbourne.

Why it is significant?

The Hill of Content bookstore at 86 Bourke Street, Melbourne, is of historical significance. The commercial building is a purpose-built bookshop which has operated from this site since 1928, when it was originally established by Albert Henry (A H) Spencer. The choice of noted architects Peck and Kempter to design the building, emphasizes the owner's ambitions for the business, and desire at the time for a 'modern book store'. Its prominent location in the Bourke Hill area of Melbourne's CBD, where it has been continuously operating for nearly 100 years and is a well-known and even iconic retail bookstore in Melbourne, enhances its historical significance.

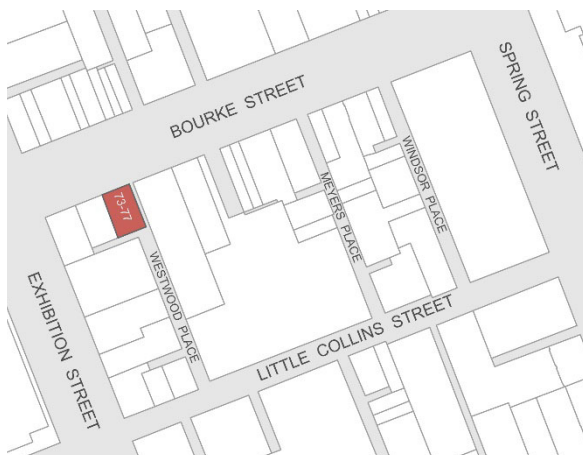
The Hill of Content bookstore is also of aesthetic significance, as a handsome and largely externally intact retail building of the late 1920s. It is a narrow, elegantly proportioned building, which exhibits an abstract or understated interwar Classical expression, enhanced by finely executed details. While the shopfront and verandah have been altered, this is not unusual for an historic retail building, where the façade to the upper levels remains largely intact. This is distinguished by flanking bold pilasters which stand proud of the façade's wall and rise to an abstract capital under the parapet; the stepped parapet with its trabeated arrangement, simple dentillated detailing and horizontal banding; windows with fine mullions and fluted sills, which are set back with the spandrel panels to give prominence to the temple-front form; and other ornamentation such as the fasces to architraves and window heads. The name of the original owner, 'A.H. SPENCER', and the original bookstore name, 'HILL OF CONTENT', are on the façade.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

73-77 Bourke Street, Melbourne Statement of Significance

HERITAGE PLACE	73-77 Bourke Street, Melbourne	PS REF NO	HO536
STREET ADDRESS	73-77 Bourke Street, Melbourne		



What is significant?

The building at 73-77 Bourke Street, Melbourne, comprising three-storey retail premises constructed in 1906.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the building as it presents to the street, including the upper-level façade.
- Original materials and façade details including the pilasters, windows to the upper levels with segmental arched arrangements, ornate sills, curved hood moldings and fielded undersills; and the cast iron railings at first floor level.

Later elements including the fabric and form of the ground floor shopfronts, are not significant.

How it is significant?

The building at 73-77 Bourke Street, Melbourne, comprising three-storey retail premises, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The building at 73-77 Bourke Street, Melbourne, as constructed in 1906 as a row of three, three-storey commercial/retail premises, is of historical significance. While not necessarily an early development in this area of Bourke Hill, the building through its size and prominence, and its original architectural expression, represents a reasonably substantial and prestigious development of the early twentieth century, which reinforced the commercial status of this eastern area of Melbourne's CBD.

The subject building is also a representative example of a substantial early twentieth century commercial development on Bourke Hill, which continues to be a significant building component of the east end of Bourke Street. Although overpainted, the historic expression and details of the building remain evident, through its handsome if understated Renaissance Revival façade. Distinguishing details include the pilasters which rise to fluted capitals beneath a string course at first floor level, and at the end of the façade, continue to a more elaborate, bracketed cornice at second floor level before rising to a third string course below the parapet; windows to the upper levels with segmental arched arrangements and ornate sills, curved hood moldings and fielded undersills; and original fine cast iron railings at first floor level.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

Peter Hall Building (formerly known as the Richard Berry Building), The University of Melbourne, Parkville Statement of Significance

HERITAGE PLACE	Peter Hall Building (formerly known as the Richard Berry Building)	PS REF NO	HO820
STREET ADDRESS	Part of University of Melbourne, part 156-290 Grattan Street, Parkville		



What is significant?

The Peter Hall Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville), constructed in 1919-23, which originally housed the School of Anatomy and which is sited on Monash Road, within the University of Melbourne campus.

Elements which contribute to the significance of the place include (but are not limited to):

- The prominence of the building to Monash Road, near one of the eastern entries to the University, where it has been a large and recognizably dominant campus building for many decades.
- The overall fabric and form of the building, to the extent that it helps demonstrate the subject building as one of the University's Gothic Revival academic buildings.

How it is significant?

The Peter Hall Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville), of 1919-23, which originally housed the School of Anatomy at the University of Melbourne, is of local historical and associative significance to the City of Melbourne.

Why it is significant?

The Peter Hall Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville) is of historical significance. The building was constructed in 1919-23 to house the School of Anatomy, under the auspices of the first Professor of Anatomy, Richard Berry, and was for a long time known as the Richard Berry Building. It is significant as the focus of anatomy teaching at the University for many decades. The design of the building was undertaken by the Victorian Public Works Department (PWD), with Samuel C Brittingham being the Chief Architect at the time, although Alfred R La Gerche (also of the PWD) is attributed with the design, with one of the earliest drawings of the building, from 1919, having his initials. Richard Berry, who helped plan the building, had arrived in Melbourne in 1905 and proved to be a divisive figure due to his views on anatomy and race. His contentious views, and reputation, eventually led to a name change for the building. Peter Hall was a renowned mathematician and statistician, and in the period after anatomy left the building, he undertook much internationally recognised work there. The building is also significant for this work and for the teaching of mathematics and statistics.

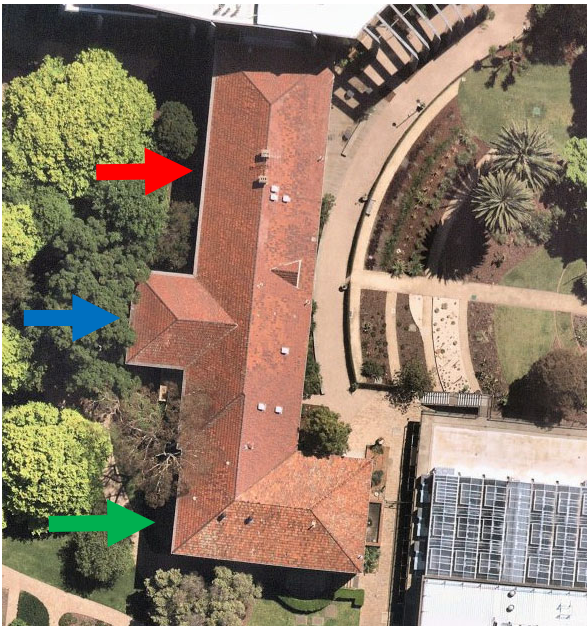
The Peter Hall Building is also significant for its association with the highly controversial and contentious figure of Richard Berry. While he came to be reviled, Berry was in his time a prominent academic and an influential figure in the now discredited eugenics movement, including the Eugenics Society of Victoria. Berry also, unusually, had a significant hand in the planning of the Anatomy Building, which in turn was known as 'Berry's Folly'.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

Veterinary and Agricultural Sciences Building, The University of Melbourne, Parkville Statement of Significance

HERITAGE PLACE	Veterinary and Agricultural Sciences Building	PS REF NO	HO872
STREET ADDRESS	Part of University of Melbourne, part 156-290 Grattan Street, Parkville		



Aerial image of the subject building; the red arrow indicates the original 1920s building; the section below was added in the 1950s (blue arrow), while below this again the building was extended in the 1960s (green arrow).

Source (Nearmap, November 2020)

What is significant?

The Veterinary and Agricultural Sciences Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville), which is located on the east side of Royal Parade, south of Tin Alley, and was constructed in 1920-3 with later additions.

Elements which contribute to the significance of the place include (but are not limited to):

- The external fabric and form of the original 1920s component of the building.

The later additions of the 1950s and 1960s are of interest, as they represent both expansion and diversification in the Faculty of Agriculture, and its associated courses. However, as additions, they impacted on the original symmetry and form of the building, and as such are not valued for their design or architecture.

How it is significant?

The Veterinary and Agricultural Sciences Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville) is of local historical significance to the City of Melbourne.

Why it is significant?

The Veterinary and Agricultural Sciences Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville) is of historical significance, as the first purpose-built academic teaching facility for the study of agriculture at the University of Melbourne. The building was constructed in 1920-3, some years after agriculture was first taught at the University, albeit the course was initially underfunded and poorly supported. The revival of the course, near the end of World War I, followed the appointment of Dr A E V Richardson to the University in 1917, at that time the Superintendent of Agriculture in the Victorian Department of Agriculture; and the introduction of the *Agricultural Education Act* of 1919. Some £7,000 was provided by Government to construct the subject building, under the auspices of the Victorian Public Works Department (PWD) architects. Samuel C Brittingham was Chief Architect of the PWD at the time, although Alfred R La Gerche is regarded as responsible for the design of the building, in its original restrained neo-Georgian red brick style.

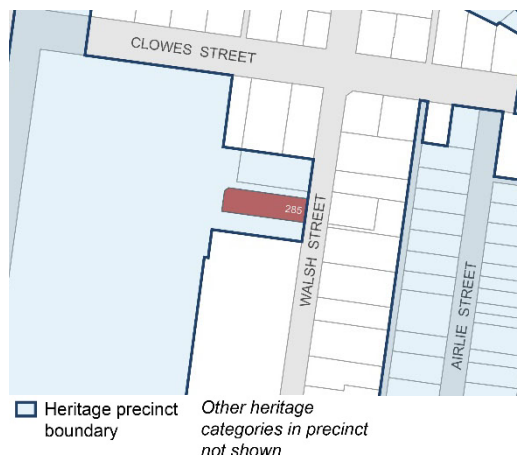
The Royal Parade location of the subject building is also part of its significance, due to the historical association with the System Garden, in what was then regarded as a 'biological precinct' in the campus. When constructed in the early 1920s, the Agriculture Building was the first academic building to be associated with the Garden, and was located on part of, and effectively intruded into, the western part of the Garden. The School of Botany was also co-located with the Agriculture Building, on the eastern side of the Garden.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

285 Walsh Street, South Yarra Statement of Significance

SITE NAME	285 Walsh Street, South Yarra	PS REF NO	HO6
STREET ADDRESS	Part of 62-108 Anderson Street, South Yarra		



What is significant?

The residence at 285 Walsh Street, South Yarra, was constructed c.1935-6.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the building as it presents to the street, including the austere Modernist expression, as evidenced in the simple but well-executed cubic form, asymmetric presentation and elevated siting and entry.
- Original materials and details including the rendered expression, stepped face brick staircase and entrance landing with cantilevered canopy and rendered grille, sliding sash windows and integrated garage

How it is significant?

The residence at 285 Walsh Street, South Yarra, as constructed c.1935-6, is of local aesthetic significance to the City of Melbourne. It is a significant heritage place which also makes a contribution to the South Yarra Precinct (HO6).

Why it is significant?

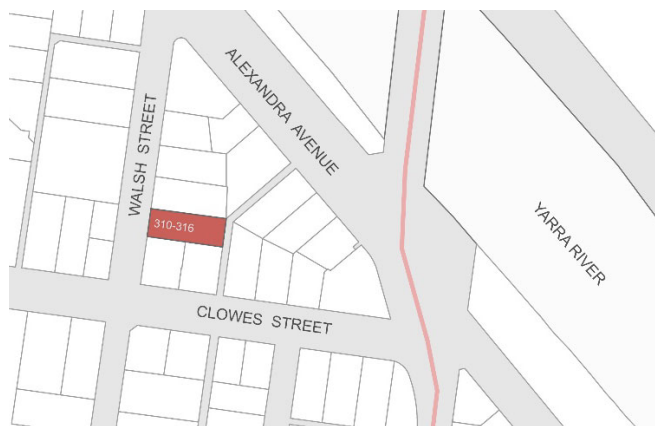
The two/three-storey residence at 285 Walsh Street, South Yarra, was constructed c.1935-6 and is of aesthetic significance to the South Yarra Precinct. The dwelling was designed by noted interwar architect Marcus Martin, for L K S Mackinnon, newspaper proprietor and manager. Martin was prolific in the South Yarra area. The aesthetic significance derives from the austere Modernist expression, as evidenced in the simple but well-executed cubic form and asymmetric presentation. The elevated siting is given emphasis by the stepped brick staircase and entrance landing with cantilevered canopy and rendered grille. The sliding sash windows with understated rendered sills, including the particularly broad sliding sashes to the front façade, are of note; while the integrated garage reflects the increasing desire to provide for motor vehicle accommodation in residential design. The dwelling also reflects Martin's skill in achieving more Modernist outcomes for his clients, while designing houses which could be substantial but still sat comfortably within (what was often the case in this period) more traditional settings. His reconciliation of Modernist principles and practicality is sensitively achieved in the subject building.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.

310-316 Walsh Street, South Yarra Statement of Significance

HERITAGE PLACE	Clovelly Flats	PS REF NO	HO454
STREET ADDRESS	310-316 Walsh Street, South Yarra		



What is significant?

Clovelly Flats, at 310-316 Walsh Street, South Yarra, constructed in c.1939.

Elements which contribute to the significance of the place include (but are not limited to):

- The exterior of the building as it presents to the street, including the asymmetrical form and massing, as seen in the projecting bay on the south side with its shallow bow windows at ground and first floor levels with balconette above, and the verandah bay on the north side with its cantilevered balconies with curving brick balustrades and wrought iron inserts.
- Original materials and details including the salmon brickwork, fine detailed wrought iron, timber-framed multi-paned windows, and the original fence to the Walsh Street boundary.

How it is significant?

Clovelly Flats, at 310-316 Walsh Street, South Yarra, is of local aesthetic significance to the City of Melbourne.

Why it is significant?

Clovelly Flats, at 310-316 Walsh Street, South Yarra, is of aesthetic significance. The block of flats, which dates from the end of the interwar period when many flat blocks were constructed in South Yarra, was designed by noted architect Arthur Plaisted for builders and developers John Richards and Arthur Hawkins. The design of the building is eclectic, incorporating elements derived from Georgian Revival, Moderne and Art Nouveau sources, and skilfully combined for polite effect. The building presents to Walsh Street as a handsome if somewhat traditional design for the period, enhanced by face salmon brickwork and select use of fine detailed wrought iron. The original front fence, also in salmon brick and with wrought iron inserts, carries the building aesthetic to the street boundary. Elements of note include the asymmetrical form and massing, as reinforced in the projecting bay on the south side and verandah bay on the north side; brick chimneys expressed to the north elevations of both bays; timber-framed, multi-paned windows throughout; shallow bow windows at ground and first floor levels with balconette above on the south bay; and deep cantilevered balconies with curving brick balustrades and wrought iron inserts in the north bay.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2020.