

## Heritage Evidence: Amendment C258, West Melbourne Heritage Review

Witness statement for the City of Melbourne by Graeme Butler



*Figure 1 Phoenix Lane, West Melbourne 2017*

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Figure 2 West Melbourne Heritage Review project area (black line) with existing HO3 boundary (brown)

## West Melbourne Heritage Review: C258 amendment to the Melbourne Planning Scheme – review of submissions

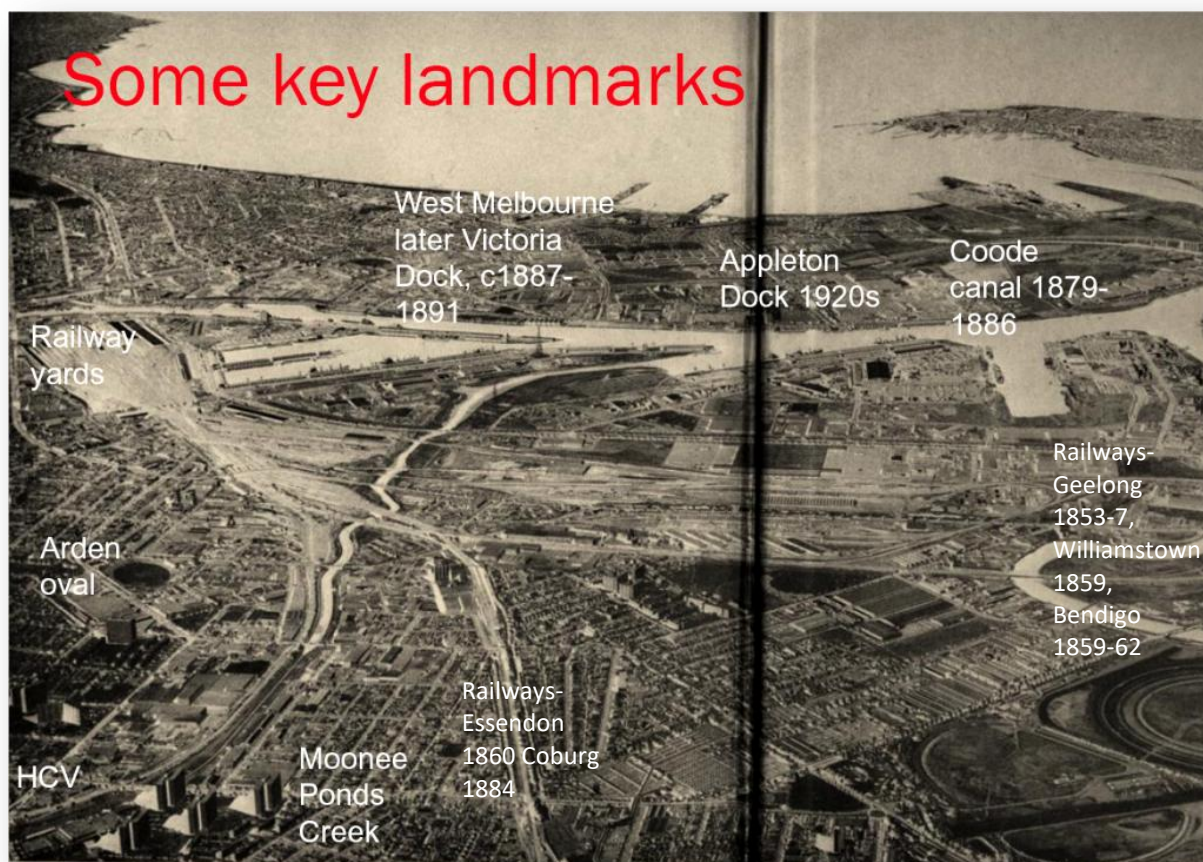


Figure 3 Overlooking the key factors that shaped the Kensington, West Melbourne West & North Melbourne (1976): Swamp and Moonee Ponds Creek; Mt Alexander gold routes 1851-; railways start 1857-60; swamp reclamation 1870s-; Coode Canal 1879-1886, West Melbourne later Victoria Dock, c1887-1891; Appleton Dock 1920s

### Introduction to West Melbourne

(The following is derived from the *West Melbourne Heritage Review Findings and Thematic Chronology*)

The West Melbourne project area, as part of the greater North & West Melbourne and Kensington locality, has a rich and varied history concentrated in the Victorian and Edwardian era, but with some prominent inter-war industrial sites.

This is reflected in the proposed Statement of Significance for the North and West Melbourne heritage precinct which states:

*'Significant and contributory development in the precinct dates from the mid nineteenth century*

*through to the interwar period, although Victorian development predominates'<sup>1</sup>.*

### **The shape of West Melbourne**

Hoddle's Map of 1837 shows North and West Melbourne as lightly wooded, with rounded hills and fringed with she-oaks with a main track beginning near Curzon Street and winding northwards, over the Moonee Ponds Creek and eventually to Geelong. A swamp formed the western barrier.

To link the City with the Colony's interior and busy gold routes, expansion of the initial Melbourne Hoddle survey grid extended through what is now West and North Melbourne, as shaped by natural

<sup>1</sup> C258: Heritage Precincts Statements of Significance 2017



elements such as Moonee Ponds Creek, the West Melbourne swamp and associated chain of ponds, plus Burial Hill (Melbourne's first cemetery, later Flagstaff Gardens).



Figure 4 Detail Bibbs, County of Bourke map cadastral 1855, State Library of Victoria: West Melbourne then bounded by King, Hawke, Adderley and La Trobe Streets centred on the overland track heading north-west.

Early houses in Walsh, Capel and Dudley Streets overlooked the swamp, gardens and the bay. John Monash lived in one such house in Richhill Terrace, 58-64 Dudley Street, overlooking Flagstaff Hill after it was set aside for a public garden in the 1860s.

### Transport hub

Development of the north overland route to the Mount Alexander Road to the goldfields for emerging primary production areas led to extensive railway networks in the West Melbourne vicinity and use of the Moonee Ponds creek to access new West Melbourne docking areas that gradually replaced the old Yarra River docking area. The combination of railway and maritime goods handling at West Melbourne was unequalled in any other part of Victoria,

The presence of saddle and tent makers, farriers and veterinarians, also demonstrates the importance of these early North and West Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold rush centres north-west of Melbourne.

By the early 1850s Melbourne held one-quarter of the Colony's population in need of infrastructure. Australia's first public railway, linking Melbourne with its main port at Sandridge (Port Melbourne), was opened in 1854 by the Hobson's Bay Railway Company. The Victorian Government acquires Melbourne-Geelong line in 1859, builds lines to Williamstown and Sunbury, and extends the systems to Ballarat (via Geelong) and, via Bendigo, to the Murray River border at Echuca in 1864. Public works stimulated private enterprise and engineering capacity as central to the future economic life of Victoria.

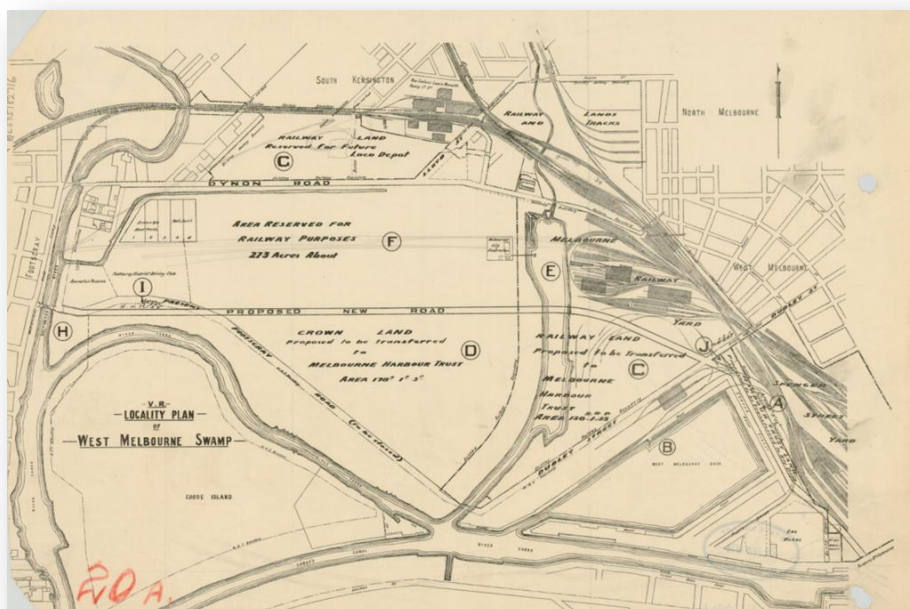


Figure 5 Locality plan of West Melbourne swamp, 1924 showing massive railway and docking infrastructure, State Library of Victoria



Figure 6 View from Flagstaff Hill over West Melbourne swamp as in 1841, created in the 1880s, State Library of Victoria .

New railway routes and a vast railways workshop complex located on the west side of West Melbourne from the 1850s were further urban development boundaries and formed the basis of future major industry for the area. Railways also created a need for stone quarrying along the Moonee Ponds Creek to provide crushed basalt ballast for tracks, bluestone houses such as Romolo in Spencer Street being built at this time.

Railway employees, such as Thomas Hulse, located and invested in West Melbourne and many rose through the ranks of the civil service such as Edward Jacks who owned the shop & residence at 437 Spencer Street.

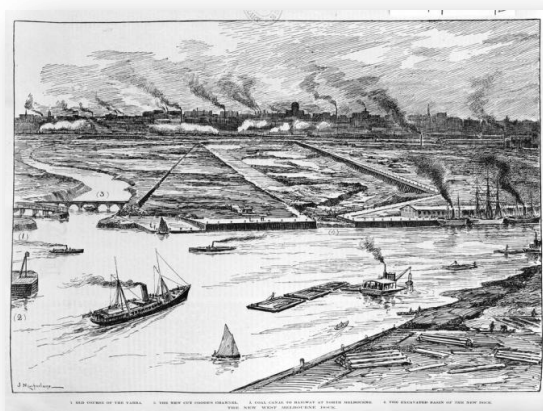


Figure 7 New West Melbourne dock (Victoria Dock) 1892, State Library of Victoria

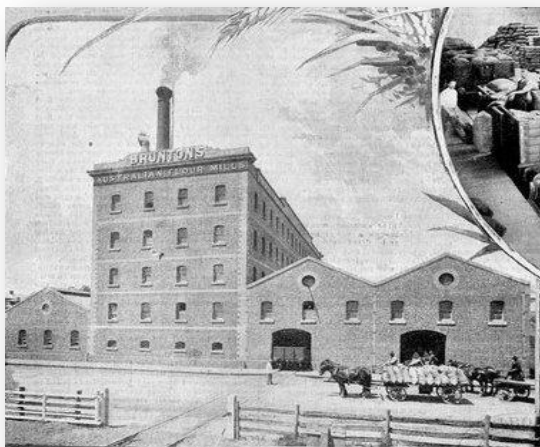
### **Primary production centre**

Contrasting with the other suburbs of the City of Melbourne, the adjoining heritage overlay area of North & West Melbourne has always been associated with primary industry, with the Metropolitan Meat Market and Queen Victoria Market as major and significant remnants of this special role in Victoria's and the local economy.

The Hay, Horse and Pig Markets were in the triangular area between the Sydney and the Flemington Roads, North Melbourne, from 1842. These markets were refurbished during 1873-4 and the Queen Victoria Market built. At Kensington, the Newmarket saleyards were completed in 1858. Early establishment of cattle sales at Newmarket and meat sales at the Victoria Market site and, later at the Metropolitan Meat Market (1874) made the North & West Melbourne locality a major meat and allied trades centre.

Serving these produce distribution centres are landmark flour mill complexes that dominate visually and, historically, matching the Victorian-era growth period of the surrounding residential area. From 1874 a flour mill complex was built up by Smith & Sons at Anderson Street and Munster Terrace, later Thomas Brunton (1888- ), TB Guest (c1896-) and Brockhoff in the 1880s, 1890s. Adjoining railway sidings and yards fed the complex. At Kensington, Kimpton & Son owned a five-level gabled brick flour mill at the west end of Arden Street since 1887, coexisting with another flour miller to the north, Alex Gillespie who owned a similar gabled brick mill built one year

before. Both the Kimpton and Gillespie mills were 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.



*Figure 8 Bruntons Australian Roller Mill Laurens St 1894 detail, State Library of Victoria*

Major landmark buildings in the North and West Melbourne area reflect the importance of Australia's foremost wool export trade, with the pre and immediate post Second War trading peaks seen in Sutton Street with the massive Commonwealth Wool & Produce Company Ltd. later Elder Smith & Co. Wool Stores of the 1930s and the Victorian Producers Co-operative Company Ltd wool store, reflecting the 1950s era.

Flour mills and wool stores flank the Moonee Ponds Creek and rail network dominating the largely one and two storey houses around them, making the presence visually and historically powerful as symbols of the area's development history.

Victorian and Edwardian era Kensington and North & West Melbourne residential areas housed railway or flour mill employees or those who worked in the industries that serviced them, such as engineering works. The Australian Biscuit Company Ltd. stores, 300 Rosslyn Street, had a row of employee housing nearby at 205-221 Stanley Street.



*Figure 9 Australian Biscuit Company Ltd. stores, 300 Rosslyn Street, West Melbourne, 1889.<sup>2</sup>*

The Gold Rush had initiated a local industrial and engineering base that thrived through the Victorian-era with Colonial government tariff protection. The opening in 1860 of Hughes and Co.'s rolling mills at the west end of Dudley Street, West Melbourne was a major event for the city's industrial development as well as that of West Melbourne, leading to Melbourne as the most highly industrialised Australian city by 1891.

#### ***Benevolent institutions 1851-***

Opening of the Benevolent Asylum at the north end of West Melbourne (asylum reserve bounded by Miller, Victoria, Abbotsford and Curzon Streets) coincided with the creation of Christian church reserves nearby (Baptists, Primitive Methodists, Roman Catholic), as a group of institutions that served the needy. This part of West Melbourne (and North Melbourne) has a distinctive character that derives from this grouping.

Closure of Melbourne Benevolent Asylum in 1911 generated a large Edwardian-era and Interwar development site, with associated Queen Anne, Federation and Bungalow house styles, set on a government subdivision, as a distinctive enclave in West Melbourne and a marker for this important landmark.

#### ***Urban growth 1850s and onwards***

*Melbourne Building Act* proclaimed in NSW and imposed in 1850 on Central Melbourne between the Yarra River and Victoria Street (East Melbourne and Jolimont, West Melbourne and part of North Melbourne south of Victoria Parade), shaped the building stock of West Melbourne.

Services such as reticulated gas and water, provided in the 1850s, facilitated inner Melbourne urban development. Melbourne had the largest population

<sup>2</sup> Proposed for Heritage Overlay but no interim protection C273



in Australia from the Gold Rush of the 1850s to Federation, with the inner Melbourne suburbs (including West Melbourne) holding most of this population surge, as reflected by dense housing development in the area, since replaced in part by industry.

West Melbourne offered residential development, for City and local business owners and investment, with row houses becoming the norm in the Victorian-era, proceeding stylistically from the Colonial Georgian to the Italian Renaissance revival as the 19<sup>th</sup> century progressed.

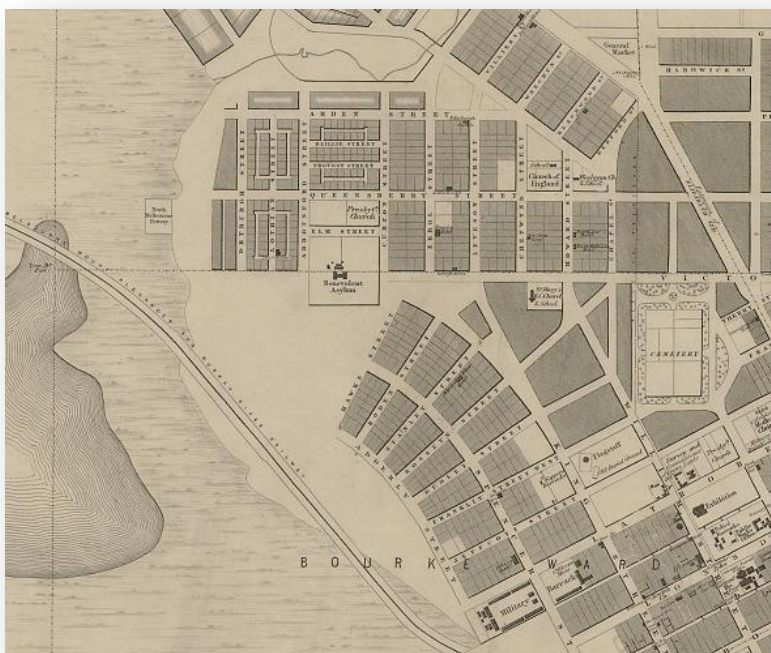


Figure 10 Kearney's 1855 map of Melbourne & Suburbs, detail, State Library of Victoria

North and West Melbourne commercial growth extended along Victoria Street after 1859, with businesses such as undertaker Henry Allison, at the east end, active from 1865, and the Three Crowns Hotel, at the other end, active from 1868, with John Stedeford as a major developer in this street during the Victorian-era.

#### **Late Victorian-era growth**

Steady increases in Melbourne's population from the 1870s peaked in the decade before the bank moratorium of 1893 (5.6% growth), paralleled by many row house developments in West Melbourne, with Annagh Terrace (1871-6), 582-588 Spencer Street, at one end of the era, and Cooper's row houses (1891), 18-26 Capel Street, at the other, as boosted by the growing trade boom and associated transport expansion.

Continuing railways track and workshop expansion in the 1880s, allowed by the draining of the West Melbourne swamp, in turn inspired grand Italian Renaissance revival style hotels such as Harrison's Railway Hotel, created in 1888 near the North Melbourne railway station and major wool, flour, timber and firewood trading outlets.



Figure 11 Annagh Terrace (1871-6), 582-588 Spencer Street, part





*Figure 12 MMBW Record Plan, c1895, detail, West Melbourne before large industrial development replaced early housing, State Library of Victoria*

The direct effect of the Melbourne population and economy, stalling in the 1890s, was alleviated in part by nearby public works such as the vast MMBW sewerage project that commenced in Footscray and West Melbourne, and construction of the Victoria Dock (now Docklands), that opened in 1893, also the dredging of the deep water shipping channels, while development such as Frederick Stones' row houses (1894-5), at 595-597 King Street, West Melbourne, continued in West Melbourne despite the recession

#### ***Early Twentieth Century, growth of West Melbourne industry and its effects***

Economic recovery after Federation, tariff protection for local industry and post First War recovery, meant

industrial growth in Melbourne's west and north, with the encroachment of factories into North and West Melbourne. This would only increase up to WW2, with consequent reduction in housing and increasing public concern over amenity loss.

A major Melbourne population boost before and after WW1, truncated by the Depression in the late 1920s early 1930s, was accompanied by a new concern for town planning and residential amenity. New factories in West Melbourne were affecting the existing residential character.

The Moreland Smelting Works factory (1900) located at Dudley Street, West Melbourne, and Connibere, Grieve & Connibere hat factory and showroom (1906)

located at Howard Street West Melbourne, were among the first of this industrial wave.



*Figure 13 Connibere, Grieve and Connibere hat factory and showroom built 1906.*

Melbourne was not merely one of Australia's major manufacturing centres; it dominated the financing, direction, and control of metallurgical and other basic industries throughout Australia, a position which was strengthened in the 1920s.

With new State guaranteed electricity supplies after the 1920s, and new interstate and overseas markets, industrial development continued to encroach on residential areas in West Melbourne, such as the Britannia Tie Company Pty. Ltd. factory (1922) located at Miller Street West Melbourne on the former Benevolent Asylum site, with other Interwar factory development closer to the City, such as Widdis Diamond Dry Cells Company, Pty. Ltd. (1922-1926) located at Hawke Street, West Melbourne, and Keep Brothers & Wood bulk store (1923-4), located at Batman Street, West Melbourne.

Established West Melbourne industrial-warehouse uses, such as Briscoe and Company, ironmongers, warehouse complex (1925-6, 1937-8) expanded at Roden Street, West Melbourne, and the gigantic Sands and McDougall Pty. Ltd. box factory, in Batman Street, was added to the existing West Melbourne complex, in two stages, before and after the 1920s Great Depression (1928, 1937-1940).

Transport oriented complexes continued being developed into the Interwar period with growing use of motor transport, including Preston Motors Pty. Ltd., at 445 Spencer Street built 1935, and the vast Autocar Industries Proprietary Limited Assembling and Motor Body Works in Batman St 1925-. The complex was as a major step in industrialisation after World War One and a direct reflection of the massive

increase in motor car sales in Victoria as well as the protective measures of government tariffs.



*Figure 14 Autocar Industries Proprietary Limited Assembling and Motor Body Works, 100-154 Batman Street, built from 1925, as in 2015*

### **Wartime industrial growth**

Not all businesses were stalled by the Interwar Depression, with wartime threats affecting imports and creating new markets, while the emergence of new factory designs increased efficiencies and lowered production costs, one example being the Moderne style R.H. & W.H Symington and Company (Aust) Pty. Ltd., Liberty Corsets model factory (1930-1936), located at Chetwynd Street, West Melbourne. The Second War boosted some West Melbourne factories to supply the war effort, such as the Gadsden Pty. Ltd. Factory 1926, Felton Grimwade & Duerdins Pty. Ltd. (1942, 1944) in Rosslyn Street and W. O'Donnell Engineer works in Batman Street (1941).



*Figure 15 J. Gadsden Pty. Ltd. Factory,*

### **Slum clearance**

Oswald Barnett, active campaigner against slums, led the Victorian Government to establish the Housing Investigation and Slum Abolition Board (HISAB) in July 1936, with some West Melbourne housing considered for redevelopment as factory sites.

Capel Street infill (40-60 Capel Street) is an extensive example of a revised State housing policy in the 1980s, under the Hamer Liberal Government, that saw an attempt to integrate new Government housing into the existing Victorian-era row house fabric of Melbourne's inner suburbs, in this case West Melbourne. This was in contrast to the pre-cast concrete tower blocks in nearby North Melbourne that followed Barnett's impetus.





Figure 16 HCV infill, 1980s Hawke St

### **Post World War Two reconstruction**

Post WW2 reconstruction included revival of building as materials shortages waned, with building supplier, Sisalkraft Distributors Pty. Ltd. store and offices (1954, 1956), located at Miller Street West Melbourne, and the new offices of the Fibrous Plaster Manufacturers Association of Victoria (1952-3), located in King Street West Melbourne and proposed as the renovation of a row house overcame post-war materials restrictions, aimed at supplying residential needs.

After WW2 there was a gradual move away from manufacturing in West Melbourne to warehousing, due to new large production-line industry plants demanding greenfield sites on the edge of the City at locations like Doveton and Broadmeadows.

### **City fringe public services in West Melbourne**

Offices and services grew around the City of Melbourne perimeter in the 1940s-1950s and onwards, with examples such as State Rivers and Water Supply Research and Testing Laboratories in William Street, and expansion of the Associated Taxi Services offices and service station, in Spencer Street, in time for the 1956 Olympics.



Figure 17 State Rivers and Water Supply Research and Testing Laboratories, William Street, 2015

Also in time for the 1956 Olympics, the rebuilding of the West Melbourne stadium in Dudley Street (later Festival Hall), an entertainment venue for working people since the Edwardian-era. The Melbourne Remand centre in Spencer Street was another City-based public service set in West Melbourne.

With expansion available only to the north and west of the City (Yarra River and parklands restricting other directions), office use replaces former West Melbourne row houses, including the International Modern style, Flagstaff House (Yuncken Freeman Architects Pty. Ltd. offices) located at King Street West Melbourne, in 1970, in place of Victorian-era row houses.

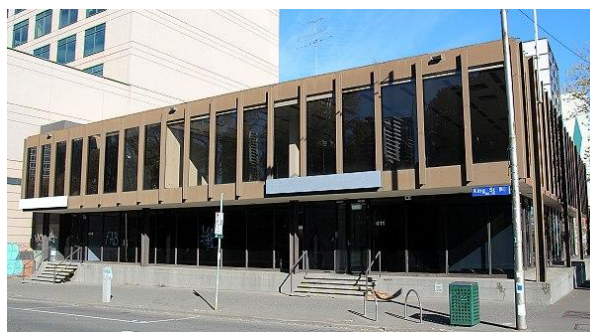


Figure 18 Yuncken Freeman Architects Pty. Ltd. offices, 411 King Street, 2015

Some row houses were converted for professional use such as the nearby office of award winning architect Don Hendry Fulton.



Figure 19 Fulton office, 439 King Street, 2015

## **Background to *West Melbourne Heritage Review***

In 2015 the City of Melbourne commissioned Graeme Butler & Associates to provide heritage assessments of existing and potential heritage places in the West Melbourne Structure Plan area. This was the *West Melbourne Heritage Review* (WMHR).

Many of the assessed places had been identified in the Graeme Butler *North and West Melbourne Conservation Study* (1983) but others were highlighted by reviews carried out by Allom Lovell & Associates *Report on the City of Melbourne Planning Scheme Heritage Review* (2000) and Meredith Gould Architects or MGA (2003). MGA's later review, the *Heritage Assessment Arden-Macaulay Structure Plan Area* (2010), also provided a thematic insight into the West Melbourne area's development as did the *Arden-Macaulay Heritage Review* carried out by Graeme Butler & Associates.

The aim of the *West Melbourne Heritage Review* was to examine these earlier reviews and any subsequent data found on the selected places and make recommendations for inclusion or otherwise in the schedule to clause 43.01 of the *Melbourne Planning Scheme* on the basis of local heritage significance. Reference was also made to the *Thematic History – A History of the City of Melbourne's Urban Environment* (2012).

From the project brief:

The purpose of the Review is to determine which buildings and precincts in the study area warrant heritage protection under the Melbourne Planning Scheme.

The Review will inform an amendment to the Melbourne Planning Scheme to ensure that properties with heritage significance are protected. It will also inform the preparation of the West Melbourne Structure Plan which will be undertaken in parallel.

## **West Melbourne Heritage Review report**

The West Melbourne Heritage Review report included the following:

- Heritage assessment methodology;
- Study findings;
- Study recommendations;
- Appendix 1: Summary table of assessed places, with existing and recommended heritage status for each surveyed place, also a summary of recommendations;
- Appendix 2: Heritage Assessments: all places, with analysis, research and recommendations for each surveyed place;
- Appendix 3: Detailed heritage assessments, Statement of Significance for each potential significant place, with a map showing the place;
- Appendix 4: Heritage Overlay Area Statements of Significance, with Statement of Significance for the North and West Melbourne area as derived from the MGA *Arden Macaulay Structure Plan heritage review*, historical themes and thematic chronology, and conclusions from chronology- note that this Statement of Significance is independent of the C258 proposed Statement of Significance for HO3 as exhibited March April 2017 but is compatible with it;
- Appendix 5: Heritage definitions used by Melbourne City Council such as grading of places and streetscapes;
- Appendix 6: Assessment criteria used in this report, as guided by Heritage Victoria policies; and
- Appendix 7 West Melbourne Comparative Analysis Grouping by place type and place creation date, as a basis for comparison of places assessed in the project.

### ***Heritage Victoria criteria used in the review***

The *Victorian Planning Provisions* (VPP) Practice Note, *Applying the Heritage Overlay* (2018) cites the following criteria as appropriate for heritage assessment in Victoria. These criteria were used in the West Melbourne review, as identified by their alphanumeric code A-H, and are briefly described as follows:

**Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).

**Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

**Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

**Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

**Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

**Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

**Criterion G:** Strong or special association with a particular community or cultural group for social,

cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

**Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

### **West Melbourne Heritage Review summary of findings**

#### **Changes to West Melbourne since 1980s**

- Most places assessed in existing Heritage Overlays have changed little since identified in the *North and West Melbourne Conservation Study* (1983), or subsequent reviews. Therefore, the heritage values identified then have remained the same except perhaps with the addition of hitherto unknown historical values as a result of the 2015 reassessment;
- However, some places in the Heritage Overlay have changed markedly and the revised heritage grading reflects this change;
- With redevelopment encroaching from the Capital City Zone, comparable places to those assessed have been reduced in number and hence this reduction has increased the relative significance of some of the places;

#### **Identified thematic development**

- West Melbourne development varied from the gold-induced boom (1851-) through to the minor recession of the 1870s, the following boom in the 1880s and early 1890s, with the bulk of identified structures reflecting this development phase in the area and its special role as a substantially Victorian-era domain within Melbourne's suburbs;
- Parts of West Melbourne were initially an elite residential area situated close to the City, near the Flagstaff Gardens and overlooking the bay with, for example, some early Victorian-era row houses in Dudley Street, reflecting this today (i.e. Rich Hill Terrace);
- The prevalence of small scale residential development by West Melbourne residents, often contractors, who lived in, or next to, house rows they developed;

#### **Benevolent Asylum**

- The redevelopment of the former Benevolent Asylum site (active 1851-1911) from 1913 created a distinctive enclave of Edwardian-era and inter-war structures in

West Melbourne that could form the basis of a Heritage Overlay Area, separate from the existing HO3 North and West Melbourne<sup>3</sup> - this has already been acknowledged in the MGa review of 2011<sup>4</sup>;

#### **Transport hub and transport workers**

- Enhanced by proximity to the City and a growing nearby transport hub, the central role played by West Melbourne (also North Melbourne and Kensington) in the industrial development of the Colony, the State, and Australia, prior to post-Second War reconstruction and the move of industry to outer suburbs, as demonstrated by some of the assessed Victorian-era, Edwardian-era and inter-war industrial places in this report;
- Workers at the nearby docks and railways have been identified in this Review, with the hierarchy in the Victorian-era workplace reflected in the type of West Melbourne housing and development undertaken by those individuals linked with transport, with for example, engine drivers living close to their workplace and speculating in nearby housing development;
- The role of transport access, rail and sea and its effect on the growth of industrial development in West Melbourne, as well the West Melbourne residential areas where owners or employees in these industries built their house, rented or acted as small scale developers;

#### **Interwar industrial development**

- The Interwar industrial development surge in Melbourne and Victoria, partly caused by home-front war time needs, left its mark on West Melbourne due to its close proximity to ports, transport and the City centre as some identified places reflect;

#### **New data, gradings and Statements of Significance**

- Some of the West Melbourne places, individually listed within the Heritage Overlay, had no Statement of Significance – these have typically been provided in this Review<sup>5</sup>;

<sup>3</sup> Revision of the HO3 boundary is not part of this review

<sup>4</sup> MGa, *City North Structure Plan Area Heritage Assessment* (2011)

<sup>5</sup> Amendment C19 to the *Melbourne Planning Scheme* for example HO842 411-415 King Street, West Melbourne

- Places graded A, B or C in the *North and West Melbourne Conservation Study* (1983) or *Central Activities District (CAD) Conservation Study* (1985) and hence identified as of individual significance, have been provided with a Statement of Significance in the Practice Note format;
- Historical data provided in some of the past studies and reviews of heritage places within the project area have proved to be incorrect- this has been remedied in this Review;

### **Heritage Places Inventory**

- The incorporated document, the *Heritage Place Inventory* 2015 was found to be in part, incomplete and/or incorrect and required amendment reflecting the findings of the West Melbourne Heritage Review, as now included in the *Heritage Places Inventory* 2017;

### **Melbourne building permit application drawings**

- The significant collection of City of Melbourne building permit application drawings (c1916-1970s) held at the Victorian Public Records Office (VPRO) provides essential data for heritage management of many of these places, but the drawings are difficult to retrieve, are stored rolled up in tubes with consequent damage caused by access. Some drawings are in need of urgent conservation. All drawings should be digitised and public access provided to them with the support of the City of Melbourne, providing a major cultural collection which reflects art, the social practices and the history of the City.

### **West Melbourne Heritage Review recommendations**

The *West Melbourne Heritage Review* made recommendations set out in table in *Appendix 1: Summary table of all surveyed places*, arranged in street alphabetical order, shows recommendations for potential inclusion or retention in the schedule to clause 43.01 of The *Melbourne Planning Scheme: Heritage Overlay*.

- Places recommended for inclusion as a *significant* individual heritage place in the Heritage Overlay are assessed as either State or locally significant to West Melbourne or the City of Melbourne and typically of a heritage grading of A, B, or C.

- Places that are individually significant are typically also assessed as being contributory to West Melbourne.
- Heritage places that are assessed as *contributory only* within an existing or proposed Heritage Overlay area typically have a place grading of D.
- Places assessed as of potential State significance, and City of Melbourne place grading of A, are recommended for inclusion in the Victorian Heritage Register.
- Similarly, places that are on the Victorian Heritage Register are recommended for 'A' grading.

### **Victorian Heritage Register**

Because the City of Melbourne was not the responsible planning authority for places on the Victorian Heritage Register these were not reviewed in detail but it was recommended that any new place proposed for inclusion in the Victorian Heritage Register was to be automatically recommended for the *Melbourne Planning Scheme* Heritage Overlay. Failure to achieve entry to the Register should not prevent its inclusion in the Heritage Overlay. Similarly, if only part of an identified significant place was included on the Victorian Heritage Register, the balance of the place should be included in the Schedule to the Heritage Overlay as a locally significant place (see former St James Church of England complex, 28 Batman Street).

Existing heritage gradings from the City of Melbourne *Heritage Places Inventory* (2015) were included in the Review with proposed upgrades evident on the basis of enhancement or hitherto unknown historical information or, downgrades, because of external change, alterations or demolition. These have been broadly reflected in the *Heritage Places Inventory* 2017.

### **Detailed recommendations**

(Refer to the *West Melbourne Heritage Review Appendix 1: Summary table of all surveyed places* for place specific recommendations.)

The Review recommended that:

- Places and associated land, recommended in the *West Melbourne Heritage Review Appendix 1: Summary table of all surveyed places* for inclusion in a Heritage Overlay, should be added to the *Schedule to the Heritage Overlay* Clause 43.01 of the *Melbourne Planning Scheme*, as qualified by any detailed



- recommendations in each assessment, see Appendix 2: Heritage assessments;
- *External Paint Controls* should apply within the Schedule to the Heritage Overlay (clause 43.01) for all additional built places;
  - Tree Control should be applied in the Heritage Overlay schedule for identified significant trees or consideration for a Vegetation Protection Overlay (schedule to clause 42.02);
  - Places and associated land, where assessed to be of State significance, should be nominated by the City of Melbourne for assessment by the Victorian Heritage Council for potential inclusion on the Victorian Heritage Register;
  - The proposed City of Melbourne heritage grading in the report (A-D) should be applied in the context of the relevant level of management, as outlined in the *Melbourne Planning Scheme* local policy (*Heritage Places outside of the Capital City Zone*, Clause 22.05 of the *Melbourne Planning Scheme*) and the reference document, *Urban Conservation in the City of Melbourne* (1985);
  - The contributory elements or fabric described in each assessment (typically elements from the principal creation date or dates of the place) should be conserved and enhanced following the stated purpose of clause 43.01;
  - The proposed gradings, once adopted, should be added to or replace those existing in the *Heritage Place Inventory* (2105) or as transmuted in the *Heritage Places Inventory* 2017;
  - City of Melbourne City of Melbourne *i-Heritage* online heritage database and entries in the *Hermes* online database should be edited to reflect the findings of this Review and to aid in heritage management;
  - The City of Melbourne should encourage or aid in the digitisation and flat storage of the significant collection of City of Melbourne building permit application drawings held at the Victorian Public Records Office that are currently rolled up in tubes, with consequent public access and conservation issues; and
  - The Statements of Significance and place assessments from the *West Melbourne*

*Heritage Review* in Appendix 2: *Heritage assessments* - all places should form part of an Incorporated Document in the *Melbourne Planning Scheme* to guide heritage management of the significant places of West Melbourne.

## **Melbourne Planning Scheme Amendment C258**

Heritage Policies Review and *West Melbourne Heritage Review 2016*.

Amendment C258 proposes to:

- revise the local heritage planning policies in the Melbourne Planning Scheme
- incorporate new heritage statements of significance for the following precincts: Carlton; East Melbourne and Jolimont; North Melbourne and West Melbourne; Parkville; South Yarra; and Kensington
- replace the 'A to D' grading system with the 'significant/contributory/non-contributory' grading system in line with the Department of Environment Land, Water and Planning Practice Note and Planning Panels Victoria directions<sup>6</sup>.

The exhibition of Amendment C258 - Heritage Policies Review and *West Melbourne Heritage Review 2016* (WMHR), finished on 12 May and the City of Melbourne reviewed and analysed submissions. Submissions received raised a variety of issues related to different components of the Amendment. Subsequently the proposed *Heritage Places Inventory* part of the amendment was re-exhibited in 2017.

Submissions were referred to Graeme Butler & Associates for review concerning the *West Melbourne Heritage Review* and advice on any heritage matters raised by the submissions and how they might affect the *West Melbourne Heritage Review, 2016*.

Following is the list of submissions in relation to the West Melbourne Heritage Review. The City of Melbourne has requested a review of these submissions in relation to the West Melbourne Heritage Review. Recommendations are provided.

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<sup>6</sup> City of Melbourne web site C258, accessed 2017

## Submissions referred to Graeme Butler & Associates

**Table 1 Summary of referred submissions and recommendations,**  
alphabetical street order, *blue entries are from the re-exhibition of C258*

Submission numbers	Relevant place	address			Recommendations
39	J. Gadsden Pty. Ltd. factory	Abbotsford Street	17	-37	No change to assessment No change to Statement of Significance.
102	St James Cathedral bells	Batman Street	2		City of Melbourne to seek an amendment to the VHR designation to recognise the bells and potentially other issues with Statement of Significance.
75	West Melbourne Stadium, later Festival Hall	Dudley Street	300		No change to Statement of Significance.
61	Kipling's house	Hawke Street	43		For consistency, the <i>Heritage Places Inventory 2017</i> and <i>West Melbourne Heritage Review</i> should include all of 27-55 as a Level 1 or Significant Streetscape (existing has 53, 55 at level 2)
86	West Melbourne Baptist Church manse	Hawke Street	2		Demolition 2016- remove from <i>Heritage Places Inventory 2017</i>
66	Sands and McDougall Pty. Ltd. complex, part	Jeffcott Street	102		No change to assessment or Statement of Significance
20	Morton's farrier	King Street	609		No change to assessment
21	Cellular Clothing Company Ltd. works	King Street	613		No change to assessment
54	Aberfoyle House, former Hickey Bros corn merchants	La Trobe Street	456		No change to assessment Potential for heritage record Potential archaeological significance
54	Taximeter Pty. Ltd., meter mechanics, later St James House	La Trobe Street	460	-462	No change to assessment
19, 51	Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants	La Trobe Street	488	-494	Demolition 2018- remove from <i>Heritage Places Inventory 2017</i> and Statement of Significance Incorporated Document
90	Dean's house later 'The Drunken Poet'	Peel Street	65		Recommend that Building Grading in <i>Heritage Places Inventory 2017</i> be changed from "Contributory" to "Significant". Include proposed Statement of Significance in Incorporated documents.
64	Various places, Tait's house, formerly part Emerald Cottages, 132-142 Roden Street, Lourdes, Hannah Smith's house and dairy (demolition)	Roden Street	132		The proposed <i>Heritage Places Inventory 2017</i> should reflect the findings of the <i>West Melbourne Heritage Review</i> , assuming that this has been achieved. Consider conservation of contributory places and significant streetscapes adjacent to but

## Melbourne Planning Scheme Amendment C258 Evidence

Submission numbers	Relevant place	address			Recommendations
					outside of existing Heritage Overlay Areas that share a common historical or architectural theme with the precinct.  Remove 187 Stanley Street, West Melbourne from the C258 Inventory and Incorporated Document
43	Thomas Hulse's house, part 159 -163 Roden Street, West Melbourne	Roden Street	159		No change to assessment  Revise the Statement of Significance for 159 Roden St and similarly to that of 163 Roden St, clarifying their role in the significant house row 159-163 Roden St.
101	Part Wigton cottages	Roden Street	171		No change to <i>Heritage Places Inventory 2017</i> Potential minor change to <i>West Melbourne Heritage Review Statement of Significance</i> .
38	Briscoe and Co ironmongers warehouse complex, part	Roden Street	172	-184	To match the places with the City of Melbourne Map addresses, revise the proposed <i>Heritage Places Inventory 2017</i> : <ul style="list-style-type: none"><li>• 172-184, (part Briscoe and Co ironmongers warehouse complex)- significant</li><li>• 164-184 Briscoe and Co ironmongers warehouse complex - significant</li><li>• 164-170, (part Briscoe and Co ironmongers warehouse complex) - contributory</li></ul> Correct the typographic and address errors in the Statements of Significance
99	Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields	Rosslyn Street	101		Revise the Statement of Significance and <i>Heritage Places Inventory 2017</i> to reflect the demolition of 109-133 Rosslyn St.
58	Melbourne Remand Centre, later Assessment Prison	Spencer Street	317		No change to assessment  No change to Statement of Significance.  Consider preparing an Incorporated Plan for heritage management of the place
88	Victorian-era commercial streetscape	Spencer Street	437	-441	No change to assessment or <i>Heritage Places Inventory 2017</i>  Proposed changes to Statement of Significance.
99	J. S.Corden and Company Pty. Ltd. workshop	Stanley Street	210		No change to assessment  No change to <i>Heritage Places Inventory 2017</i>
60	Various places	Various			No implications for West Melbourne Heritage Review report
97	Potential Benevolent Asylum Estate precinct , part	Victoria Street	387		Recommended that any proposed North Melbourne heritage review should embrace the potential of a Benevolent Asylum Estate

Submission numbers	Relevant place	address			Recommendations
					precinct
7	Wickham's house, later Oakey's house	Walsh Street	62		No change to assessment No change to Statement of Significance.
83	Flagstaff Gardens	William Street	309	-311	No implications for West Melbourne Heritage Review.  Recommend a reference be made to the key role played by the Flagstaff Gardens in any proposed North and West Melbourne Statement of Significance

## Heritage Places Inventory 2017 (HPI) and the West Melbourne Heritage Review

### Existing grading system and significance levels

Existing definitions from the *Heritage Places Inventory 2015*:

#### 'A' Graded Buildings

These buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on or recommended for the Victorian Heritage Register or the Register of the National Estate.

#### 'B' Graded Buildings

These buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate.

#### 'C' Graded Buildings

These buildings demonstrate the *historical or social development of the local area* and/ or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and buildings types.<sup>7</sup>

Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

#### 'D' Graded Buildings

These buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will

be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

Individually 'Significant' places in the A-E grading system were those graded A,B and C as defined in the referenced policy *Urban Conservation in the City of Melbourne*<sup>8</sup> and more specifically in the *North and West Melbourne Conservation Study 1983*<sup>9</sup>.

### Values from the North and West Melbourne Conservation Study 1983

There were subtle differences in approach among some of the 1980s conservation studies. For example, the *North and West Melbourne Conservation Study 1983* stated (Vol 1, p1) that:

- 'C buildings have intermediate **regional importance**';
- B level places had a high regional significance and A places were of State significance.
- 'Importance level D and E relate to importance judged in a purely **local** context'.

Designated parts of the *North and West Melbourne Conservation Study* and other area studies were adopted by the City of Melbourne 1 July 1985.<sup>10</sup> Despite some differences in definition, these gradings were applied to a universal grading system as cited in the referenced planning policy *Urban Conservation in the City of Melbourne*, 1985.

One result of these studies was to seek planning protection for all unprotected A, B, and C graded

<sup>8</sup> Not a reference document in the proposed clause 22.05

<sup>9</sup> Referred to erroneously in the proposed clause 22.05 as North & West Melbourne Conservation Study 1985, & 1994

<sup>10</sup> North and West Melbourne Conservation Study 1983 (City of Melbourne) Part D.

<sup>7</sup> My italics

buildings in the City of Melbourne, as individually significant.

'The Council is seeking the introduction into the of MMPS of protective controls for buildings graded A,B C that stand outside existing and proposed UC1's. These controls will be similar in nature to the Urban Conservation Area controls, except that they will apply to an individual allotment rather than to an area.<sup>11</sup>

The Practice Note, *Applying the Heritage Overlay* (2018) allows for places of local significance and above to be covered by a Heritage Overlay but does not cite any ideal nomenclature for ranking except discouraging the use of the A,B,C ranking system..

#### **West Melbourne Heritage Review assessments**

For consistency the *West Melbourne Heritage Review* drew on the existing gradings and grading definitions of the *North and West Melbourne Conservation Study* to help determine heritage values and offer some consistency with existing adopted gradings.

The *West Melbourne Heritage Review* brief of 2015 required among other things:

Prepare an individual assessment of each place in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance; and a grading from A to D if appropriate)...

Gradings are to be consistent with those currently used outside the Capital City Zone. In addition, each place should be graded significant, contributory or non-contributory.

As requested by the brief and on the basis of existing and proposed Statements of Significance, these heritage values were expressed in the old ranking system of A-E<sup>12</sup> as well as a new evaluation system.

#### **West Melbourne Heritage Review evaluation system**

In the absence of the *Heritage Places Inventory 2017*, the evaluation system used in the WMHR was based on the model used in the *City of Yarra Review of Heritage Overlay Areas 2007* and subsequently the *Arden- Macaulay Heritage Review*<sup>13</sup>. This ranking model was expressed in the *City of Yarra Review of the Heritage Overlay Areas 2007* as follows.

<sup>11</sup> North and West Melbourne Conservation Study 1983 as issued in 1985 to accompany the 1985 policy *Urban Conservation in the City of Melbourne*

<sup>12</sup> Brief requested use of A-D only

<sup>13</sup> See Appendix 8 of the *City of Yarra Review of the Heritage Overlay Areas 2007*

Assessment	definition
Not assessed	insufficient data to allow an assessment
Contributory	Contributory to identified cultural values of heritage overlay area as stated in the Statement of Significance
Not Contributory	Not contributory to identified cultural values of heritage overlay area as stated in the Statement of Significance
Individually Significant	Aesthetically, historically, scientifically, socially significant at the Local level and contributory or complementary to the Heritage Overlay Area

The place schedule used in the City of Yarra model also referenced the Heritage Overlay associated with each place, in terms of *Contributory* or *Individually significant* to a specified Heritage Overlay or Heritage Overlay area.

#### **Proposed Heritage Places Inventory 2017**

Carried out after the *West Melbourne Heritage Review*, the proposed revision of the existing *Heritage Places Inventory 2017* has the following definitions

'Significant' heritage place:

A 'significant' heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.

'Contributory' heritage place:

A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.



**'Non-contributory' place:**

A 'non-contributory' place does not make a contribution to the heritage significance or historic character of the precinct. Non-contributory either do not appear in this Inventory or are represented with a '-'.<sup>14</sup>

The definition used for a significant streetscape is as follows:

'Significant streetscapes' are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

These values are expressed as a 'Building Grading' of either 'significant' or 'contributory'. Unlike the City of Yarra model there is no reference in the schedule to the associated Heritage Overlay of each place, in terms of contributory to what? However, the principles underscoring the above definitions in the proposed C258 *Heritage Places Inventory 2017* and *West Melbourne Heritage Review* are compatible.

***Inconsistencies in the drafting of the City of Melbourne proposed Heritage Places Inventory 2017<sup>14</sup>.***

Initial inconsistencies between the proposed *Heritage Places Inventory 2017* and the exhibited findings of the *West Melbourne Heritage Review* have been broadly resolved in terms of the sample assessed from the C258 submissions. Graeme Butler & Associates were not requested to review the proposed C258 *Heritage Places Inventory 2017*.

**CONCLUSION**

As the author of the West Melbourne Heritage Review, I (Graeme Butler of 21 Alphington St, Alphington) believe that the review has been carried out in a comprehensive manner and forms a sound basis for the amendment and future management of the City's heritage assets in the West Melbourne study area.

The format of the reviews and the amendment has followed wherever possible that recommended by the Melbourne Planning Scheme C186 panel report, with for example progress towards replacement of the A-E heritage grading system with that recommended by the practice note.

The review's recommendations are consistent with the findings of previous expert assessments and provide a logical outcome for heritage planning in the area, after the 35 year duration since the original

study of North & West Melbourne Conservation Study 1983.

Recommendations have been summarised in Table 1.

***Limitations of the review***

- The existing thematic environmental history, the *Thematic History – A History of the City of Melbourne's Urban Environment* (2012), was used for this project and has not been reviewed.
- Review of existing Victorian Heritage Register places was not part of the project brief, but existing Statements of Significance and place mapping have been included along with recommendations for further inclusions on the register.
- Although all places in West Melbourne have been surveyed as requested by the brief, the typical date range, assessed for heritage values in *Appendix 2: Heritage assessments - all places*, has been set at c1835- c1945. This is consistent with the identified significant period of the HO3 North and West Melbourne precinct, as including the Victorian and Edwardian eras and, the Interwar period (see *West Melbourne Heritage Review Appendix 3: Statements of Significance*).
- Post-Second War places provide a contribution if they have been identified as individually significant. In 2008, Heritage Victoria commissioned the comprehensive study *Survey of Post-War Built Heritage in Victoria* to cover the period from 1945 to 2000: this work has guided the West Melbourne Heritage Review. Significant post World War Two places listed in this survey from West Melbourne include: ② Festival Hall 300 Dudley Street West Melbourne (1955-56); ② Don Camillo Cafe 215 Victoria Street West Melbourne (1955); and Yuncken Freeman Pty Ltd architectural offices, 411-415 King Street West Melbourne (1970). The Royal Australian Institute of Architects (Vic) architectural award list has also been consulted.
- Interiors were typically not assessed in this review, given time constraints and the need to obtain owner or occupier permission. Although protection of heritage interiors is achievable under the Heritage Overlay the Practice Note states that: *Applying internal alterations controls Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply?*

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<sup>14</sup> As advised by City of Melbourne

*column. This provision **should be applied sparingly and on a selective basis to special interiors of high significance.** The statement of significance for the heritage place should explain what is significant about the interior and why it is important* As protected interiors must be of 'high significance', this limits the scope and application of this aspect of protection of built heritage. Past Panels Victoria reports have requested a comparative analysis before any application of interior control which would prove difficult without free access to interiors, to provide a comparative base.

- The Review was done in isolation from the City of Melbourne *Heritage Places Inventory 2017* and Local Area Statement of Significance projects and as such the findings of the West Melbourne review did not rely on the data or policies included in those parts of Amendment C258 but appears broadly compatible with them.

#### **Expert reports relied upon in carrying out the Review**

- Graeme Butler *North and West Melbourne Conservation Study 1983* (City of Melbourne<sup>15</sup> and consultant's versions);
- Allom Lovell & Associates *Report on the City of Melbourne Planning Scheme Heritage Review* (1999-2000);
- Meredith Gould Architects (or MGA) *Heritage Assessment Arden-Macaulay Structure Plan Area* (2010);
- Context Pty Ltd., *Thematic History – A History of the City of Melbourne's Urban Environment* (2012).
- Graeme Butler & Associates, *Arden-Macaulay Heritage Review 2012*
- Graeme Butler & Associates *Kensington Heritage Review, 2013* (Kensington East)
- *Heritage Precincts Statements of Significance 2017, C258*

#### **Expertise and contribution to the evidence report**

Graeme Butler graduated as a Bachelor of Architecture with a history major at Melbourne University in 1972. He has acted professionally in the heritage field since the 1970s.

This evidence, West Melbourne Heritage Review, Kensington Heritage Review, and the Arden Macaulay Heritage Review 2012 were all undertaken by Graeme

Butler as a principal of Graeme Butler & Associates. Graeme Butler also conducted the Kensington and North & West Melbourne and urban conservation studies in the early 1980s which included the Review project area.

Places assessed in the Review were from the above urban conservation studies, and survey work undertaken by Graeme Butler in 2015-2016.

#### **Conclusion**

I, Graeme Butler, have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

**Graeme Butler**

July 2018.

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<sup>15</sup>

<https://www.melbourne.vic.gov.au/SiteCollectionDocuments/nth-west-melbourne-conservation-study-1983.pdf>

## SUBMISSIONS: SUMMARIES AND RESPONSE

This section includes a summary of C258 submissions in relation to the West Melbourne Heritage Review. The City of Melbourne has requested a review of these submissions in relation to the West Melbourne Heritage Review. A responses and recommendations for any further action are provided except for submission 86, the former West Melbourne Baptist Church manse 2 Hawke Street. This place is recommended for removal from the proposed *Heritage Places Inventory 2017* due to its demolition late 2016.

## J. Gadsden Pty. Ltd. factory 17 Abbotsford Street, submission 39

City of Melbourne property number: 100002

Type of place: Factory

**Heritage Places Inventory 2017:** significant; **Heritage Overlay:** HO1178



*Figure 20 Main two storey 1926 Ireland and Abbotsford Street corner office and show room*



*Figure 21 One storey 1926 factory block extending to Adderley St.*



*Figure 22 North-west corner of proposed Heritage Overlay: main corner block and water tower*



*Figure 23 North-west corner of complex, not proposed for Heritage Overlay*





Figure 24 Aerial view from south, with proposed Heritage Overlay extent (Google Earth)

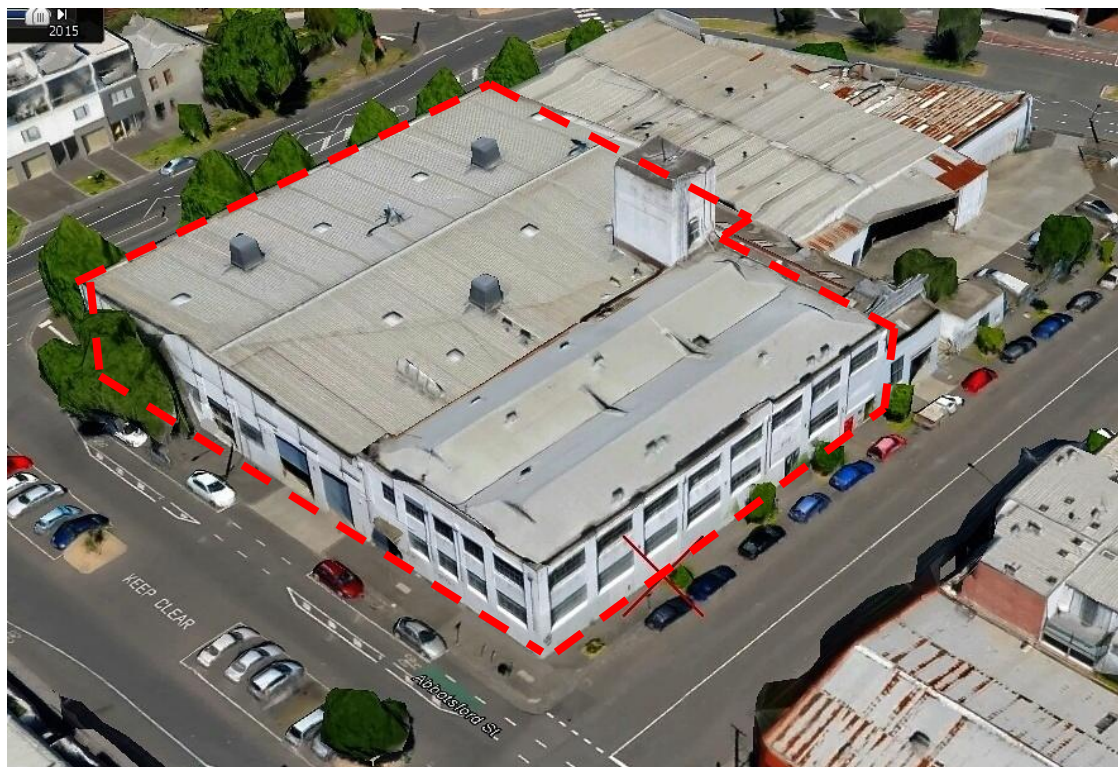


Figure 25 Aerial view from south-east, with proposed Heritage Overlay extent (Google Earth)

**Historical associations:**

**Creation or major development date(s) of place:**  
1926

Creation or major development period?

Victorian-era? No

Edwardian-era? No

Interwar (WW1-WW2)? Yes

Post WW2? No

**Major owners or occupiers:**

J Gadsden Pty. Ltd.

**Designer:** Frank Stapley Architect

**Heritage evaluation:**

Individually significant? Yes

Contributory to a precinct? No, outside of the North & West Melbourne heritage area.

**Existing heritage grading and streetscape level**

(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading:** C3

**Heritage values:**

Aesthetic values? Yes

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** HO1178\*, J. Gadsden Pty. Ltd., 17-37 Abbotsford Street, West Melbourne

**Victorian Heritage Register?** no

**Thematic context:**

5.5 Building a manufacturing industry



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## C258 Submission 39

### Summary

- Submitter believes that the Practice Note 01 'Applying the Heritage Overlay' (Revised September 2012) requirements have not been met and therefore HO should not apply.
- No reference or assessment as required by the Practice Note 01 (now 2018) which guides when heritage overlays should be applied to sites.
- Criterion under the practice note for architectural and for historical significance has not been met and the building does not meet the benchmark in terms of importance or aesthetic quality, architectural style etc.
- Statement of significance is brief and includes no compelling reason/s why site is worthy of heritage protection.
- Statement of significance / survey notes relates to the Gadsden companies activities away from this site and other tenuous links to the company, which inadvertently

demonstrates that this site is of no historical or aesthetic importance.

### Graeme Butler response

No evidence has been presented to suggest that the *Practice Note 01 'Applying the Heritage Overlay'* (2018) provisions have not been met. The West Melbourne Heritage Review methodology has been outlined in pages 4-6 of the review preamble, *Methodology for each place assessment* and *Criteria and thresholds*, and in *Appendix 6: Assessment criteria used in this report*. Similarly the criteria outlined in the practice note have been applied under the associated cultural values of historic, aesthetic, technical, social etc. as stated in 'Why is it significant?'.

**Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).

**Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

**Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

**Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

**Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

**Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

**Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

**Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Although altered (painted brickwork, changes to openings) the Gadsden complex was a custom design for a significant local company by a well known architect, possessing valuable attributes such as the multi-pane glazing, the pierced and parapeted facade and the large bas-relief lettering facing the two main frontages. This lettering spells out the firm's name and hence makes a clear link with the history of the firm and its development. When built the complex was the Victorian and Australian headquarters for the Gadsden firm.

Historically although Jabez Gadsden had occupied other commercial premises before this complex was built (for example a paper printing works in Lonsdale St since 1910), the Abbotsford St complex was the first custom designed factory for J. Gadsden Pty. Ltd., and was on a much greater scale than anything that had gone before.

The development paralleled with the firm's expansion interstate and hence can be seen as the beginning of a major industrial firm in Australia and New Zealand. As a bag manufacturer for the wheat trade, the complex is firmly aligned with the primary industry focus of North and West Melbourne and nearby Kensington, the location of some of the State's largest flour mills.

Jabez Gadsden and J. Gadsden Pty. Ltd., were also closely linked with the war effort in the Boer, First War and Second War, as a ration can manufactory, principally as carried out on this site.

### Recommendations

Recommended no change to the assessment or Statement of Significance.

### Statement of Significance

#### What is significant?

The construction of this complex began in 1926 when an application was lodged by architect, Frank Stapley, for the erection of a factory for J.G. Gadsden Pty. Ltd., canvas manufacturer. The two-storey brick building faced Abbotsford, Adderley and Ireland Streets. An estimated £2898 was expended in 1944 for a single-storey addition at the Ireland Street end of the complex to what was then a food can making factory.

The founding director of J. Gadsden Pty. Ltd., Jabez Gadsden, arrived in Australia from England in 1879. He worked for bag manufacturer Joseph Joyce in Melbourne, being made a partner in 1884. Five years on the partnership was dissolved and Gadsden became the sole proprietor. The company moved from bag manufacture to can-making and eventually general packaging materials, with some twelve factories manufacturing textile bags and similar articles in Australia and New Zealand by the time of Jabez Gadsden's death in 1936. They had also become mattress manufacturers.

In the 1950s, newspaper accounts noted that the company had pioneered the lucrative tinned food industry in the Southern Hemisphere. During the Boer War and World War One, Gadsdens sent thousands of sandbags to protect soldiers in Africa and Europe. Gadsdens manufactured millions of food tins for troops throughout the world during the Second War, having set up a factory in every Australian State and



four in New Zealand to provide food tins for an expanding industry. The company introduced tinplate printing in Australia, and later made tins for oil companies and paint manufacturers.

Contributory elements include:

- one and two storey brick main factory wing;
- pitched main roof on trusses clad with corrugated iron, Dutch-hipped over main corner bay;
- stepped parapet and trabeated form;
- brick pilasters rising to dog-toothed cornices with corbelled string moulds either side of main façade elements;
- steel-framed windows, with multi-pane glazing;
- concrete lintels over openings;
- two-storey main corner wing at Abbotsford and Ireland Streets, with raised entablature over three and two bayed main façade elements;
- entry to offices in Abbotsford Street, designed as an arched entry, now with cantilever hood; and
- firm name J. Gadsden Pty. Ltd. in cemented bas-relief on the entablature panel.

Some reduction in integrity from changes to openings and bricks being painted over; the 1944 addition is not significant.

#### **How is it significant?**

J. Gadsden Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

#### **Why is it significant?**

J. Gadsden Pty. Ltd. factory is significant

Aesthetically, as a well-preserved and large architect designed factory in a modern classical style (Criterion E); and

Historically, one of the oldest custom designed factories for the Gadsden company, a nationally prominent manufacturing firm, in West Melbourne, and one of the key wartime industries of the Western suburbs, also expressive of the special role West Melbourne played in accommodating heavy transport-reliant industry because of proximity to Victoria's railway goods centre (Criterion A).

#### **History**

The founding director of J. Gadsden Pty. Ltd., Jabez Gadsden, arrived in Australia from England in 1879. He worked for bag manufacturer Joseph Joyce in Melbourne, being made partner in 1884. Five years on the partnership was dissolved and Gadsden became the sole proprietor.

J. Gadsden Pty., Ltd. moved from paper printing, bag manufacture to can-making and eventually general packaging materials, with some twelve factories manufacturing textile bags and similar articles in Australia and New Zealand by the time of Jabez Gadsden's death in 1936. They had also become mattress manufacturers in Western Australia, making the Slumber King kapok mattresses.

Gadsden's factory made the bags used for wheat handling, noting that he had erected a building and machinery for the purpose in 1910 in Lonsdale Street west. Earlier in 1898 Gadsden had commissioned Garrett Bros of Box Hill, to build a factory designed by Frank Stapley also in Lonsdale St; Stapley being the designer of the 1926 West Melbourne complex. Wheat and flour processing were key parts of the North and West Melbourne area, with a vast radial transport network feeding raw materials in from the railway networks and large flour mills located nearby in West Melbourne and Kensington.

The construction of this complex began in 1926 when an application was lodged by architect, Frank Stapley, for the erection of a factory for J.G. Gadsden Pty. Ltd., canvas manufacturer. The main two-storey office wing of the brick complex faced Abbotsford and Ireland Streets while a large single storey factory wing extended along Abbotsford to Adderley Street. A water tower was located at the intersection of the two wings on the west side.



*Figure 27 Part proposed Abbotsford St elevation in 1926 (VPRO)*



*Figure 28 Part proposed Ireland St elevation in 1926 (VPRO)*





Figure 29 Proposed water tank and tower elevation in 1926, since altered (VPRO)

Sections showed concrete encased steel and timber frame, trussed floor framing, and roof trusses with a concrete ground floor and brick perimeter walls. Twin lorry docks faced Abbotsford Street but the main office area was on the first level accessed by a narrow stair and passage: three offices on the perimeter with a show room and a general office adjoining.

After completion the size of the works allowed for an industrial football team to play other factory sides from the inner Melbourne area. The Gadsden team was not always successful but the new factory yard allowed space for training with every hope that the team would improve.

Stanley Gadsden (director, J. Gadsden Pty., Ltd.) played a leading role in the Australian bag and sack industry during the 1930s, urging Government import duties on cheap imported Indian products. Another director, Horace A Gadsden, managed the New Zealand branch but he and the firm's founder, Jabez Gadsden, died in 1936.

Gadsden expanded in South Australia during 1940 with the erection of two new single storey buildings 'of modern design, with extensive gardens', built on the company's four-acre site at Albert Park.

The firm helped develop a highly strategic wartime device, the ring-pull rations can in 1944: the can had impressed a British expert who proposed its use by Allied troops in Burma when the Australian production was sufficient. In the same year, an estimated £2898 was expended in 1944 for a single-storey addition at the Ireland Street end of the complex to what was then a food can making factory. This was designed by Eric C Beedham, architect of Little Collins St. and built by TR & L Cockram.








Figure 30 proposed 1944 addition in Ireland St. (VPRO)

In the 1950s, newspaper accounts noted that the Gadsden company had pioneered the lucrative tinned food industry in the Southern Hemisphere. During the Boer War and World War One, Gadsdens sent thousands of sandbags to protect soldiers in Africa and Europe. Gadsdens manufactured millions of food tins for troops throughout the world during the Second War, having set up a factory in every Australian State and four in New Zealand to provide food tins for an expanding industry. The company introduced tinplate printing in Australia, and later made tins for oil companies and paint manufacturers. In this era the large Coburg North plant was created.

### Comparative analysis, Interwar West Melbourne industry






As outlined in Appendix 7 of the West Melbourne Heritage Review, the complex has been compared historically and aesthetically with other Interwar manufacturing places primarily in West Melbourne as the 'local' context. Places identified as 'significant' matching the above description are as follows.

*Table 2 Interwar industrial places identified as significant' in the West Melbourne Heritage Review in street order*

	Name	Street	Street Number	Street number suffix	date created
	W. O'Donnell Engineer works, part 33-47 Batman Street	Batman Street	33	-43	1940-1
	Sands and McDougall Pty Ltd box factory, part proposed Sands and McDougall precinct	Batman Street	83	-113	1927-8, 1937-1940
	Autocar Industries Proprietary Limited Assembling and Motor Body Works	Batman Street	100	-154	1925-
	Gardini Motor Company garage	Chetwynd Street	15	-19	1923-4
	Symington, R.H. and W.H. and Company (Aust) Pty. Ltd., Liberty Corsets factory, now part Norwellan House	Chetwynd Street	44		1930-2, 2003

# Melbourne Planning Scheme Amendment C258 Evidence

	Name	Street	Street Number	Street number suffix	date created
	Lever Brothers Pty. Ltd. factory	Hawke Street	95	-99	1942 approx.
	Widdis Diamond Dry Cells Company Pty. Ltd., later Hygiene Baby Carriages Pty Ltd pram manufacturers	Hawke Street	109	-111	1926
	Widdis Diamond Dry Cells Company Pty. Ltd.	Hawke Street	117	-125	1922
	Tame and Company factory	King Street	511		1926
	Britannia Tie Company Pty. Ltd. factory	Miller Street	60	-80	1922
	R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory	Rosslyn Street	22	-40	1936-
	Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields	Rosslyn Street	101	-107	1944

	Name	Street	Street Number	Street number suffix	date created
	Brown's factory, later Preston Motors Pty. Ltd.	Spencer Street	445		1935
	Lever Brothers Pty. Ltd., soap manufacturers offices, factory.	Spencer Street	567		1935-40, 2000
	Doyle's factory, later Plywood and Trading Company Pty. Ltd.	Stanley Street	138	-140	1927
	Fitchett Brothers Pty. Ltd. Factory	Stanley Street	240	-250	1920, 1928
	Cellular Clothing Company Ltd. works	William Street	351	-353	1939

As a group the above examples underscore the evident historical theme of Interwar industrial development within West Melbourne and the sometimes sophisticated form this took as devised by architects. The R. and W.H. Symington and Co. (Aust) Pty. Ltd. group of buildings is an example of this.

Other Gadsden P/L buildings in West Melbourne included the Moderne style warehouse at 14-16 Anderson Street, of 1936: this has been demolished since identified as significant in the Arden Macaulay Heritage Review.

The Gadsden complex is contributory to this historical and architectural theme within West Melbourne as well as having individual historical and aesthetic values.

### Sources used for this assessment

The following sources and data were used for the assessment:

#### ***Arden-Macaulay Heritage Review (2012)***

Arden-Macaulay Heritage Review 2012 assessed the Gadsden P/L warehouse (1937), 14-16 Anderson Street, West Melbourne as significant: this has since been demolished.





Figure 31 Gadsden P/L warehouse from 1937, 14-16 Anderson Street, West Melbourne c2014– since demolished

**Sands and McDougall Directory of Victoria  
1942**

Abbotsford St

Adderley St

Gadsden. J., Pty Ltd. Canister mkrs

Alphabetical listing- only one in Directory of Victoria:

GADSDEN, J., PTY LTD Tel F 4171

Abbotsford St., West Melbourne,

**1935**

Abbotsford St

Adderley St

Gadsden, J., Pty Ltd, canvas mnfr

Ireland St

**1930**

Abbotsford St

13 Pearce, Richd.

Adderley st

Gadsden, J., Pty Ltd. canvas mnfr

Ireland st

49 Newnham, Mrs M.

**1925**

Abbotsford St (no Gadsden listing in North and West Melbourne)

13 Thompson, Mrs E.M.

Adderley St

Ireland St 49 Newnham. West Melbourne. H

**Alphabetical listing 1925**

Graeme Butler & Associates 2018: 41

Gadsden, J., Pty Ltd. 111a Drummond-st, Carl.<sup>16</sup>



Figure 32 Former Victorian-era factory at 111 Drummond St, occupied by J Gadsden in 1925 (COM maps).



Figure 33 Former Victorian-era factory at 111 Drummond St, occupied by J Gadsden in 1925, Google 2018

Gadsden. Jabez, Pty Ld, prntr, 572 Lonsdale-st.

**1920**

Gadsden, Jabez, prntr, 572-576 Lonsdale-st, Melb.; p.r. "Ferndale," Fernhurst-gro, Kew

<sup>16</sup> COM Maps: A two storey rendered brick former residence. To the rear is a former warehouse and workshop. Built for the cabinet maker Henry Kroschel in 1888. Refurbished and converted to two office units in 1982.



Figure 34 572-6 Lonsdale St, Melbourne occupied by Jabez Gadsden as a 'printer' from c1910 into 1925 (COM maps)

#### 1910, 1915

Gadsden, Jabez, prntr, 572-576 Lonsdale-st, Melb.;  
p.r. "Ferndale," Fernhurst-gro, Kew

#### 1904

Gadsden, Jabez, prntr, 572 Lonsdale-st, Melb.;  
p.r. "Ferndale," Fernhurst-gro, Kew

#### 1893

Gadsden, J., printer and calico bag mfr, 190 King-st

#### **City of Melbourne Valuers Books**

1930,

Abbotsford 1619 J Gadsden P/L at Adderley St-B  
warehouse and factory 184x132, £1100;

Ireland st 1481 store Jabez Gadsden 83 B house 4  
rooms, 14x91 £24;

#### **Building Permit Application**

Fiche has part card for 35, no entries, cards:

266-280 Adderley St

1926 8721 erection of factory

1944 23017 £2898 additions to factory

284 Adderley St

1953 27164 £5000 additions brick walls, fibro roof

Abbotsford Street 17-37 card refers to 1979-1996  
works, refers to 266-280 Adderley Street card

Ireland Street 67-81- refers to Adderley Street  
address, 1964-70s works.

#### **Melbourne and Metropolitan Board of Works RP24, 1895**

Shows large timber building facing Adderley,  
Abbotsford & Ireland Streets, 1/3 block, row houses  
adjoining

#### **Museum of Victoria**

Image of D300 Motor Van, J. Gadsden Pty Ltd, 1939 'J.  
GADSDEN PTY. LTD. Tinplate Printers & Canister  
Makers' painted on side of van body.

'J. GADSDEN PTY. LTD. ABBOTSFORD ST. West  
Melbourne' painted driver's side door."

see

<http://museumvictoria.com.au/collections/items/1469027/negative-international-harvester-d300-motor-van-j-gadsden-pty-ltd-1939> in International Harvester collection,

#### **Newspapers:**

'The Age' Fri 15 Jul 1910 Page 10

Letter from Jabez Gadsden, About 'standard sacks  
that have been used for wheat during the season  
1909-1910'... 'I am the only manufacturer of these  
sacks in Melbourne, and my factory was not erected  
and 'the machinery for sacks properly going until  
March' ... in business for thirty years,

Weekly Times (Melbourne, Vic. : 1869 - 1954) Sat 21  
Jun 1919 Page 4

'Mr J. Gadsden pointed out that they had been  
making bags of varying sizes for exports to South  
Africa and the East.'

The Argus (Melbourne, Vic. : 1848 - 1957) Fri 1 Jun  
1928

SATURDAY MORNING INDUSTRIALS. Football League

'Gadsden has strengthened its side by the inclusion of  
several more experienced players, and last week gave  
a much better display. Training facilities have now  
been provided by the management on  
the factory premises, and players are taking full  
advantage of tile opportunity to get fit.'

'The Brisbane Courier' Thursday 11 September 1930

'BAG AND SACK IMPORTS. 90,000,000 YEARLY.

MELBOURNE, September 10.

Tariff Board witnesses today, when a request was  
made for an import duty of 20 per cent, for bags and  
sacks, agreed that the potentialities of the Australian  
bag and sack industry had not been investigated  
thoroughly. Statistics showed that the annual  
importation of bags and sacks to Australia was  
90,000,000. Mr. Stanley Gadsden (director, J. Gadsden  
Pty., Ltd.) said that several Victorian firms had begun  
to manufacture jute woven goods, but Indian  
competition made it impossible to continue the  
industry. Australia imported all her sacks from India.  
In the last five years. Australia had shipped  
£5,500,000 in gold and silver bullion to India, but this



shipment would have been obviated by a local sack industry.'

'The Argus': Wednesday 29 April 1936

'The death occurred yesterday after a sudden illness of Mr Horace A Gadsden of Yarra Grove Hawthorn. He was a director of Messrs J Gadsden Pty Ltd West Melbourne and had returned recently from a visit abroad. For 12 years Mr Gadsden directed the affairs of the company in New Zealand He is survived by a widow two sons and two daughters'

'The Sydney Morning Herald' Monday 14 December 1936:

'MR. J. GADSDEN.

MELBOURNE, Sunday.

The death occurred yesterday of Mr. J. Gadsden, founder of the arm of J. Gadsden Pty., Ltd., bag makers, of West Melbourne. Mr. Gadsden. Who was In his 79th year, arrived in Australia in the early eighties, and soon afterwards established a paper printing business. The business extended throughout Australia and New Zealand, and there are now 12 factories manufacturing textile bags and similar articles. He is survived by two sons and a daughter.\_'

'The Argus' Monday 14 December 1936

'Mr. J. Gadsden

After a short illness Mr J Gadsden founder of the firm of J Gadsden Pty Ltd bag makers West Melbourne died at his home in Lisson grove Hawthorn on Saturday. Born In England in 1858 Mr. Gadsden arrived in Australia in the early eighties and soon afterward established a paper-printing business. He extended his activities throughout Australia and New Zealand and at the time of his death had 12 factories operating in the manufacture of textile bags and similar articles. He is survived by two sons (Messrs Stanley Gadsden and Norman Gadsden) and a daughter (Mrs McCullough) The funeral will take place this morning at the Boroondara Cemetery Kew Arrangements are in chai go of Le Pine and Son Pty Ltd'.

'Western Mail' Thursday 7 October 1937

'A ROYAL SHOW ATTRACTION.

Wide Variety of Products on Display.

... J. GADSDEN PTY., LTD.

The display of J. Gadsden Pty., Ltd., in the Manufacturers' Hall is both attractive and interesting; it features the well known Slumber King kapok mattresses in all sizes and in a wide range of colour schemes. Emphasis is laid on the great care taken in the manufacture of these mattresses, including the

perfect roll edges, machine woolly tuftings and the perfect fillings of new, thoroughly seeded kapok. The tickings are said to be extra strong damask available in many beautiful two-colour patterns and also in the exclusive Slumber King art panel ticking which features beautiful panel designs woven in five colours. . Attention is also drawn to the guarantee tag which is affixed to each mattress.

J. Gadsden Pty., Ltd., was founded In 1887. It is one of the State's largest bedding manufacturers and also manufactures tin containers of all kinds, plain or printed, and the Slumber King wire mattresses, Gadsdens are also one of the largest importers of jute piece goods and cotton cloth for the manufacture of "hessian and calico bags.'

'The Advertiser' Thursday 25 July 1940

'New Factories For Albert Park (South. Australia)

Mr. Norman Gadsden a director of J. Gadsden Pty., Co., Ltd., Port Adelaide, arrived by yesterdays express from Melbourne to deal with plans for the erection of two new buildings at Albert Park (SA). They will be a canister works and a bag factory, for which plans have already been accepted, and for which specifications will have been drawn up in a few days. The factories will be single storey buildings of modern design, with extensive gardens, built on the company's four-acre site at Albert Park. It is expected that they will be completed by the end of the year.'

The Age (Melbourne, Vic. : 1854 - 1954) Tue 1 Feb 1944 Page 4

...special Australian-invented emergency rations tin urgently wanted by the Army...

A department spokesman said yesterday that the special can was flat like a sardine tin and of a size that would fit comfortably into a soldier's jacket pocket. It did not need a tin opener, because it had a ring which the soldier could tear off. It would contain concentrated foods. The can had been developed by the collaboration of experts of the Army department and J. Gadsden Pty.- Ltd., the can-making firm. It had impressed a British expert, who would arrange for its use by Allied troops in Burma when the Australian production was sufficient.'

'The Sydney Morning Herald' Thursday 4 March 1954

'J. Gadsden Acquires Container Mfr.

J. Gadsden Aust. Ltd. was registered in Melbourne yesterday to acquire all the shares in J. Gadsden Pty. Ltd. , The new company has a nominal capital of £4 million.

Directors propose to make soon a placement of 10/- ordinary shares, at par, plus 4d brokerage.

J. Gadsden Pty. Ltd. makes containers for the packing of commodities such" as food-stuffs, oil, kerosene, and paint.

The acquisition does not include the holdings in Gadsden Hughes (Holdings) Ltd., Sydney, or J. Gadsden (N.Z.) Ltd.

The placement will be handled by Vinton Smith, Dean and Dougall, brokers.'

'The Advertiser' Thursday 4 March 1954

'£4m. Gadsden Co. Formed

J. Gadsden Australia, Ltd., registered in Melbourne yesterday with nominal capital of £4m..

Will acquire all the shares, in J. Gadsden Pty., Ltd., Melbourne, can makers and canvas goods manufacturers. A placement of 10/- ordinaries at 10/4 (including brokerage) is proposed at an early date to qualify as a public company. The acquisition does not include the holdings in Gadsden - Hughes (Holdings), Ltd.. Sydney, or J. Gadsden (NZ), Ltd. The placement will be handled by Vinton Smithy Dean McDougall.'

'The Argus': Thursday 29 July 1954

'300 tins a minute

SAFETY and comfort of Australian troops overseas has been the business of J. Gadsden Pty. Ltd. for nearly 70 years. And since 1887 the company has pioneered the huge tinned food industry in the Southern Hemisphere. It opened in Melbourne to make calico and hessian bags. During the Boer War and World War I Gadsden sent thousands of sandbags to protect our soldiers in Africa and Europe. It manufactured millions of food tins for troops throughout the world during the last war. Since then it has set up a factory in every State and four in New Zealand to provide food tins for an expanding industry.

Gadsden's factory at Albert Park, near Adelaide, uses machines which will produce 300 cans a minute. This output makes the South Australian branch the biggest food can manufacturer in the State. THEIR cans are used for condensed milk, fruit, butter, cheese, cream, jams and vegetables. The company introduced tinplate printing in Australia, and now makes tins for oil companies and paint manufacturers.'

#### **State Library of Victoria**

See Airspy view 1938 of complex.

Jules Feldmann, 'Gadsden, the first 100 years', West Melbourne : J. Gadsden Australia, 1980. (NLA)

ISBN 0959490507 : Packaging industries. Australia. J. Gadsden Australia, 1879-1979 (ANB/-PRECIS SIN 049512

State Library of Victoria Harold Paynting Collection, State Library of Victoria. 'Warehouse, Abbotsford St., North Melbourne, interior and front and rear views' by Lyle Fowler (1891-1969) c1961.

Melbourne Library Service:

'1930s. Gadsden employees ', Creator: Walker, H W

Description: Gadsden Packaging Company employees, c1930 in front of the works in Abbotsford Street, West Melbourne. This is one side of the photograph. Lochlan Papley is seventh from the left, front row, with the dark shirt and braces. Picture courtesy of Pam Morcom.

#### **City of Moreland Heritage - Moreland North of Bell Street Heritage Study**

Volume 2 – Heritage place and precinct citations 2011

see Hermes No 140007 Place Citation Report

140007 J. Gadsden Factory (Former) 36-38 Charles Street Coburg North



*Figure 35 View of Gadsden complex, Coburg North dating from the mid 1950s (Google 2017)*

#### **'Place history**

In 1923 Coburg was declared the most progressive industrial suburb in the Metropolitan area, mainly for the availability of providing comparatively large home sites near work places. (Allom Lovell, 1998:49). Coburg has comparatively few surviving pre-1930s factory buildings however a number of major manufacturing plants have been developed in the post war years including Gadsden's factory now occupied by Visy. Gadsden's was one of two factories in Coburg designed by Norris Architects, the other being the now demolished Kodak factory. The availability of large clear sites in Coburg was an important reason for the attraction of major new manufacturing complexes that have helped shape the appearance of the suburb. (Vines and Churchward, 1992:108)

The factory at 36-38 Charles Street was constructed originally for J. Gadsden Pty Ltd, a major Australian packaging company, as the first stage of a complex that would be developed in stages from the mid-1950s onwards. The land on which the factory is located was originally part of 34 acres and 9 perches acquired by W.D. & H.O. Wills (Australia) Ltd in 1945

(Certificate of Title, V.6800 F.980). The company later subdivided and Lot 2, comprising 14 acres and 30 perches, was sold to J. Gadsden Pty Ltd in July 1953 (Certificate of Title, V.7890 F.038). The land remained vacant for a

few years before J. Gadsden Pty Ltd constructed a factory and offices on the site, which was completed by 1956 (City of Coburg Rate Books).

Building records show that approval for the factory was provided by the Department of Labour and Industry (Victoria) in October 1955, and the building permit for the first factory was duly lodged one month later by the building contractor,

E.A. Watts Pty Ltd. Subsequent applications followed in 1956 and 1959 for extensions and additions. J. Gadsden Pty Ltd had its origins in the late 19th century. Its first director, Jabez Gadsden, had arrived in Australia from England in 1879. One of his early jobs was working for bag manufacturer Joseph Joyce in Melbourne. Gadsden was made partner in Joyce's business in 1884, however in 1889 the partnership was dissolved by mutual agreement and Gadsden became the sole proprietor. The company later expanded its activities from bag manufacture to can-making and eventually general packaging materials. The J. Gadsden company stayed in the Gadsden family after the death of Jabez.

#### ***Gadsden in 1936. (Feldmann 1980)***

The purchase of land in Coburg for the construction of a new factory was part of a policy of expansion implemented by J. Gadsden Pty Ltd throughout the post-war period. The property was considered a bargain, with 9 ½ acres secured for 850 pounds per acre, and an additional 5 ½ acres acquired for 750 pounds per acre. The factory building was constructed in 1956 and began manufacturing cans in the same year. In 1957 parts of the Coburg plant were modified to accommodate the production of beer cans for the first time in Australia. The first beer cans were delivered by J. Gadsden Pty Ltd in December of that year. (Feldmann 1980)

During the early 1960s the factory at 36-38 Charles St was again the subject of modifications, this time to satisfy the requirements of Campbell's Soups, a major new client that had engaged Gadsden to produce its cans. Later, however, operations for the production of Campbell's Soups cans were moved to a factory in Shepparton that had been newly constructed for the purpose. In addition, 1963 saw a Training Centre established at the Coburg Factory to assist in the development of employees' technical skills in a period of rapid technological advancement. (Feldmann 1980)

The Coburg factory's reputation as a site of innovation continued into the 1970s. Gadsden had previously been a leader in steel can production, but with the introduction of aluminium cans to the market, sought to keep up with trends by installing coil cutting machinery capable of making can tops and bottoms in both steel and aluminium. Later, Minster Converter Presses, highly complex machines designed for the production of easy opening can tops for beverages that had previously only been available from America, were introduced to the Coburg plant. (Feldmann 1980) These various developments in the 1960s and 70s are evident in Rate Book records, which show a significant extension of 6440 square feet in 1960, 'factory additions' made in 1972, a compressor room appearing in 1973, laboratory additions in 1974 and an expansion for storage in 1975. (City of Coburg Rate Books)

For much of the mid-twentieth century the J. Gadsden company had factories operating Australia-wide. It is not known at what time the factory 36-38 Charles Street stopped operating as part of the J. Gadsden enterprise, however in 1986 J. Gadsden Pty Ltd was delisted and taken over by SAB Investments Pty Ltd (delisted 2006). The factory continues to be used for the manufacture of food and beverage cans, and is operated by Visy Recycling (Visy 2010)

Cites: delisted (2006) 'J Gadsden Australia Limited', accessed online 6 August 2010,

<http://www.delisted.com.au/Company/4429/J%20GADSDEN%20AUSTRALIA%20LIMITED> Feldmann, Jules (1980) Gadsden: the first 100 years, J. Gadsden Australia Ltd, Victoria.

Visy (2010) Visy Recycling website, accessed online 6 August 2010, <http://www.visy.com.au/>

Project catalogue Harry Norris and Frank L Norris and Associates (sighted at Norris Architects, Oak Park)

#### ***Lewis, M. Australian Architecture Index:***

##### ***Gadsden***

'76371 Garrett Bros - Box Hill, Gadsden, J Melbourne VIC Factory Stapley, Frank 1898 08 30

63748 Cove, F M, 8 Westley Street, Oakleigh Gadsden Pty Ltd, Abbotsford Street, North Melbourne Port Melbourne VIC Factories 1942 1 21

68252 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne (demolished) VIC 1945 4 6

68277 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1945 7 6

68525 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1949 11 21

68683 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1951 7 12'.

## Melbourne Planning Scheme Amendment C258 Evidence

### **Stapley**

`75177 Ramsden, A - Hotham Gve. Elsternwick Ramsden, A Melbourne VIC Offices; Shops Stapley, F 1889 05 25

75378 Sinclair, William - 12 Garton Street Princes Hill Elder, Mrs Melbourne VIC Shop Stapley, F 1896 08 22

75191 Stockdale, Richard - 23 Howe Cresc. Sth. Melb Grant, Mrs Melbourne VIC Shop; Warehouse Stapley, F 1896 11 20

83393 Hutchison, H R - 9 Winchester Street Moonee Ponds Christ Church Trustees South Yarra VIC Church; Religious Buildings Stapley, F 1900 03 5

79867 Campbell, J J - 47 Leopold St Sth. Yarra Heard, R Carlton VIC House Stapley, F 1900 05 22

81411 Gamlin, C E - 138 Flinders Lane Grant, Mrs East Melbourne VIC House Stapley, F 1900 06 19

83159 Stockdale, R Christ Church Trustees South Yarra VIC Religious Buildings; Street & Garden Architecture Stapley, F 1901 06 21

79976 Hannah, W - 713 Drummond St Pearman, - Carlton VIC House Stapley, F 1904 03 25

72551 Baxter, James - Flinders St Melb. Miniffie & Gatehouse West Melbourne VIC Factory Stapley, F 1906 09 28

73332 Peters & Hetherington - 230 King St Tye & Co Melbourne VIC Warehouses Stapley, F 1907 05 20

81447 Parker, Arthur - 246 Richardson St Sth. Melb Churchyard, Mrs Mary East Melbourne VIC Houses Stapley, F 1907 10 11

83135 Littlejohn, W A - 161 Victoria St Brunswick Clarke, Henry Parkville VIC House Stapley, F 1907 10 4

80143 Hansen, L - 26 Walker St Clifton Hill Carlton Cricket Ground Trustees Carlton VIC Sports Building Stapley, F 1908 03 20

75385 Peters & Hetherington Australian Advertising Co Melbourne VIC Warehouse Stapley, F 1908 04 3

80156 Hannah, W - 720 Drummond St Dunkling, William Fitzroy VIC House Stapley, F 1908

83514 Garrett & Mawson - Miford Court Rd Box Hill Sheppard, Arthur John South Yarra VIC House Stapley, F 1911 02 10

72299 Henningsen, H - 91 Flinders Lane east Hasker, Alfred West Melbourne VIC Warehouse Stapley, F 1911 03 15

82341 Wilson & Sly - 36 Seymour Gve. Camberwell Synnot Bros Kensington VIC Warehouse Stapley, F 1911 11 17

77255 Humphreys, A J - 1 Gordon St Clifton Hill Cooper, S & Co West Melbourne VIC Warehouse Stapley, F 1912 05 11

75225 Chadwick, James - Elizabeth St Preston Brandt, Ernest & Frederick Melbourne VIC Factory Stapley, F 1912 06 18

71594 Gay & Pickering - 18 Margaret St Moonee Pds Donaldson, Margaret Melbourne VIC Hotel; Shops Stapley, F 1914 07 14

71420 Thompson & Chalmers - 80 Wilson St Carlton Currie & Richards Melbourne VIC Warehouse Stapley, F 1914 08 6

83599 Thompson & Chalmers - 2 Edward St Essendon Weedon, Sir Henry South Yarra VIC House Stapley, F 1915 08 19'

## St James Anglican Old Cathedral bells, 2 Batman Street, submission 102

City of Melbourne property number: 100862

Type of place: church

Heritage Places Inventory 2017" no listing

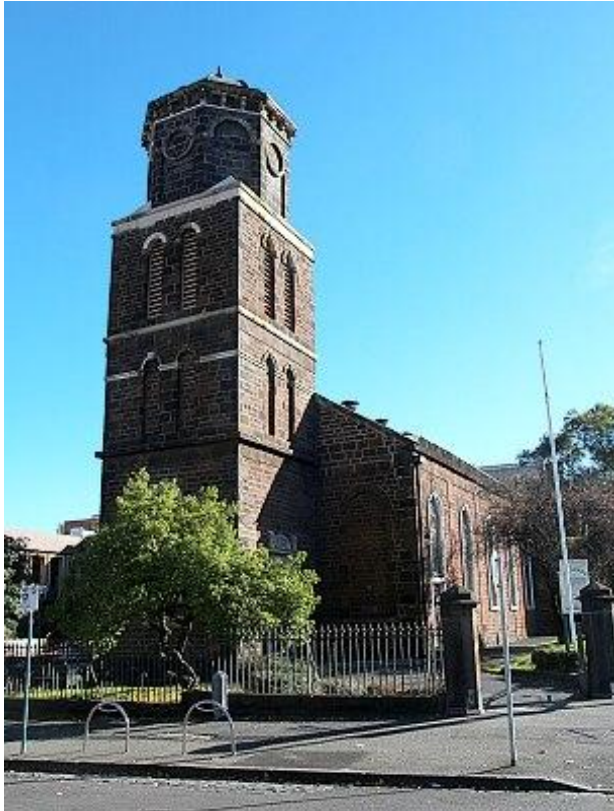


Figure 36 St James 2015

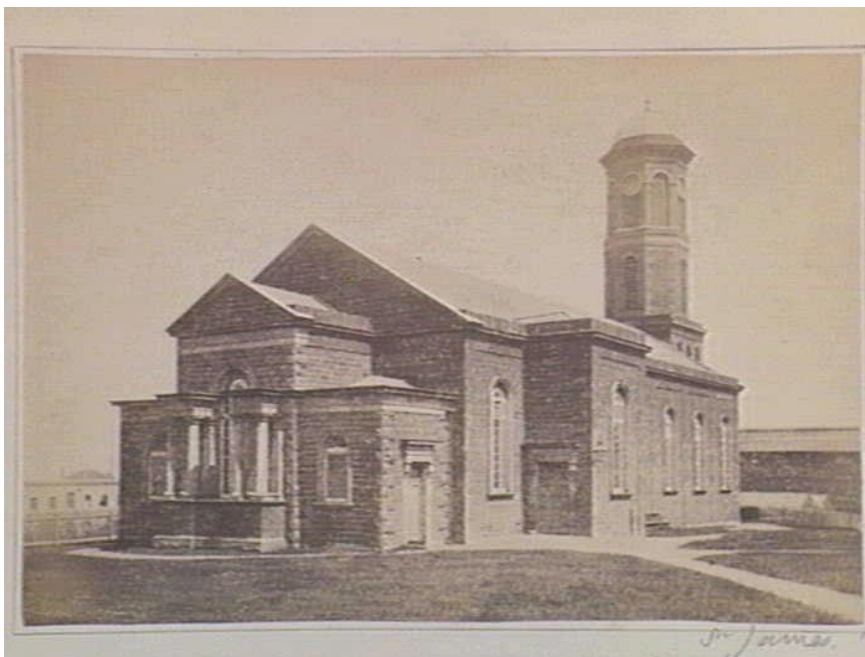


Figure 37 St James c1872-6 former site, State Library of Victoria



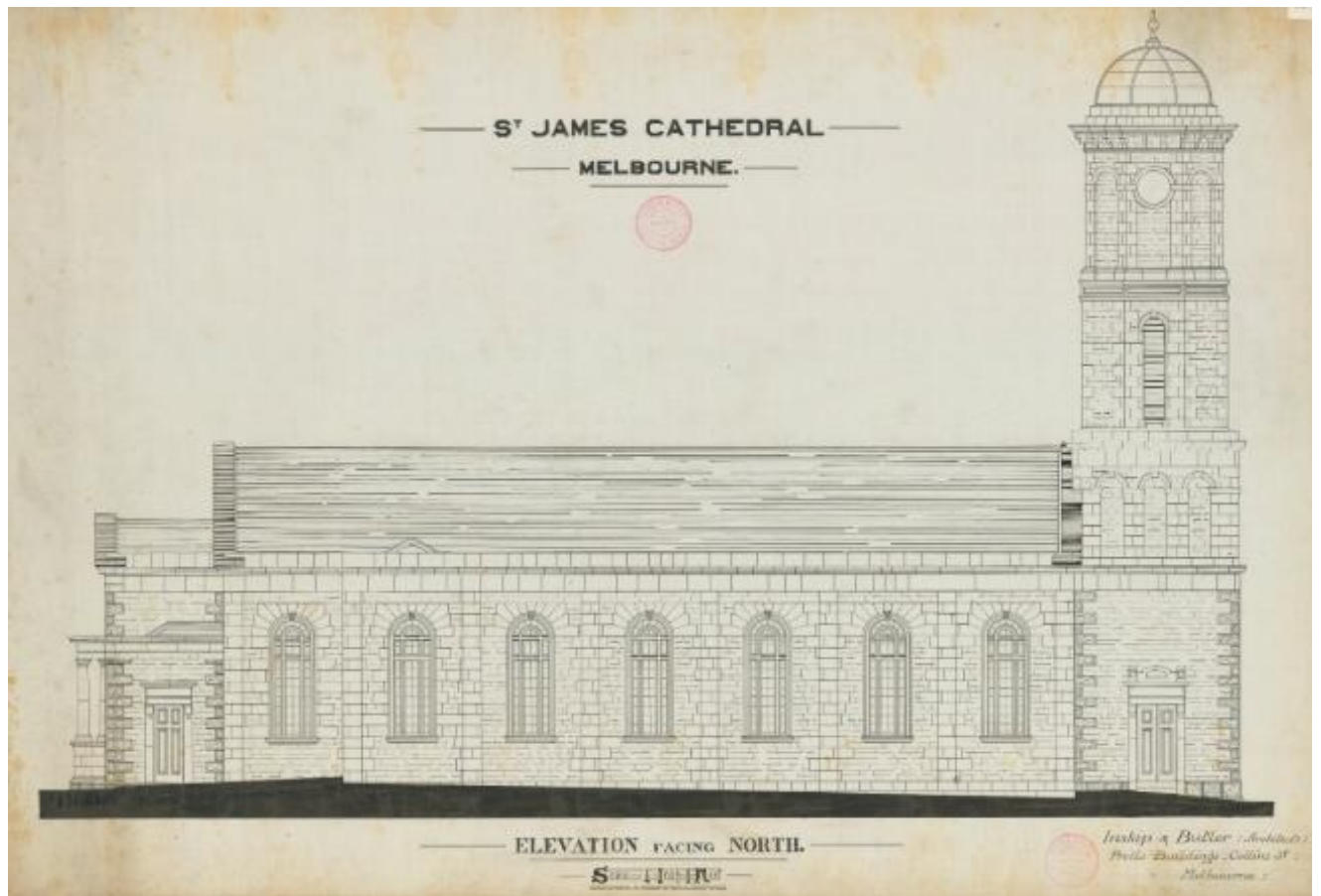


Figure 38 St James pre moving, Inskip & Butler 1913, State Library of Victoria

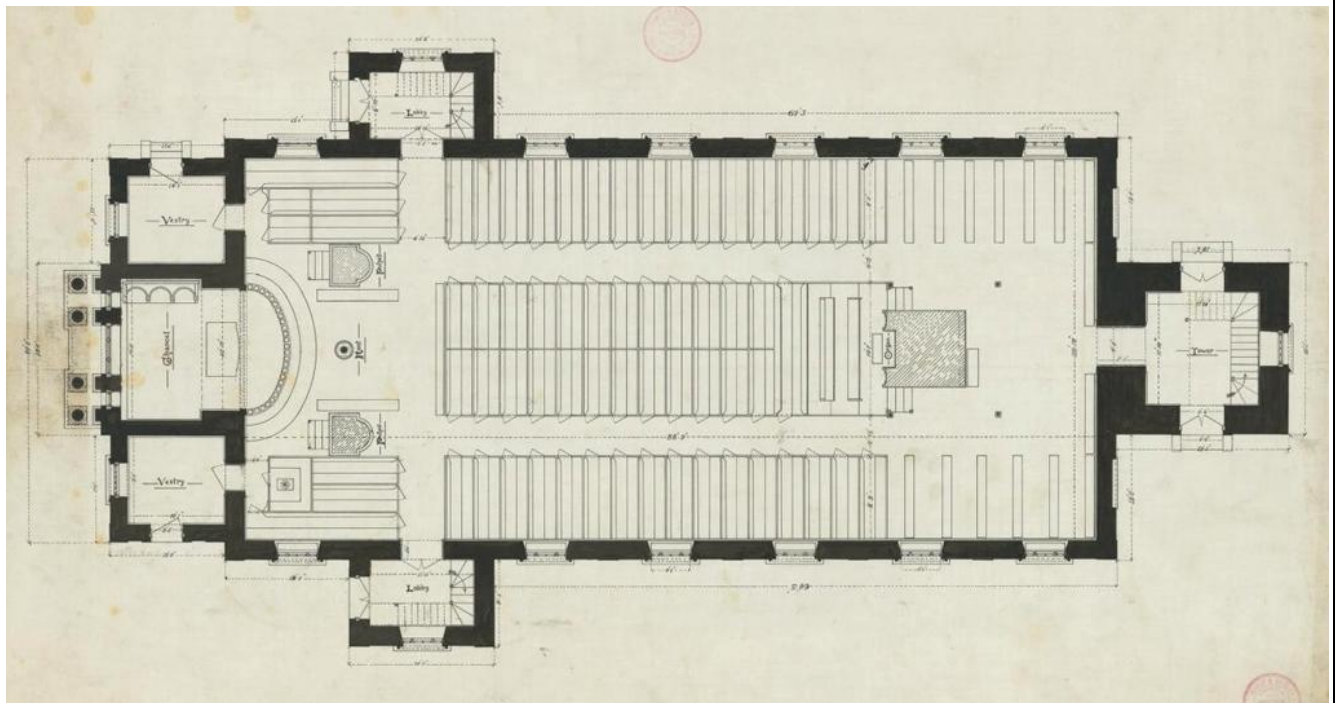


Figure 39 Plan 1913, Inskip & Butler, State Library of Victoria



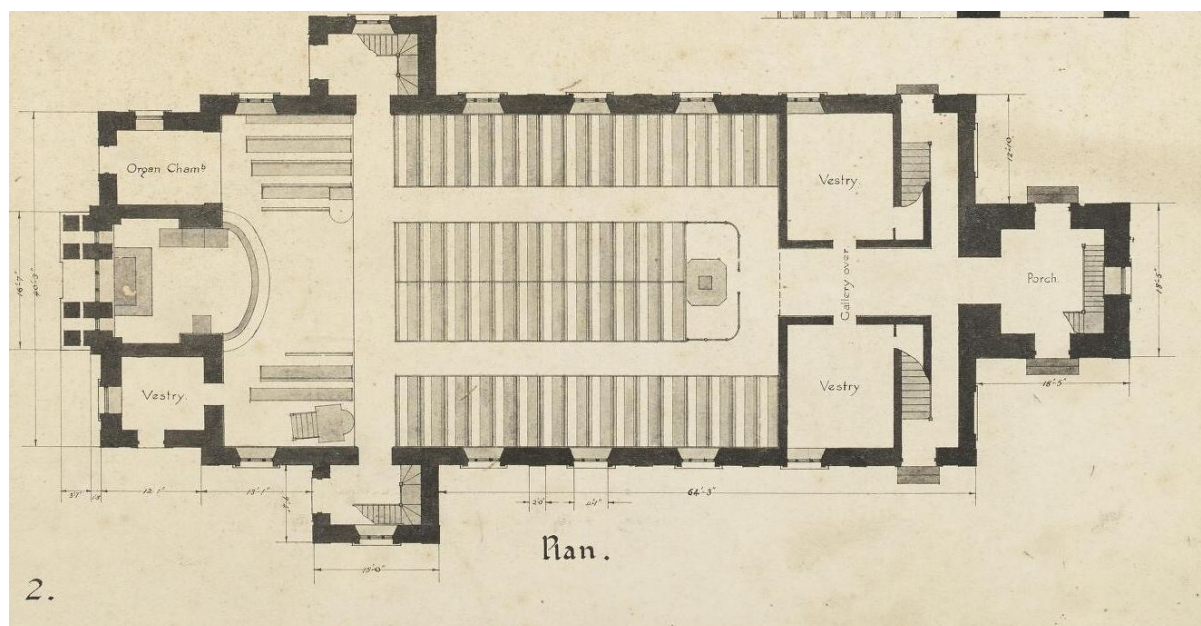


Figure 40 Measured drawing, 1927, Pate, State Library of Victoria

### Historical associations:

**Creation or major development date(s) of place:** 1837-53, 1914

Creation of development period?

Victorian-era? Yes

Edwardian-era? Yes

Interwar (WW1-WW2)? No

Post WW2? No

### Major owners or occupiers:

Church of England

**Designer:** Robert Russell (1); Charles Laing (2); Thomas Watts & Sons

### Heritage evaluation:

Individually significant? Yes

Contributory to a precinct? No

**Existing heritage grading and streetscape level** (*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): A2

**Proposed heritage grading:** A2

### Heritage values:

Aesthetic values? Yes

Historical values? Yes

Scientific values? No

Social values? Yes

### Heritage status:

**Heritage Overlay?** HO478, St. James Old Cathedral, 419-437 King Street & 2-24 Batman St, West Melbourne (Victorian Heritage Register)

**Victorian Heritage Register?** H11

### Thematic context:

10.2 Belonging to a religious denomination.

### Submission 102

Submission to the City of Melbourne to Update the Statement of Significance for St James Old Cathedral, King Street, West Melbourne

### Summary

The six (later eight) bells at St. James Old Cathedral, on King and Batman Streets:

- Were cast in England in the mid-nineteenth century, the first in Melbourne to be rung in the historic English style of change ringing;
- Were installed in 1852 and rung for the first time in 1853, and immediately assumed a significant role in the cultural and religious life of the new city of Melbourne and the colony of Victoria;
- Continued in this role ever since, as the bells have been rung without significant gaps not only in the Cathedral's original location on (or near) the current Collins Street, but in the

Cathedral's new location on King Street (where it was moved 1913).

- Joined in 1885 by another two bells, also from England; when it was found that all eight could not fit into the octagonal bell tower, two were placed on a mezzanine
- Rehung when the church building was moved to its current location, the bell tower was redesigned with a new, four-sided belfry so that all eight bells could be hung on one level -the octagonal tower was retained, and placed atop the four-sided belfry;
- Have called worshipers to services for 165 years, marking significant moments in the personal lives of thousands upon thousands of Melbournians, and served as vibrant and emotionally significant signals of important civil and historic occasions.

The bells:

- have historic value, as they are over 160 years old, and are the first ring of bells to sound in Melbourne;
- are examples of British culture, they are a significant component of the heritage of large numbers of Melbourne's current inhabitants.
- reflect the 500-year-old craft of bellringing, which can only be practiced where there is a bell tower such as the one at St. James Old Cathedral, is preserved through the activities of the Cathedral's band of volunteer ringers, who preserve this craft;
- occupy a position of national importance within the context of bellringing in Australia, and will play a central role in the ringing activities at this year's national conference for the peak Australian bellringing body (the Australian and New Zealand Association of Bellringers).

While many components of the Cathedral (including the pews, the windows, the pulpits, the baptismal font, and the building itself) are mentioned in the Cathedral's current Victorian Heritage Register Statement of Significance, there is no mention of the bells.

Request that the heritage, artistic, and cultural significance of these bells to the history of the Old Cathedral, to Melbourne, and to the State of Victoria

be recognised by including a specific description of the bells and belltower and a brief summary of their history in the St. James Old Cathedral's Statement of Significance.

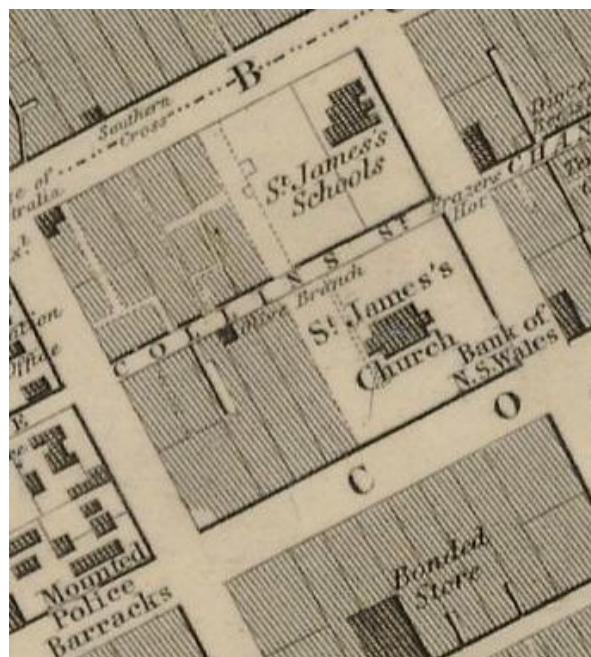


Figure 41 Kearney Melbourne & Suburbs 1855, St James on original site, State Library of Victoria.

### Graeme Butler response

The bells are of undoubted State if not national significance for the reasons stated above and perhaps were assumed to be implicit in the Heritage Victoria Register (number: H11) citation.

The *West Melbourne Heritage Review* did not review Victorian Heritage Register places. The Statement of Significance provided in the *West Melbourne Heritage Review* has been adopted from the Heritage Victoria Register as the heritage management authority for this place under the planning scheme and the *Heritage Act 2017*. As with the Flagstaff Gardens no attempt has been made to review these statements apart from the proposed addition of the former St James Free Kindergarten buildings in Batman St either into the St James VHR designation or into the MPS Heritage Overlay to protect the place as locally significant because of its association with St James.

However there is scope to seek an amendment to the existing Victorian Heritage Register designation and the bells could be specifically included as part of this process, as an application by the City of Melbourne. I have not inspected the bells but a brief survey of newspaper references confirm their history as stated in the submission, with a few further details provided.

Apart from the omission of the bells there are other aspects of the Statement of Significance that might be improved in this process.

### Church designer and completion date?

Review of tender notices and other primary sources places the statements 'St James was designed by Robert Russell' and 'opened for worship on 2 October 1842, and it was completed in 1847' in doubt as the external character of St James would appear to be dominated by Charles Laing's design and supervision throughout the period 1850-1853 and later that of Thomas Watts & Sons.

Freeland writes in *Melbourne Churches*, that after dispute over his proposed spire, Robert Russell was dismissed as architect for St. James Church, and Charles Laing engaged to continue. Charles Laing called tenders for the 'erection and completion of a new tower, transepts and other improvements and repairs to St. James' Cathedral 'in the Melbourne Herald 3.6.1850 p 3 and for 'completion of St. James' Cathedral (windows & other internal works)' Melbourne Herald 20.5.1853 p 1.<sup>17</sup> The actual completion date appears to be when it was consecrated in 1853. It was also then that the first St Pauls Church of England was opened in Swanston Street in an unfinished state, December 1852.

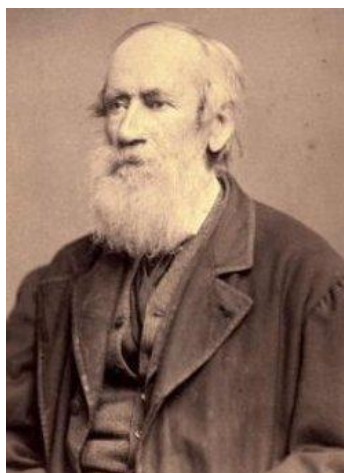


Figure 42 Robert Russell (1808-1900), by John William Lindt State Library of Victoria

Laing's role in the completion of the church was revealed in 1931 by George Walton as being responsible apparently against his own wishes for the 'pepper pot' spire of the church. The church building committee chair, James Palmer, requested it, leading to it being termed 'Palmer's pepper pot'. Biographer, Harley Preston, wrote: 'The slender pyramidal spire of his original design was omitted, and an octagonal

domical termination, added in 1851 by [Charles Laing](#), is alien to the Regency classicism of the concept'.

Laing was responsible for many fine works in the Colony at that time including the Benevolent Asylum, St Peter's, Eastern Hill and the Melbourne synagogue.

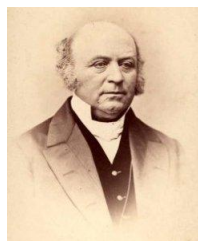


Figure 43 James Palmer, ADB online- Batchelder & Co., c1867-71, State Library of Victoria

### Stonework

The stone used in the walls was also an unusual one.

'In 1839 a coarse but sound ferruginous sandstone was found on the south side of the Yarra River (in the present Alexandra Gardens) and was used for the Customs House, the first stage of the Gaol, and St James' Church. Later J.P. Fawkner opened a freestone quarry on his estate Pascoeville, though it seems to have been little used.'<sup>18</sup>

This statement is qualified by an account from 1922 that states: 'This stone was obtained from a quarry on the Saltwater River, owned by John Pascoe Fawkner, and stone from the same quarry was used for building a portion of the Melbourne Gaol', suggesting that it was Fawkner's quarry that supplied the stone. This is a rare use of this uncommon local stone which can be seen more typically in South Australia.

### Changes in 1914, to Watts design

The Statement of Significance states that after removal to West Melbourne in 1914 '...re-opened for worship on 19 April 1914' the changes made to the original design at the time of relocation included:

- reorientation from east west to north south,
- the tower shortened by one stage,
- the main ceiling lowered a little,
- the sanctuary shortened by a few inches,
- the space between the main gallery remodelled to form a lobby and
- two vestries with passage and gallery stairs behind them.

<sup>18</sup> Miles Lewis, *Building in Australia* chapter 3 and e-Melbourne *Building Technology* entry, <http://www.emelbourne.net.au/biogs/EM00257b.htm>

<sup>17</sup> Lewis, M- Australian Architecture Index



- Two side entrances were constructed to serve the new passage.

This is confirmed by measured drawings made before and after the relocation but a published account of the church history by Edward C. O. Howard in 1924 stated:

‘The old cathedral, as it stood in Little Collins street, before removal a few years ago, was the same, externally, as in 1852, but that cannot be said of the interior, which was so much altered as to make it hardly recognisable to anyone not having seen it since then..’

The introduction of the vestries considerably shortened the nave and would explain the above view, as the main view one has of the church interior. In 1914, although the external stonework was retained, the inner wall of shells and rubble was replaced with reinforced cement.

The existing design is from 1914 and owes a lot to Thomas Watts and Sons who changed some of the key aspects of the church appearance. The Statement of Significance downplays these changes and the role of Watts.

### **The Mears and Stainbank of London bells**

The relocation and mounting of the 8 bells (in a line in a steel frame) was one of these key changes that drew a great deal of criticism of the architect from the makers of the bells, Mears and Stainbank.

Similarly deterioration of the previous timber frame had meant that the bells were chimed rather than pealed because of its instability during the late Victorian-era and Edwardian-era.

The tower contains eight bells, cast by the Whitechapel Foundry, six of which were erected in 1852, and two in 1885. The tenor bell weighs 13 cwts., and the total weight of the peal is 59 cwts. Owing to the weakness of the frame, the bells cannot now be rung, but six are chimed every Sunday. As with the city churches of London, so with St. James', the rapid advance in the value of city land has caused St. James' to be hemmed in by stately offices and warehouses, so that the venerable pile is lost to sight...(1902)

The humorous account provided in the Sources of the hanging of the bells and the adverse reaction of the tower finishes to the first test ringing of the bells by West Melbourne founder, John Buncle, reveals more issues<sup>19</sup>.

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<sup>19</sup> See also <http://adb.anu.edu.au/biography/buncle-john-3110>

### **Other aspects**

The Vice-Regal boxes originally for the use of Governor La Trobe and the Chief Justice have been claimed by some as the only instance of this in Australia- this should be tested and included in the Statement of Significance if true.

### **Conclusion**

The City of Melbourne should seek an amendment to the Victorian Heritage Register designation and with Statement of Significance to recognise the bells and potentially the other issues cited above.

### **Statement of Significance**

**Sections relevant to this response highlighted in red.**

**Existing Victorian Heritage Register Statement of Significance, Heritage Victoria Register number: H11**

#### **What is significant?**

St James Old Cathedral was constructed on a Crown grant site of five acres of land bounded by Collins, William and Bourke Streets with the foundation stone being laid on 9 November 1839 by Charles Joseph La Trobe, Superintendent of the District of Port Phillip. A simple timber pioneer church which preceded it was built with funds largely subscribed by Presbyterians and other denominations who made up the small community.

Opened on 11 February 1837, St James was designed by **Robert Russell**, a London architect and surveyor who had arrived in Melbourne from Sydney on 5 October 1836. The Colonial Georgian building was constructed on bluestone footings of locally quarried sandstone. The unfinished building was opened for worship on 2 October 1842, and it was **completed in 1847**. The Anglican Diocese of Melbourne was founded in 1847, and on 29 June 1847 Charles Perry was consecrated in Westminster Abbey as Melbourne's first Bishop. He was enthroned in St James on 28 January 1848, and St James became the first Cathedral church of the new diocese, although it was not consecrated until 1853.

When St Paul's Cathedral opened for worship on 22 January 1891 St James reverted to the status of a parish church. The diminished congregation, pressure of occupying valuable city land, and maintenance problems resulted in the church narrowly escaping demolition. **It was relocated stone by numbered stone to its present site under the direction of Messrs Thomas Watts and Son**, architects, re-consecrated by Archbishop Lowther Clark, and re-opened for worship on 19 April 1914. Changes made to the original design at the time of relocation include reorientation from east west to north south, the tower shortened by one stage, the main ceiling lowered a little, the sanctuary

shortened by a few inches, the space between the main gallery remodelled to form a lobby and two vestries with passage and gallery stairs behind them. Two side entrances were constructed to serve the new passage.

### **How is it significant?**

St James Old Cathedral is of historical and architectural significance to the State of Victoria.

### **Why is it significant?**

- It is of historical importance as the first Cathedral in Melbourne, the earliest surviving church in Victoria, and one of Melbourne's earliest surviving buildings.
- It is of architectural importance as a rare example in Melbourne of a Colonial Georgian style building of simple design and pleasing proportions with Greek detailing at the doorways, and the only known surviving work of architect Robert Russell. Although he worked in London with eminent English architect John Nash, the style reflects his experiences in Sydney, especially the work of his contemporary Francis Clarke as well as of Francis Greenway. The interior is important for rare and unusual features for Victoria, such as the traditional box pews of cedar, side galleries or **Vice-Regal boxes originally for the use of Governor La Trobe and the Chief Justice**, Baptismal font with the white marble bowl probably dating from the 17th century and coming from St Katherine's Abbey on the banks of the Thames, two mahogany pulpits presented by the ladies of the congregation in 1847. The World War 1 honour board carved by well known master wood carver Robert Prenzel and the World War 2 honour board which was copied from the earlier honour board. The stained glass windows are also of note with the 'east window' being possibly by the Melbourne firm of Ferguson and Urie, and the five windows by Christian Waller, wife of artist Napier Waller.



## Sources used for this assessment

The following sources and data were used for the assessment:

### ***Lewis, M. Australian Architecture Index:***

'72736 Rowsell, L & J Church of England West Melbourne VIC Houses Watts, T & Son 1914 02 16  
72728 Rowsell, L J O - Downshire Rd Elsternwick Church of England Council West Melbourne VIC Church; Religious Buildings Watts, T & Son 1913 10 30'

"Episcopal Church', Melbourne. To builders and contractors tenders for the entire erection of St. James's Church, Melb., may be delivered into the office of Mr Russel, Architect, Collins St., where the working Plans and Specification may be seen on and after Saturday, the 31st instant. (closing 8.9.1839).Port Phillip Patriot 5.9.1839 p 8

Robert Russell Tenders wanted - completion of St. James's Church. Port Phillip Herald 23.2.1847 p 3

Robert Russell Tenders wanted - certain works for the intended completion of St. James's Church. Port Phillip Gazette 24 .2. 1847 p .3

Robert Russell Tenders wanted - various finishing works to St. James' Church. Argus 25.5.1847 p 3

Charles Laing tenders wanted - completion of St. James' Cathedral. Melb. Herald 30.10.1850 p 3

73946 City of Melbourne BA Laing, Charles - Flinders St Trustees of St. James Church (of England) Melbourne VIC Churches; Religious Buildings Brown & Ramsden - Bourke St 1850 11 27

Charles Laing tenders wanted - erection and completion of a new tower, transepts and other improvements and repairs to St. James' Cathedral. Melb. Herald 3.6.1850 p 3

Charles Laing tenders wanted - completion of St. James' Cathedral (windows & other internal works) Melb. Herald 20.5.1853 p 1

Freeland, Melbourne Churches, p 49: After dispute over his proposed spire, Robert Russell dismissed as architect for St. James Church, and Charles Laing engaged to continue. Opened 2.10.1842.

### ***Victorian Heritage Register***

#### **Heritage Victoria Register number: H11**

##### **Extent of Registration**

1. All the building marked B-1 and the fence marked B-2 on Diagram 602508A held by the Executive Director

2. All the land marked L-1 on Diagram 602508A held by the Executive Director, being part of the land described in Certificate of Title Volume 10320 Folio 585

3. All the objects held within the church as listed below:

- All the cedar box pews
- Two mahogany pulpits
- The baptismal font
- The bishop's throne
- The World War 1 and World War 2 honour boards - See more at:  
<http://vhd.heritagecouncil.vic.gov.au/places/767#statement-significance>

#### ***i-Heritage search results: Abstract of Building Identification Form (BIF)***

2 TO 24 BATMAN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level A 2

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study -

Graeme Butler, 1984 Adopted

Building and History Information

Architectural Style Georgian

Period

Construction Date

Source for Construction Date Heritage Aust. 3/50

Architect Robert Russell (1) Charles Laing (2)

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type Church

##### **History**

This old church was preceded, in Victoria, by only a small wooden hut built with the help of contributions from various denominations and initially also used by them. The new St. James' church was built on a crown grant site near the corner of William and Little Collins Streets, where the foundation was laid by His Honour Charles Latrobe, Superintendent of the District of Port Phillip, on November 9, 1839. The Diocese of Melbourne was founded in 1847 and on June 29, St. Peter's Day, Charles Perry was consecrated in Westminster Abbey as Melbourne's first Bishop. Arriving, he was enthroned in St. James' on January 28, 1848 and St. James' Church became the first Cathedral Church of the new diocese, though not consecrated until 1853. Two other bishops, Bishops Moorhouse and Goe, were later installed in St. James'

while it retained its Cathedral status. The new St. Paul's Cathedral was opened for worship on January 22, 1891 and St. James' reverted to the status of parish church. Its congregation was very small, it occupied valuable city land, and maintenance was very costly, so that in the following years the building narrowly escaped demolition. However it was eventually decided to move the Old Cathedral to its present site where it was re-consecrated by Archbishop Lowther Clarke and re-opened for worship on April 19, 1914. The church was carefully reconstructed, stone by numbered stone, and is substantially in its original form. The tower was shortened by one stage and its entrance moved to face King Street. The main ceiling was lowered a little for structural reasons, and the sanctuary unfortunately shortened by a few inches. The shape of the latter was further marred by later reinforcements. The space beneath the main gallery was remodelled to form a lobby and two vestries with passage and gallery stairs behind them. Two side entrances were constructed to serve the new passage.

#### Description/Notable Features

Notable features include the fence, sympathetic garden / paving. Interior / fittings.

Melbourne's 'oldest' building. (Re-erected 1913) - first cathedral. Interesting features of the church. The Galleries : The unusual side galleries, or Vice-Regal boxes, were originally for the use of Governor Latrobe and the Chief Justice respectively, and have since been occupied by Governors General, Royalty and other notables. They at present house the organ pipes. The main gallery was added in 1853 in order to increase the capacity of the cathedral. Communion Rail : The fine cedar communion rail is of unusual curved design. Pews : The box pews are of cedar and numbered in the old manner for rental, No. 10 was the Henty Family pew, but was subsequently used by a City Councillor for whose corpulence provision had to be made. Sedilia : The bishop's sedilia can no longer be contained in the altered sanctuary, and stands against the right hand wall in the chancel. Pulpits : The two pulpits designed for preaching and reading are of solid mahogany and were presented by the ladies of the congregation in 1847. One was sold in 1901 and replaced by a conventional lectern. It was recovered, with difficulty, in recent years. Baptismal Font : The white marble bowl, probably of the 17th Century, came from St. Katherine's Abbey on the banks of the Thames. That building was demolished in 1837. Friends of Governor Latrobe acquired the font and it was necessary to have Queen Victoria's permission before it could be brought to Victoria. The

fine canopy and pedestal were designed in Melbourne and presented by parishioners.

The Organ : Two successive organs occupied, approximately, the present position of the font. The second, by Fincham, was placed in the front of the church when the church was moved. It was rebuilt in 1962, but is now worn out. Great effort is needed to finance the purchase of a new one.

Entrance and Bells : The present main entrance to the Old Cathedral is through the base of the...

#### Statement of Significance

Mr. Robert Russell, a London architect and surveyor, designed the building in Colonial Georgian style. The foundations are of bluestone, and the main walls of a sandstone found in various nearby quarries. The unfinished building was opened for worship on October 2, 1842 and completed in 1847. Melbourne's oldest building, it was originally sited at the corner of Collins and Williams Streets and moved to its present location in 1913. Designed by Robert Russell, the surveyor of Melbourne, it was built in stages between 1839-51 with some design amendments in its later stages by Charles Laing. Although partially modified during its re-location, it remains as the only surviving example of Russell's architectural work and as a monument to the foundation of the city.

#### Recommended Alterations

Tower reconstruction ( sympathetic - no recommendations)

Other Comments Interior not inspected.

Deserves conservation analysis / restoration.

#### ***Australian Dictionary of Biography,***

Gross on James Palmer:

<http://adb.anu.edu.au/biography/palmer-sir-james-frederick-4358>

Charles Laing

<http://adb.anu.edu.au/biography/laing-charles-2318>

Robert Russell

<http://adb.anu.edu.au/biography/russell-robert-2621>

#### **Newspapers**

***Port Phillip Gazette and Settler's Journal (Vic. : 1845 - 1850) Saturday 27 March 1847 p 2 Article***

We understand a subscription has been set afoot to collect money for the erection of the tower on St. James's Church. We would particularly draw its attention to the numbers of the Church of England, to the necessity of this being done without delay particularly as the new Bishop is expected to arrive in

a short time. During the repairs of the interior of this church, the Rev Mr, Thomson will perform divine service in the new -' church' With regard to the latter,

***Geelong Advertiser (Vic. : 1847 - 1851) Mon 20 Jan 1851 Page 2 MELBOURNE.***

Subscriptions have been actively set on foot to raise sufficient to purchase a peal of bells for St. James' Cathedral, which it is calculated will cost £280. The peal will consist of 6 bells, £180 have been subscribed, and when the funds in hand amount to £200 the order is to be sent home to have the bells cast at Mear's White chapel, who recast the " Great Tom of Lincoln" under the dome of which, a party of thirteen have been known to take tea.

***Freeman's Journal (Sydney, NSW: 1850 - 1932) Thursday 3 February 1853 p 3 Article***

DESTRUCTION OF THE MELBOURNE MARKET BY FIRE

...Shortly after the breaking out of the fire, the bell of St. James's Church tolled an alarm, when, under the direction of the commanding officer, the whole of the 40th Regiment then in Melbourne, turned out and marched to the scene of the fire...

***The Age (Melbourne, Vic.: 1854 - 1954) Mon 29 Jan 1855 Page 3 MELBOURNE IN 1854.***

`...Almost every Christian religious denominations possesses several place of worship ; to nearly all of which are attached excellent, schools ; but with the exception of the Roman, Catholic Cathedral, dedicated to St. Francis, in Elizabeth-street; none lay claim to massiveness of design or size. The Anglo-Episcopal Cathedral of St. James, in Collins-street, is simply a parish church without any pretensions to architectural display. The churches of St Paul, Swanston-street, and St. Mark, Collingwood, are spacious, roomy edifices, 'but, taken altogether, Melbourne is deficient in high and decorative church architecture. This is chiefly owing to the rapidity with which the city was populated and the necessity which existed for meeting the religious wants of the community...'

***The Star (Ballarat, Vic.: 1855 - 1864) Fri 28 Feb 1862 Page 2 NEWS AND NOTES.***

By telegram from our Melbourne correspondent we are informed that the news received yesterday of the death of the Prince Consort, caused a profound sensation in Melbourne...

At the consular establishments, including the American, the flags were hoisted half-mast high, and the ships in the Bay displayed their flags in like manner. The bell of St James' Cathedral tolled during the greater part of the day.

***The Argus (Melbourne, Vic.: 1848 - 1957) Sat 25 May 1867 Page 5 THE QUEEN'S BIRTHDAY.***

THE QUEEN'S BIRTHDAY.

The city assumed a holiday appearance yesterday, in celebration of Her Majesty's birthday. As early as six o'clock in the morning St. James's Cathedral bells sent forth a joyous peal. Business was completely suspended, offices and shops were closed, from the principal buildings flags were flying, and the streets presented a very quiet aspect...

***The Age (Melbourne, Vic.: 1854 - 1954) Wed 13 May 1885 Page 5 NEWS OF THE DAY.***

`... The mayor of Melbourne occupied the chair, and the proceeds of the lecture, which was largely attended, will be devoted to a fund established for procuring two additional bells for St. James's Church

***The Age (Melbourne, Vic.: 1854 - 1954) Friday 31 July 1885 p 5 Article***

An interesting ceremony took place on Wednesday evening in St. James's Cathedral, the occasion being the uncovering of a marble tablet erected in the church to the memory of the late Ms. McCartney. The venerable Dean, surrounded by his family, stood in the aisle while the tablet was being unveiled by two of the churchwardens. Mr. Kingsland, who stated that it had been erected by the vestry and parishioners, read the inscription, and declared it to be unveiled. In a few feeling words the Dean replied, thanking those who had taken an interest in the erection of that memorial of his late beloved wife, whose constant thought, he said, had always been the spiritual welfare and the earthly well being, not only of her own parishioners, but of all those who came within the ken of her observation...'

***The Australasian (Melbourne, Vic. : 1864 - 1946) Sat 16 Apr 1887 Page 28 WELCOME TO MELBOURNE.***

WELCOME TO MELBOURNE...

The Bishop-elect of Melbourne, the Right Rev. Dr. Goe, arrived on Tuesday morning from Adelaide by the express train,... were at once driven to Government house, where they are to be for some days the guest of His Excellency and Lady Loch.

The St James's Cathedral bells rang merry peals in celebration of the event.

***The Australasian (Melbourne, Vic. : 1864 - 1946) Sat 23 Nov 1889 Page 28 THE BELLS OF ST. PAUL'S CATHEDRAL.***

THE BELLS OF ST. PAULS CATHEDRAL,

...The bells were cast at the noted foundry of Messrs. Meats and Stainbank, Whitechapel, London, whose

business was founded when Elizabeth was Queen, and who have made nearly all the finest church bells in the empire...

***The Church of England Messenger for Victoria and Ecclesiastical Gazette for the Diocese of Melbourne (Vic.: 1889 - 1905) Wed 1 Oct 1902 Page 142 St. James Old Cathedral.***

St. James' Old Cathedral.

#### DIAMOND JUBILEE.

In the same year that three bishops have been consecrated to three new sees in the State of Victoria, churchmen are called upon to remember that it is but 60 years ago, on October 2nd, that the mother church of St. James' Old Cathedral was opened after a license had been granted by Dr. Broughton, Bishop of Australia. Melbourne was then but a small settlement, with one Church of England clergyman — the Rev. Adam Compton Thomson. The work of the Anglican Church in Melbourne really dates from June, 1836, when Captain Lonsdale occasionally read prayers in the old court-house. A little later on in the same year Mr. Langhorne, church missionary to the aborigines, held service and read a sermon, but towards the end of the year he left for Sydney to seek ordination. ' Early in 1837 Mr. James Smith, of the Savings Bank, commenced holding regular services according to the form of the Book of Common Prayer, on the site of the present St. James', which was then part of Mr. Batman's sheep run. So successful were his efforts that he was soon enabled to build a timber school house, to seat 100 persons, and the Sabbath was notified by a ship's bell erected on the gable. On April 30th of 1837, the settlement was visited by the Rev. J. Beazley Naylor, of Hobart Town, who had the honour not only of holding the first baptismal service, but of baptising the first white child born in Melbourne. The 'Melbourne Advertiser' of February 5th, 1838, records that a public meeting was held on January 30th, when it was decided to collect funds for a permanent church. In July of the same year another meeting was held for the purpose of taking steps to secure a clergyman, and, as a result, the Rev. J. C. Grylls arrived on October 12th, 1838, and took charge of the district. He preached on the Sunday after his arrival from the text, 'For I determined not to know anything among you save Jesus Christ and Him crucified' (1 Cor. ii. 2). The settlement was growing fast, and by July, 1839, there were over 900 churchmen in the district. The little school house was no longer able to hold the worshippers on Sunday. About £1100 was now in hand towards a new building, and at a public meeting held on September 7th, 1839, it was decided to build a church in brick, and a building committee was appointed, consisting of His Honour Judge Latrobe (president), the chaplain

(secretary), the Deputy Acting Commissary-General Howard (treasurer). Dr. Farquhar M'Crae, D. C. McArthur, James Smith.

The contract for the stone work was signed on October 20th, 1839, and on November 9th, 1839, after a short service in the school, at which Mr. Grylls read prayers and the lesson from Haggai i., the crowded congregation filed out to witness the laying of the foundation stone by His Honour Judge Latrobe.

A parchment containing the following inscription was laid under the stone : — 'The foundation stone of this church was laid on this 9th day of November, in the year of our Lord, one thousand eight hundred and thirty-nine, and in the third year of the reign of Her Most Gracious Majesty Queen Victoria, by His Honour Charles Joseph Latrobe, Esq., Superintendent of Port Phillip, His Excellency Sir George Gipps, Knight, being Governor of the Territory of New South Wales and its Dependencies, the Right Rev. William Grant Broughton, Lord Bishop of Australia, sole trustee. This church is erected for the worship of Almighty God by the members of the 'United Church of Great Britain and Ireland. Robert Russell, architect.

The erection of the church went on very slowly indeed, owing partly to the difficulty in obtaining labour and material, and partly to the lack of funds, and it was not until Sunday, October 2nd, 1842, that the first service was held therein by the Rev. Adam Compton Thomson, who in the meantime had replaced Mr. Grylls. The musical portion of the service was accompanied by the seraphine — a species of barrel organ which did duty in the old school. The sermon was preached from the text, 2 Chron. vii. 15, 'Now mine eyes shall be open and mine eyes attend unto the prayer that is made in this place.' The church when opened merely consisted of an unplastered and unseated nave, without tower and transepts, but its cost (£6076 15s. 4d.) would today build a very handsome and permanent structure. The first Confirmation was held on October, 1843, when Dr. Broughton confirmed 80 candidates. The Church cause now went steadily ahead. St. James' became the nucleus from which other churches gradually sprung up. With the arrival and enthronement of Dr. Perry, first Bishop of Melbourne, St. James' was raised to the status of a cathedral, and continued so until the honour was transferred to St. Paul's. Within its venerable walls three bishops have been enthroned, many have received the grace of ordination, 19,849 have been baptised, and over 4000 marriages have been solemnised. Three of the original canons of St. James' Cathedral are with us to-day — the Very Rev. Dr. Vance, the Administrator of the Diocese, and present vicar of St. James', who was ordained at St. James', and held his first curacy there in 1854; Rev.

Canon Goodman, of Christ Church, Geelong: Rev. Canon Dickenson, of St. Luke's, South Melbourne. This article would be incomplete without a reference to the 'sweet bells of St. James', whose sound on the Sabbath was so welcome to the early diggers who flocked to this land in the fifties.

The tower contains eight bells, cast by the Whitechapel Foundry, six of which were erected in 1852, and two in 1885. The tenor bell weighs 13 cwts. and the total weight of the peal is 59 cwts. Owing to the weakness of the frame, the bells cannot now be rung, but six are chimed every Sunday. As with the city churches of London, so with St. James', the rapid advance in the value of city land has caused St. James' to be hemmed in by stately offices and warehouses, so that the venerable pile is lost to sight. Nevertheless, it stands to-day in its massiveness — the only building of the pioneer days — as an indicator of the solidity and progress of the Church of England in Victoria.

***The Argus (Melbourne, Vic.: 1848 - 1957) Mon 15 Nov 1909 Page 6 OLD CATHEDRAL.***

JUBILEE OF ST. JAMES'S CHURCH.

Special services were conducted at St. James's Church, Little Collins-street, yesterday in commemoration of the diamond jubilee of the church. On the site of the present building - originally used for a sheep-pen by Mr. John Batman - a place of public worship was opened on April 30, 1837, and the structure was occupied by several denominations. It was on November 9, 1839, that the foundation stone of the existing St. James's Church was laid by Mr. Charles Joseph Latrobe, then Superintendent of Port Phillip, and since that date Anglican services have been held regularly. The incumbent of the parish in 1839 was the Rev. J. C. Grylls, and, in the words of the inscription deposited beneath the foundation-stone "the Right Reverend William Grant Broughton, Lord Bishop of Australia" was "the sole trustee for the building".

An interesting adornment to the interior is the font - presented by Governor Latrobe - which is said to be between 400 and 500 years old. A silver inscribed plate, which has been attached to the font for many years, was removed by a thief. Until the erection of St. Paul's in Swanston-street, St. James's Church was the Anglican Cathedral of Victoria. The present vicar, Dean Vance, has been prominently connected with the church from its establishment, and the resident minister (Rev. W. F. Scott)

***The Argus (Melbourne, Vic.: 1848 - 1957) Wed 29 Apr 1914 Page 13 ST. JAMES'S CATHEDRAL.—OLD AND NEW.***

Differences noted in article:

- Architect claims that the squatter tower was to accommodate the bells (as one row, unlike original two rows)
- Better ventilated
- External stones retained but inner wall of shells and rubble has been replaced with reinforced cement;
- Gallery built on the walls, removing the supporting columns
- Cost of re-erection 2090 pounds, less than cost of a new church.

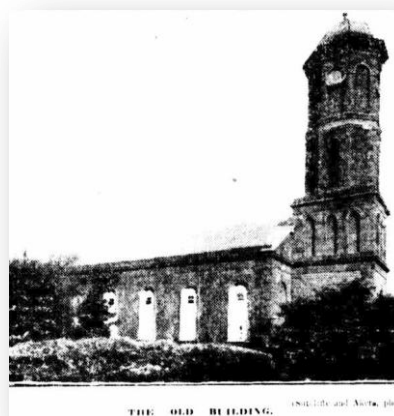


Figure 44 Old St James



Figure 45 New St James



***The Argus (Melbourne, Vic.: 1848 - 1957) Sat 22 Apr 1916 Page 16 THE BELLS OF ST. JAMES.***

THE BELLS OF ST. JAMES'S.

By A.W.G.

To-morrow, Easter Sunday, the bells of St. James's, after a silence extending over many years, are to be "chimed" in the re-constructed church by means of ropes attached to the clappers, it being considered unsafe to ring them in the ordinary way until the bearings upon which they swing have been subjected to a thorough over-haul, for which funds are not at present available. This peal of bells dates from 1852, when they were turned out from a famous foundry in Whitechapel, London; but the church to which they belong goes much further back in the history of Melbourne, being, indeed, the direct successor of the first rough-built, shingle-roofed, place of worship erected by the pioneers of the settlement. In 1837 this "Pioneers' Church," which was also used as a schoolhouse, stood on a rising slope a little back from the irregular group of huts which formed the first beginnings of the town. When the streets were laid out its position was slightly altered to prevent it from obstructing Little Collins Street, near its intersection with William Street, and on at least two occasions it was enlarged to meet the requirements of the growing population. It was built by public subscription, and at first its use was shared by members of more than one denomination, but possession of it was afterwards confined to the Church of England, to which was allocated the reserve of five acres upon which it stood. In November, 1839, the erection of a permanent stone building to replace it was commenced a little lower down the slope, and was completed three years later. Thus came into use St. James's, which, on the arrival of Melbourne's first bishop in 1848, was transformed into the cathedral church of the State. Although in the forties and early fifties it stood near a fashionable residential quarter, with the military barracks and Government offices hard by, and the popular resorts of Batman's Hill and the Flagstaff Hill within easy distance, the limitations imposed by its position were early manifest. The expansion of the town was ever eastwards, and within ten years after the opening of St. James's, it had rivals in St. Peter's on the Eastern Hill, and St. Paul's in Swanston street. The centre of the social life of the city receded further and further away from St. James's, and its parish was covered by serried ranks of tall warehouses, behind which the church almost disappeared from sight. The dignity of the Cathedral was transferred to the great new pile which replaced St. Paul's Church, and the little bluestone edifice of the forties passed into obscurity. There was some re-awakening of interest in the old

church, however, when, two years ago, it was pulled down, and re-erected in King Street, West Melbourne, under the shadow of the pioneers' first burial ground on Flagstaff Hill, and fronting a street which bears the name of the founder of the city, John Batman. This interest should be further stimulated now that the long silent tongues of St. James's bells are to speak again, even imperfectly. The church has been re-erected as nearly as possible on the original lines, and all its interior fittings have been preserved. The low panelled ceiling, the quaint boxed-in pews, the screened-off lofts which provided sitting accommodation above the rest of the congregation for the families of the Governor and the bishop, the Episcopal throne, and the stalls for the canons before the altar are intact, and the church is well worth a visit by anyone to whom memories of the past are dear.

***The Lilydale Express (Vic.: 1886 - 1888; 1914 - 1918) Fri 4 Feb 1916 Page 7 NEWS SUMMARY.***

Some time has elapsed since St. James Cathedral was removed from its old site, and re-erected in King-street, Melbourne, opposite the Flagstaff Gardens, and surprise has been expressed at the silence of the fine peal of eight bells so long associated with the edifice. An effort is to be made to secure the pealing of these historic bells by a full board of ringers and it is hoped that the project will soon be accomplished, with the assistance of wealthy firms, who have their place of business in St. James' parish. "

P5

***The Argus (Melbourne, Vic.: 1848 - 1957) Mon 24 Apr 1916 Page 9 ST. JAMES'S BELLS.***

ST. JAMES'S BELLS.

RESTORATION OF CHIMES.

In the early "fifties" Melbourne residents worshipped in the then Cathedral Church, St. James's. The bells mellowed in tone with age as Melbourne grew with the years, but in the early "nineties" ringing was suspended, owing to a defect in the frame, which jeopardised their safety. But chiming - a simple operation as compared with ringing a peal - was continued until the old Cathedral was demolished two years ago; the bells were duly hung, however, in the rebuilt church in West Melbourne, and there they are supported on a steel frame, the only one in Australia, and the belfry is 12ft. higher. But faults in the new frame were detected, and, as a precaution, ringing was not sanctioned. Yesterday the choir boys undertook the chiming of well-known hymns on the bells, which sounded for the first time at the new site, and though the tonal beauty is unimpaired, the power was, of course, restricted.

The peal is of eight bells: the tenor weighs 15cwt., while that in St. Paul's weighs 31cwt. The bells were cast by the famous firm of Wears and Stainbank, of London.

There were large and most interested congregations in St James's yesterday, when the services were taken by the vicar, the Rev. C. L. Desailly, B.A., and the Dean of Melbourne. In the course of his sermon in the morning, the Vicar said : - "It is especially fitting that the old historic bells of St. James's Old Cathedral should be set chiming once again on Easter Day. We hope that the good work of those enthusiastic parishioners who have striven so earnestly to set these bells chiming again may be rewarded, and many saddened hearts may be gladdened by the joyous message which they proclaim to the outside world, of a risen and virtuous and living Christ. On behalf of the congregation I thank both the originators of this movement and all parishioners who have volunteered their services to keep the bells ringing every Sunday. I wonder if those workers, as in the case of the choristers, realise what a service they are rendering their church. I am hoping that the sweet chimes of these bells, chiming forth beautiful, well-known hymns, like 'Rock of Ages' or 'Abide With Me,' will reach many in- different hearts."

#### TO THE EDITOR OF THE ARGUS

Sir. - In view of the statement in "The Argus" of to-day that the bells of St. James's are to be rung again, but by means of "clappering" instead of swinging, the following question and answer published in Cassell's "Work" of December 23 last, be- comes of local interest. It would be a pity if these historic chimes were to be irretrievably damaged for want of a little expenditure on the bearings. The extract is: -

"Ringing Church Bell. - R. K. (Sligo) writes: -

"It is proposed to ring a church bell by means of a rope fixed to the clapper. Is this method likely to damage the bell?" - It is quite usual to ring church bells by means of a rope round a wheel swinging the bell. The only difficulty is to get the bell in motion: it is then comparatively easy to keep it going. To ring a bell with a rope from the clapper is dangerous. There is a liability of jarring the bell with a double blow, which would probably crack it. The late Lord Grimthorpe, designer of the Westminster clock, stated: - "It is still necessary to warn clergymen and churchwardens against allowing the lazy and pernicious practice of 'clappering,' that is, tying the bell-rope to the clapper and pulling it instead of the bell. More bells have been cracked in that way, than by all other cause together, and there is not the least excuse for it, as any man may learn to toll a bell in one lesson, and the work of doing it is nothing, for the bell

moves so little that it seems wonderful that the clapper should strike it : but they both act as pendulums which a very small impulse will keep up, and, the blow, being elastic, loses very little of its force.

" Horologist.

Yours &c. CAMPA

East Melbourne, April 22

#### ***The Age (Melbourne, Vic. : 1854 - 1954) Fri 5 Jul 1918 Page 7 ABOUT PEOPLE.***

Dame Nellie Melba, in accepting an invitation to attend and hear St. James Old Cathedral bells after her tours around the world, to compare the tone with other peals and their triteness to the Ecclesiastical Plain Song, writes that she 'has a vivid recollection of these bells, for they used to keep her awake when she was a little girl staying with her grandmother. Dame Melba will also sing in the old church, which has excellent acoustic properties. The proceeds of the collection will be devoted to the fund for mounting the bells on a suitably strong steel frame, to permit of their being swung on full peal

#### ***The Herald (Melbourne, Vic.: 1861 - 1954) Thu 11 Jul 1918 Page 1 THE CHIMES OF MELBOURNE***

The chimes of Melbourne

#### A CHAPTER OF CAMPANOLOGY.

Clarke, Padley and Co. write:—

Under the above heading you report the sale of a bell of 5½ cwt., said to be from the foundry of Mears and Stainbank, London, to St. Bartholomew's Church, Adelaide, and add that surprise has been expressed that this relic of early Melbourne should have been sold.

We have a list of all the bells supplied by Mears and Stainbank, for whose goods we are representatives, and have no record of single bells having been supplied to Melbourne. The earliest bells of Melbourne are the St. James' Old Cathedral bells supplied by Mears and Stainbank in 1852. In 1896 and 1899 it is recorded that peals of three bells each were sent. to Melbourne, the tenor bells weighing 7cwt. to 5 cwt, respectively: but we have no knowledge of any fire brigade having peals, but only a single bell, which, according to the subdivision of the city, gave out certain numbers of tolls — one, two, three, four, etc. We do not think that this bell was swung, as the term implies, but simple had the clapper or hammer pulled against the bell. A 5½ cwt. bell, according to Mears and Stainbank, should give out a C sharp tone, very suitable for a fire alarm, but, singly, a very unsuitable bell for an Anglican church, which for a single bell is

usually about F tone. The tenor of St. James' 13 cwt. bell is F sharp.

It is very doubtful whether this bell came from Mears and Stainbank, but the firm's name is one to conjure with, seeing that it was started in 1570, in the early days of Queen Elizabeth, when the work of the Reformation was confirmed and the Reformed Church showed great virility, and every parish church had its one, two or three bells. Three hundred and forty-eight years is a long period of continuity for a firm.

***The Argus (Melbourne, Vic.: 1848 - 1957) Fri 10 Nov 1922 Page 9 ST. JAMES'S OLD CATHEDRAL***

(Extract)

However, the plan made headway so well that one of the first official acts of Latrobe on his arrival in 1839 was to lay the original foundation stone. It was at first decided to erect a brick building, but after the foundations were in an alteration was made in favour of stone. This stone was obtained from a quarry on the Saltwater River, owned by John Pascoe Fawkner, and stone from the same quarry was used for building a portion of the Melbourne Gaol. The cost of construction was originally estimated at less than £5,000, but when the Cathedral, as it was then, was free of debt, and consecrated in December, 1853, the actual cost was given as £10,415, which included the price of six bells, to wards which more than £400 was raised by the congregation... In 1848 Bishop Perry arrived in Melbourne, and St James's became the cathedral of the new dioceses. .. Changes came, and the old building, surrounded and enclosed became neglected. In 1877 when Bishop Moorhouse arrived, he found the Cathedral so much out of repair that he scarcely set foot in it after his induction. It went from bad to worse, and finally it was condemned as unsafe. Eventually it was pulled down and re-erected on its present site in King Street, West Melbourne in 1914. The rebuilding was carefully carried out, and very little alteration was made in the design of the original structure. If there is one thing above another that the supporters of Old St James's take pride in, it is their claim that they established the Melbourne Hospital. In 1841 the Church Visiting Society rented a cottage in Chancery Lane, in which it had seven beds. It was assisted by jurors and special constables who are said to have presented it with their fees. This, Melbourne's first medical charity, was merged into the Melbourne Hospital, which was established the following year.

***North Melbourne Advertiser (Vic.: 1873 - 1894) Fri 25 Feb 1887 Page 2 EXPERIENCES OF A VICTORIAN MANUFACTURER.***

(Extract)

**EXPERIENCES OF A VICTORIAN MANUFACTURER.**

Mr. John Buncle, J.P., who has lately returned from an extended trip of the old country and America, has very kindly supplied our representative with the following interesting particulars...

'...On my returning to the foundry and seeing the manager (Mr. Dow), he told me that from the manner I had executed the work, according to the letters, he would I now give me the charge of erecting the first peal of bells in Victoria, viz., in St. James Cathedral, Melbourne. I told him I never hung a bell in my life except a small one, when about to order some 'Presbyterian tea,' but on examining the drawings placed before me, I said 'all right, I'll bell the church if not the cat.'

So next day, in Christmas week, 1852, I made preparations for commencing the work after the New Year's holidays of 1852-53, my assistants being a millwright and a labourer. The peal consisted of six bells, the largest one weighing about 16 cwt, the other five being proportionately of lesser weight and dimensions, and forming the present peals so frequently heard in Melbourne.

During the time of erecting the frame work in the bell tower and fixing the bells in position, many diggers, who had come to Melbourne to put their gold in the treasury, and leaving a fair balance to hand for a short stay in town, on learning that bells were being put up in St. James' tower, visited the same, and took great interest in sitting for a time and watching the work going on. This is from the fact that in their younger days in the country villages at home they had been some of the enthusiastic bell ringers in their native village, and now spoke of remaining in Melbourne and making up a set of six to be the first in ringing and bringing forth the musical tones which in days long gone by had so much interested them in their native homes. When getting near the finish of hanging the bells, and almost the next job to attach the ropes to the wood pulleys in connection with the axle of each bell to ring them, I had observed that one of my visitors, who seldom spoke but sat like an owl in one corner, was taking more than usual interest as the time approached for connecting the ropes. Taking his pipe out of his mouth he said, 'What Sally do you give your ropes?' Now as I had not the most distant idea what 'Sally' meant, or even who this lady was, I turned my head away not to show any ignorance, and to wonder what he meant by 'Sally.' Was he wandering in his mind and thinking of his girl, or what? However, to make sure I turned round and asked what did he say! 'What Sally do you give the ropes?' was his immediate reply. Still painfully ignorant of what that meant, I pretended to be looking for something on the floor, while I mentally

asked myself what 'colonial ale' did he mean. Suddenly the thought struck me 'Sally' must be some technical term in attaching the ropes to the wooden pulley or wheel. With this idea in my mind I turned round, and putting on a knowing kind of look, I said 'that question was still a matter of much discussion even with experts; did he know anything about it?' He said 'Oh yes.' It appeared he had attached the ropes often to the wooden wheels, giving the correct 'sally' to the connection. Under the impression that I was an expert church bell hanger, and knew all about it, he apparently was glad of the opportunity to let me know his knowledge of the matter, and minutely described various experiments made, and eventually the number of degrees from the perpendicular line at which the bell was at rest, and where the rope should be listened to the wheel. Listening attentively while he was informing me what I never knew before, I saw in a minute what was the key to 'Sally,' but let him finish with a satisfied smile of intelligence upon his face. I said, with an attempt at a professional look, 'My friend, very few men who are merely bell ringers here, in my lengthened experience, acquired so correct a knowledge as you have, for you are only about an inch out of the most scientific calculation upon that point, and I am delighted to make your acquaintance so satisfactory to me to-day, and the near completion of the whole job will soon, I hope, enable me to appreciate your skill as a bell ringer as well as your knowledge of Sally.

I need scarcely say that I religiously fastened the ropes exactly where he intimated, which was the proper point, and that he was correct is proved from the fact that the bells erected in 1853 are as they were originally hung, and ringing frequently call to memory many pleasant home associations in the mind of those who have immigrated from the old world.

In connection with the first ringing of the bells by a scratch team picked from amongst the visitors, I sat in the belfry, and overlooking the bells, so that while they were ringing I could see if all was going right. As soon as the bells began to ring, there was such a great noise in the confined space, that I felt I would like to clear out before the drum of my ear was burst. Looking round among the bells, I heard the noise of stones and lime drop ping upon the floor of the belfry. This drew my attention to the walls of the tower, and, to my dismay, I saw pieces of stone quietly leaving their places in the wall, and followed by some loam (lime), drop with a bang on the floor. Now, what with the din of the bells, and apparently the tower, like myself, not being able to 'stand the racket,' I did not wait for a minute's consideration, but squeezed myself through one of the daylight openings in the tower leading to the ridge of the roof. I was along to

the other end of the roof as fast as any man who had everything to lose, and nothing to gain by delay, could desire. Arriving at a safe distance, I turned round and had a look at the tower, and watched it for some times while the bells were still ringing merrily, and the ringers quite unconscious of the scare which caused me to be at the distant point of observation. After watching the tower for some time, and not seeing it come down by the run, as I thought seemed likely, I cautiously made my way back to the aperture I had so quickly emerged from, and on looking inside the tower again I saw the floor quite covered with small stones, &c., while the walls apparently remained sound and had given up going to pieces by scaling off the inside. On further observation I noticed that nearly all the stones on the floor were of a flat, thin kind, and had evidently been plastered on in hollow places to make a more finished appearance to an otherwise unworkman like interior surface. Getting over my fears, I again entered the belfry, but had scarcely got inside when I heard a yell from one of the bellringers below, and looking down the trap-door to see what was the matter, noticed that he was lying on the floor, while the others were removing his necktie, &c., and offering him a drop of something. On enquiry I was informed the slack of the rope when ringing had lapped round his neck and caused him to pay a visit to the ceiling, from which became down 'by tile run' to the floor, fortunately, without his neck being out of joint, which a drop, instead of a lift, might have caused. After a short time the 'medicine' revived him, and after a little more ringing tie changes, the first day's trial was brought to close, and considered very satisfactory, except to this particular individual. (To be continued.) '

***The Age (Melbourne, Vic.: 1854 - 1954) Fri 25 Apr 1924 Page 10 GENERAL NEWS.***

New Bells for old Cathedral.

St James's Old Cathedral, in King-street, has received a donation of a set of eight hand bells from Messrs. J. Taylor and Company, bell founder, of Loughborough, England through their agent, Messrs. Clarke, Padley and Company, Melbourne and are to be used for practice purposes by the ringers.

***The Herald (Melbourne, Vic.: 1861 - 1954) Sat 14 June 1924 Page 4 ST. JAMES' CATHEDRAL BELLS***

ST. JAMES CATHEDRAL BELLS'

Clarke, Padley and Co., 'Australian agents for Peals; etc'. write; —

'As misconception appears 'to exist regarding the trouble through faulty framework for St James's Old Cathedral bells, apparently due to the makers,' Messrs.' Mears - and Stainbank, - of London, allow us

to state that the makers had nothing to do with the steel frame mentioned; and were not even consulted - on the matter, ' -

When the first 'six bells were installed- 'in 1862 - they 'were on oak frames with the old ' style bearings, the two bells added some 20 years later, being also on wooden frames, above the original six.

When - tho old-building was taken down' and re-erected -in King street the eight bells were mounted on a modern steel frame, and have them all on the same level with ball bearings. When it was tried -to swing the bells the whole thing-swayed and shook so as to prevent their use absolutely.

'It is "not necessary that any of the Bells should swing cross wise, the whole layout depending upon the space in the tower. The essential feature is a rigid frame and sufficient clearance in the well, question of strain and thrust being worked out on mathematical lines by the makers of the bells according to their weight and shape. The six largest Bells at St James should be quartered that is turned so that the clapper strikes on the other sides to those at present. These First six bells have been in use over 70 years and the tenor bell, the largest slightly over 13 hundredweight, is worn so thin by reason of greater use that at any time it may crack and will then be only useful as bell metal.

The trouble lies upon those responsible the redirection work and not upon the bell founders'.

#### ST. JAMES'S OLD CATHEDRAL BELLS.

TO THE EDITOR OF THE AGE.

Sir, — Kindly allow us to correct an impression that seems to have gained ground that the firm of Mears and Stanibank, London, the makers of the bells, for whose bells we are Australian agents, were in any way implicated in the faulty steel frame which has caused all the trouble. This firm of Mears and Stanibank are totally unconnected with the matter, nor were they consulted prior to the construction of the frame and its erection in the tower.

The tender was let for the re- erection of the whole building, with insertion of a new frame, Messrs. Watts and j Sons being the architects. Possibly the iniquitous rate of 35 per cent... duty influenced the letting the frame to a local firm of mechanics, who as well as the others, admitted that they knew nothing of this kind of bell banging, which requires a trained technical knowledge. Perhaps to make the matter plain we should state that the first six bells of the ring were purchased largely with public money contributed, and hung in 1852 on oak frames; the two obtained some

twenty years later were also on wood frames placed above the others. When the original erection was pulled down some ten years ago and re-erected in King-street it was resolved to hang the bells all on one level in a latest style of iron frame, which was made locally, with the result that when it was attempted to swing the bells it was found impossible to do so with the slightest margin of safety. To allow of their temporary use, penning a proper hanging, the bells were clappered, by attaching ropes to the tongues, and pulling them against the bell— a most shocking misuse of valuable bell built for swinging and long distance effects. They have remained in this position ever since, despite the fact that the bills which have been in use for over seventy years are worn very thin where the clapper strikes, and should have been quartered or turned round for the tongues to strike .it the opposite sides. The tenn (large) bell is so thin that it may crack at any moment, and the bell become merely a mass of bell metal for remelting. To make the matter more difficult it should be mentioned that these bells are' what is known as "ladies' skirts" or long bells, as opposed to the squat make, and require a larger well to swing in, giving out a long-distance sound by land of 3 or 4 miles, and by sea up to 10 miles. While upon the point it may be mentioned that a rumor has got about that the tower was not safe, and that in consequence of the parsimony of those responsible for the building, prices were cut and the work skimped, with the result that the mortar is crumbling out of the joints of the stone as dust, and that is the reason the bells have not been put right. It is surely the duty of the vestry to call in independent expert advice upon the matter.

Both the architect and contractor assured us that the tower itself is stronger than ever.— Yours. &e..

CLARKE PADLEY and Co.

I 12th June.

***The Australasian (Melbourne, Vic.: 1864 - 1946) Sat 6 Sep 1924 Page 60 ST. JAMES'S OLD CATHEDRAL.***

ST. JAMES'S OLD CATHEDRAL.

By L.

It is not often that a church is removed from its original position to another, yet this occurred in the case of St. James's Old Cathedral, which was moved from the vicinity of William Street, Melbourne, and rebuilt at the corner of King and Bathurst streets, West Melbourne, where it now stands. In 1840 the population of Victoria, or, as it was then called, the district of Port Phillip, including that of Melbourne, was about 10,000. It was chiefly engaged in pastoral and agricultural pursuits. Melbourne was a struggling and picturesque little town, containing about 5,000



inhabitants, mostly concerned with their cottage gardens and farms, the news from England, and the shipment of wool. People led a tranquil existence, riding and driving, shooting and fishing, and obtaining duck and teal in abundance from a lagoon beyond Batman's Hill. The settlement extended mostly westward, over verdure-clad slopes, bordered by tall eucalypti, which dotted the northern banks of the rapid, snag-obstructed, winding river. The streets, however, were regularly laid out, and contained many substantial buildings, chiefly of a public character. The Church of England had its headquarters in Sydney, under the presidency of a State-salaried archdeacon. Australia was included within the diocese of Calcutta. In Melbourne, Church of England worshippers had long assembled in a small wooden church capable of seating about 100, to the roof of which was affixed a derelict ship bell, to call the congregation together. The officiating clergyman was the Rev. J. C. Grills, who began his ministry in October, 1838. Dr. Broughton preached in this church in the same year. He became the first and only Bishop of Australia, and there is a handsome recumbent effigy erected to his memory in St. Andrew's Cathedral, Sydney, near the main entrance. The journey between Sydney and Melbourne was not then in all respects pleasant. It was undertaken in small sailing ships, which were often detained by stress of weather, and compelled to seek shelter in a coastal inlet until a gale blew over, so that it was not unusual for the passage to occupy three or four weeks. Dr. W. Perry, the first Bishop of Melbourne, a Dublin and Cambridge graduate, arrived, in 1848. In 1838 a movement had been set on foot for the erection of a church of a more substantial character. Subscriptions were invited, and the appeal was well responded to. The foundation stone was laid on November 6, 1839. The exact position of the stone is not now known. The ceremony was performed by Governor Latrobe, then Superintendent of Port Phillip District, and a record with newspapers and coins was placed beneath the stone. The building was completed in September, 1842, and was opened on October 2 of that year. It stood in or near William Street, and was of brown stone. The interior consisted of an unseated and unplastered nave without transepts. There was no tower or steeple upon the roof, which was plainly slated. The cost of building was £6,077, and there was a deficit of £481, which was ultimately liquidated by a Government grant, this being still the age of "Church and State." A sermon was preached at the opening by the Rev. J. Thomson, and a collection amounting to £11/18/3 was made for the purpose of shifting fittings from the old church to the new one. A harmonium was subsequently purchased, and a choir formed. Various accessories were added from time to time, and the interior became both comfortable and presentable. On October

15, 1843, Dr. Broughton confirmed 80 young people; and a debt of £950 was liquidated about the same time. A peal of six bells was erected in 1852, and two more were subsequently added. Among other quaint features of the church were two recesses, something like the stage-boxes in a theatre, on either side of the chancel; one for the accommodation of the Governor and his family, and the other for the commandant of the troops, or, as some say, for the Bishop. The Melbourne "Church of England Messenger" of May, 1850, states: "Members of the Church of England will be gratified to learn that with a view to supplying the wants of this portion of the community, two pieces of land have been obtained from the Government as sites for churches, one in Swanston street, near the Prince's Bridge, and another at the junction of Elisabeth street with Latrobe street." The churches built on the land so granted were St. Paul's, first known as St. Paul's Church, and afterwards Pro-Cathedral; and on the Latrobe street allotment, St. John's. The troops in garrison attended Divine services on Sundays at St. James's Church; first the 32nd (not infrequently headed by Superintendent Latrobe), and in later years, the 40th, and a detachment of Royal Artillery, at St. Paul's Pro-Cathedral. Before Victoria Barracks were built, there were hut-barracks, in lines forming right angles with St. Kilda road, and in the rising ground about the summit now overlooking Alexandra Gardens. From there, and afterwards from Victoria Barracks, the soldiers marched to the strains of their band, greatly admired by the spectators, the officers resplendent in handsomely braided and kilted coatees, epaulettes, and fearful and wonderful plumed shakoes. They were accommodated at St. Paul's in pews not far from the chancel; the sergeants and rank and file occupied the gallery. There are still extant prints of the early 'fifties, showing Flinders street at the junction of Swanston street, with portion of the original Prince's Bridge; a short distance from which the river fell some feet, forming a cataract. This has long since been removed. Swanston Street is, if course, the most prominent object. Where the bustling railway station now stands, there was only a rugged and neglected declivity extending to the river-edge. The streets, however, seem to have been macadamised and trim. Liveliness is imparted to the prints by pedestrians, rather prim, marionette-like in figure, the ladies wearing voluminous skirts, and the men arrayed in frock coats and tall chimney-pot hats. There are also soldiers on duty wearing forage caps of a pattern not unlike that of to-day. Officers are mounted jauntily on steeds with swan-like necks, flowing tails, and rocking-horse legs. Among the appurtenances of St. James's are several which invite observation. The font, of yellow marble and quaint sculpture, was formerly an appendage to ancient St. Katherine's Abbey, and probably many persons who in

after life became monks were baptised at it. On the demolition of the abbey, the font was placed in storage, at the London Docks, whence it was sent to Superintendent La Trobe for use in the cathedral-church. A belfry tower, containing a peal of bells, was composed of rough-hewn beams taken from one of Mr. J. P. Fawkner's shearing-sheds, the site of which is now occupied by tall buildings in Little Collins Street. The soldiery attending divine service were admitted to the organ loft when it became necessary to make room for them. They repaid this courtesy, by cutting their initials all over the casing of the instrument, possibly to beguile the tedium of a discursive sermon. The bishop's chair is a facsimile of the beautiful Episcopal throne in Truro Cathedral, Cornwall. Mention has been made of two private boxes, one of which it has been said was appropriated to the bishop; but if so, it could not have been occupied by him when officiating, as he would then have used one official chair in the sedilis when not actually engaged in the ceremonial. There are several interesting memorial tablets. Among these may be mentioned those to the "memory of the Rev. M. H. Beecher, who died on January 4, 1883, and who was for 22 years incumbent of the parish; and the Very Rev. Dean Macartney, D.D., who died in October 1884, and Mrs. Macartney, who died in 1885. The original verger's residence was a little weatherboard cottage with a garden in front, and was somewhere about Little Collins street, but all trace of it has long since disappeared. As years rolled on Church of England people realised that it was desirable to have a cathedral worthy of the great and populous city that Melbourne had become. It was ultimately decided to take down the existing church or pro-cathedral, and build an entirely new cathedral. This course was adopted; the old church disappeared and the present cathedral rose. It was opened for service on November 9, 1885, but has not even yet been completed, for the towers, which would add dignity, have not been built. In the meantime St. James's proceeded on the even tenor of its way. Circumstances, however, impelled the authorities to remove the church from the situation it had occupied for some 70 years. It was felt that a larger congregation could be obtained in a residential locality, rather than where the surroundings were chiefly warehouses, stores, offices, and business premises generally. St. James's was accordingly shifted to King Street, West Melbourne, where it was opened on April 19, 1914. The old pro-cathedral is said to be very wealthy, having the income from large business premises in William Street, with which the church is endowed. The present incumbent is the Ven. Archdeacon Hindley, whose stipend is £1,000 a year, but in addition to his parochial duties he accepts the functions and responsibilities of Archdeacon of

Melbourne without further emolument. He is also, ex officio, vicar of the other old church, St. John's, in Latrobe Street, the incumbent of which is only vicar by courtesy, being in reality curate of St. James's. The Archdeacon asserted this position a year or two ago, when certain ritualistic ceremonial at St. John's did not meet with his approbation, and brought about an entire change in the administration of that church.

***The Australasian (Melbourne, Vic.: 1864 - 1946) Sat 27 Sep 1924 Page 68 OLD TIME MEMORIES.***

**OLD TIME MEMORIES. ST JAMES'S OLD CATHEDRAL.**

By Edward C. O. Howard

An interesting narrative of this building appeared in "The Australasian" of September 6. An addition and some correction may not be out of place. In 1835-6 a few isolated settlers from Van Diemen's Land were at Port Phillip. At a meeting of those few colonists it was agreed to erect a building for public worship, to be used also as a school. This, the first building, was erected by dissenters, but it soon passed into the hands of the Established Church, and was divided into pews. About April, 1839, the Right Rev. Dr. Broughton, Metropolitan of New South Wales, visited Melbourne, being a passenger from Sydney by H.M.F. Conway. On July 30 another meeting was held to consider the means to be adopted for procuring a church and a clergyman, the result, being that the Rev. J. C. Grylls, of Cambridge, arrived on October 12, and officiated on the following Sunday. In September, 1839, tenders were called for the erection of St. James's Church, Mr. Robert Russell being the architect. On November 9 of the same year the foundation stone of the first Episcopalian Church in Port Phillip was laid by his Honour C. J. Latrobe, Esq., the Superintendent of the district. The Rev. J. C. Grylls read the collect, and also, as a lesson, the first chapter of the Prophet Haggai. At the service held in the temporary wooden building on the day the foundation-stone was laid Mr. Puller played on a seraphine (not a harmonium) during the singing of the psalms and hymns. The contractor for the stone work of St. James's was Mr. Alexander Sim, and the contractor for the woodwork Mr. George Beaver. Upon the resignation of the trustees originally chosen by the subscribers, and the nomination of the Lord Bishop of the diocese as sole trustee, the subscribers chose a building committee, the officiating minister being a member by virtue of his office, and acting as secretary. This committee entered into the contract for the new building, the progress of which was unfortunately suspended for want of funds to carry it on. Shortly after the arrival of Latrobe at Melbourne the committee was dissolved. Another meeting of the subscribers was held, at which it was resolved to request the superintendent (to whom the

sole trustee had previously delegated full powers) to assume the whole of their interests in the new church, and to call to his assistance any number of the subscribers which his Honour might think necessary to form a committee of co-operation. Latrobe accepted the invitation, and proceeded to nominate the following gentlemen as a committee: - Dr. Farquhar McCrae, Mr. D. C. McArthur (manager of the Bank of Australasia), Charles Howard (Assistant Commissary-General), treasurer; and Mr. James Smith, who was afterwards in charge of the Savings Bank in Collins st West. Mr. Grylls continued to act as Secretary until his departure for England in February 1840. In the same year, the following, as well as others, subscribed towards the building fund:- His Honour C. J. Latrobe, £30; Mr. W. F. A. Rucker, £100; Commissary Howard, £10; Mr. D. C. McArthur, £15 5/-; Mr. J. P. Fawkner, £15; Mr. D. S. Campbell, £10 10/-; Mr. A. Woolley, £10 10/-; Mr. Robert Hoddle, £10; Lady Franklin, £10; Mr. R. S. Webb, £10; Mr. J. T. Smith, £8; Mr. F. Norden, £7 3/-; Messrs. Craig and Broadfoot, £5 5/-; Commissary H. B. Bowermann, £5; and J. Batman, £28 2/-. On the resignation of Mr. Grylls on his return from England in 1841, the Rev. Adam Compton Thomson was appointed incumbent of St. James's replacing the Rev. J. Yelverton Wilson, who had acted as locum tenens during the absence of Mr. Grylls on leave. The old wooden structure, in which I was christened, continued in its religious duty, while the new one by its side was proceeded with more slowly than was desirable owing to a want of funds. The new church was opened, although not nearly completed, on Sunday, October 2, 1842, when the Rev. A. C. Thomson preached. A second visit was made by the Right Rev. Dr. Broughton in 1843. On October 9 he came from Geelong (having been in the Western district) by the steamer Aphrasia and was met at the wharf by a number of gentlemen. Dr. Cussen, M.D., the Colonial Surgeon, my step-grandfather, had his carriage in readiness, into which the Bishop and Mr. Thomson stepped. They were driven to St. James's, where a short service was held. About 1843 a choir was formed and an organ obtained, and the services began to assume an important aspect; but in November, 1844, an amusing incident happened at the Sunday service. There had been a heavy fall of rain the night before which flowed freely through the roof, and when the organist began to play he found the pipes full of water, and the music washed away. The instrument mentioned was the first organ placed in the building. It was imported by Mr. Clay, solicitor, in 1843, and purchased from him on behalf of the congregation, a collection being made to defray expenses. It remained there till 1866, when it was displaced by one purchased from Mr. Fincham, at a cost of something like £400.

St James's Church, after being closed for a long time, was entirely renovated in 1847, the interior walls and ceiling plastered and moulded, the pews and other furniture being removed and replaced with cedar and arched panels; while the walls were wainscotted with the same material breast-high. The pulpit, and desk, from a design by Mr. D. Laing, were given by the ladies of the congregation, while the galleries were erected by Mr. Rule. While these improvements were being carried out the members of the congregation attended St. Peter's Church, on Eastern Hill, In 1852 a peal of six bells arrived from the foundry of Messrs. Mears and Stainbank, of Whitechapel road, London, and were placed in position, the tenor bell weighing 13 cwt. Later two additional bells were obtained from the same firm, and put above the others in the tower. Much later than the fifties, one of the handsome pulpits was reduced, in height, and the other was sent for use to another church in the diocese, its place being taken by the organ and choir stalls, which were transferred from, another part of the structure. The bishop's pew was close to the south-east vestry, the pew occupied by Mr. W. F. Stawell, Attorney-General, being nearby. In 1851, and for a long time after, the front pews were occupied by members of my father's family; while later we had the front pew in the small north gallery, facing the Governor's.

**The old cathedral, as it stood in Little Collins street, before removal a few years ago, was the same, externally, as in 1852, but that cannot be said of the interior, which was so much altered as to make it hardly recognisable to anyone not having seen it since then.**

It may be interesting to mention the names of the teachers at St. James's Sunday school in the fifties:— W. F. Stawell, Attorney-General (Sir W. F. Stawell, Chief Justice); T. T. a'Beckett, solicitor; T. Adamson, Crown prosecutor; F. W. Howard, at one time chairman of the Melbourne Stock Exchange; J. C. Walter, of the civil service; and R. White, of the Customs. The boys in Mr. Stawell's class were T. a'Beckett (afterwards Sir Thomas, judge of the Supreme Court); W. a'Beckett (later Dr. a'Beckett); T. Croft, later of the Telegraph department (he was also a lay reader); Charles Green (later the Rev. C. Green, vicar of Clapham, England); John Thorold Smith (later Crown prosecutor); and E. C. O. Howard (later in charge of the Bank of Australasia, Hobart, Tasmania, for some time; then manager of the Commercial Bank of Australia Limited at South Melbourne and Geelong, and for several years chief accountant of the Commercial Bank at the head office, Melbourne.)

***Saturday Journal (Adelaide, SA: 1923 - 1929) Sat 17 Jan 1925 Page 5 MELBOURNE CATHEDRAL BELLS.***

MELBOURNE CATHEDRAL BELLS.

The handbells presented by the bell founders, John Taylor & Co., of Loughborough, England, to St. James's Old Cathedral, Melbourne, have arrived. In consequence of the delay the commemoration of the seventy second anniversary of the ringing of Christmas chimes upon the tower bells was postponed to include the celebration of the new bells, and the date has been fixed for Thursday, January 29. These bells are claimed to be the finest and best yet introduced into Australia, representing all the latest ideas, best metal, and the best tuning of pure diatonic scale to be obtained. Each bell has five harmonics, and that most difficult of all bells to tune, the second or leading note to the treble, may be said to be perfect. The celebration will take the form of a bell recital and vocal concert of popular music and choruses. Some old music of the sixteenth century and sea shanties will also be produced. St. Paul's Cathedral ringers will render special items, and the concert will be broadcast by wireless.

***The Daily Telegraph (Sydney, NSW : 1883 - 1930) Fri 14 Jan 1927 Page 5 Radio Programmes***

3AR- Wave Length, 484 Metres.

\_ MORNING SESSION. ,

8.30: Bells from St James' Old Cathedral.

***The Herald (Melbourne, Vic. : 1861 - 1954) Mon 17 Dec 1928 Page 6 in Town and Out***

76 Years Ago (1852)

QN Christmas Day 76 years ago the Persian, a full-rigged ship, 100 days from Plymouth, dropped anchor in Hobson's Bay. She was delayed clearance on Christmas Day, and the passengers had their Christmas dinner on board. From the deck they could head the newly-hung St. James Cathedral bells, which were giving out their first Christmas chimes.- Among the passengers were Thomas Padley, his wife Caroline, and their two children, Elizabeth and Alfred Henry. Of these the only remaining one is our citizen, Mr A. H. Padley, who still enjoys good health and is looking forward to his 79th birthday in March.

***The Argus (Melbourne, Vic. : 1848 - 1957) Saturday 17 January 1931 p 7 Article***

PIONEER ARCHITECTS.

III.—CHARLES LAING.

By GEORGE WALTON.

In examining the architectural records of early Melbourne it would be pleasant to find that two such fine old pioneers as Robert Russell and Samuel Jackson when collaborating in plans for the first Prince's Bridge, had carried off the prize. The public works committee of the Town Council had, however, little use for sentiment in its adjudication, and it

awarded the first honours to Charles Laing, a newcomer to Melbourne. Arriving about 1840 from an architectural practice in Manchester, Mr. Laing must have been sadly disillusioned by the poor prospects presented to him. Architecture as a profession was practically non-existent in the five-year-old settlement, and Mr. Laing had to procure other employment. Samuel Jackson had filled in time by becoming a squatter. Mr. Laing became a butcher. This occupation however, was only temporary; for soon afterwards he is discovered in offices in Little Collins street, more than ready for the work that was at length becoming necessary to the rapidly increasing township, just recovering from its first period of financial depression. A little work for settlers needing homes fell to him; and in 1844, with his successful design for the new bridge over the Yarra, he came into prominence. Accompanying this publicity, as is so often the case, was a large amount of criticism, in which the adjudicators shared. It was alleged that the winning design so deviated from the conditions, which called for a structure on elliptical arches, that its acceptance was a "shameful injustice, since the design could not by any possibility be tortured into anything approaching the elliptical." However, the adjudicator's decision was final; and despite the publication of some indignant letters in the newspapers, the building of the bridge proceeded with Mr. David Lennox, from Sydney, as superintendent. Meanwhile Mr. Laing had been elected to the post of city surveyor. In that capacity he was mostly employed in the formation of the city streets. Soon however, trouble arose, the members of the council offering objection to his continuing in private architectural practice. Mr. Laing tired of their criticism, and, preferring his private to his public employment, as being more remunerative and giving him more scope, he handed in his resignation. At a subsequent meeting it was proposed that the thanks of the council should be tendered to Mr. Laing for his services; but this proposal met with violent opposition, on the ground that he had not given satisfaction in making the street levels. The Queen's Theatre Royal. It is unlikely that this censure very greatly perturbed Mr. Laing, for he was concerned just then in the erection in Queen Street of an hotel and theatre for Mr. J. T. Smith, licensee of the Adelphi Hotel in Little Flinders Street. The building was to be constructed on a scale hitherto unknown in the colony of stone and brick, with an auditorium 40ft. wide by 75ft. long, capable of holding 800 persons. The site was the south-west corner of Queen and Little Bourke streets, and the hotel was annexed. As the Queen's Theatre Royal the new building was opened by a private benefit on April 21, 1845. Externally it was plain and pseudo-classical, in marked contrast to its interior decoration. The interior of the

theatre is criticised by a contemporary as "rough and ready, but not uncomfortable, with the ornamentation altogether overdone, and all sense of any- thing approaching to correct taste marred by a profusion of loud, vulgar finery, outre in design and crude in execution. The proscenium was an elliptical arch-perhaps in atonement for past sins-supported on pilasters and surmounted by the Royal Arms, while there was a grotesque attempt to construct niches, out of which leered figures said to represent Aeschylus, Euripides, and a couple of unrecognisable magnates of reputed mythological antecedents." Such criticism is a little too exaggerated to be just. The designs of St. Peter's, Eastern Hill, and the John Knox Church, now the Church of Christ, in Swanston Street, which Mr. Laing built very soon afterward, make the theatrical scheme of decoration incomprehensible. Possibly the architect was coerced into such flamboyant display by the wishes of his client. St Peter' s rose in 1846, simple and well- proportioned and the John Knox Church, which was built in the following year, is considered by many to be among the finest examples of early Melbourne architecture. Laing built also the first synagogue, another work which served to sustain his high reputation.

His connection with the completion of St. James's was not so happy. Following the arrival of Bishop Perry in 1848, a movement had been begun to complete the old church, work upon which lack of funds had previously caused to be abruptly suspended. Through no fault of his own, Robert Russell had suffered much criticism for the unfinished state of the building. It was to the successful Mr. Laing that the authorities now turned for the completion of the work. Immediately how- ever, the architect was embarrassed by the activity of Dr. Palmer, the ruling member of the building committee. He deferred to the ideas of the laymen, and erected the quaint tower of to-day, which soon came to be known by the facetious title of "Palmer's Pepper Pot." The public may have laughed and criticised, but Bishop Perry and Dr. Palmer were greatly pleased by the work; and the architect was satisfactorily compensated for his services.

The Benevolent Asylum. Designs were being invited for the Benevolent Asylum. Mr. Laing submitted a design in the Tudor style, the estimated cost of which was £2,800. His plans were accepted, and money flowing in freely building went smoothly ahead, and the asylum was completed within 12 months. By this time Mr. Laing was able to see the bridge that had been built according to his plans. Progress on it had been slow—naturally, with only 27 working on it at "peak" periods; but by 1850 it was finished and officially opened with much éclat, the largest bridge in the colonies, and, with one exception, as large as any

in Europe. After 30 years it was demolished, and the present three-arched structure was erected in its place. The famous bridge of 1850 is lost in the past; and so also is the name of the architect who conceived it. Yet Charles Laing, as one of the moving forces of the forties, is worthy of a better fate; and it may be hoped that the John Knox Church in Swanston street may continue for many years to remind us of his architect.

***The Herald (Melbourne, Vic.: 1861 - 1954) Sat 7 Mar 1931 Page 6 THE BELLS OF ST. JAMES'S***

THE BELLS OF ST. JAMES'S

Sir, — in an unfashionable district of Melbourne I have rested by the way to hear a peal of cathedral bells cast by a firm of brassfounders in Whitechapel, England, in the year 1869. On other occasions I have listened to peals and tunes in foreign countries, but none are better than those played by boys in St. James's Cathedral.

King Street. Melbourne. Such a carillon inspires hope in the hearts of those sitting in the gardens opposite. — Yours, etc..

R. J. COMBES.

March 6

***The Age (Melbourne, Vic.: 1854 - 1954) Tue 28 Jan 1936 Page 11 TOLLING BELLS.***

TOLLING BELLS.

Big Ben, London— St.

James's, Melbourne.

Big Ben, London, and the bell at historic St. James's Old Cathedral, Melbourne,' will each toll to-day for the funeral of the ' late King George V. The tolling of St. James s Cathedral will be synchronised with that of Big Ben The secretary of the Premier's department said last evening that the Premier had been advised that Big Ben would toll muffled for 70 strokes at one-minute intervals, commencing at 9.30 am. Lon don time. Commencing at 9.30 p.m Melbourne time, the bell at the historic Melbourne cathedral ' would be tolled also at minute intervals for seventy strokes.

***Mirror (Perth, WA: 1921 - 1956) Sat 27 Sep 1941 Page 5 CLAIMED DIVINE RIGHT TO THE BELLS***

CLAIMED

DIVINE RIGHT TO THE BELLS

Melbourne. Today.

Claiming that he held his office as Captain of the Bellringers by Divine Right, a man issued a most unusual writ against Archbishop Head. In asking for



nominal damages, Henry Milton Neville Short said that the Archbishop refused to allow him to resume his worship of God, by performing his duties as Captain of bell ringers, member of the church and church librarian at St. James\* Old Cathedral, in King-street, Melbourne.

Short's contention was that he held these offices by Divine ' Bight, and that only by their performance could he worship to the best of his ability.

#### BACK TO EDWARD VI

In his claim, he went back to an Act of Edward VI in 1552. An injunction to restrain the Archbishop from obstructing him in the performance of the office was also claimed. On behalf of the Archbishop, Mr. J. A. Spicer asked Mr. Justice Gavan Duffy to dismiss the action as frivolous and vexatious. Mr. Spicer agreed that at one time Short was one of the bellringers, and apparently had given himself the title of 'Captain of the Bells.

It was ft fact, too, that he was a member of the' choir and choir librarian. Replying to a question from the judge, Short said that he had been allowed to enter the church and to attend divine service, but he claimed that he could not worship God properly in that way. Reason why he held the keys of the belfry, he said, was that, in 1938. he had been asked if he would take charge of the bells and act as choir librarian— both honorary offices.

#### 'ECCLESIASTICAL'

'This is a matter for the ecclesiastical authorities,' said the Judge, assuring Short that he could not get a writ of mandamus from the Court allowing him to pull bells or act as choir librarian. His office as bellringer was held by authority of the ecclesiastical authorities, who had the right to -withdraw the appointment at any time, said His Honor, adding that no Court had any jurisdiction to deal with the writ. Short's action was dismissed with costs.

#### Web articles

##### ***Bells in the Bellfry***

##### **The significance of our Peal of six bells on the Melbourne landscape of Churches.**

St James Brighton/Gardenvale/Elsternwick is the only Church the south side of the Yarra River - *which weaves itself through the grand city of Melbourne*, that has bells and we do not need to even state Catholic Church. I elected to be trained as a bell ringer at St Paul's Cathedral before undertaking my management of the design and construction of the bell tower for St James. I did this to ensure all of the

technical issues were addressed in the design and commissioning of St James Bell Tower.

A key feature of St James Church Bells is the sound dampers, which as I understand is a unique feature to the list below. The St Patrick Cathedral bell-ringers practice Tuesday evenings. St. Paul's Cathedral ringers in the city have training mid-week and due to their location there is no complaints, in fact it adds a great quality to city life midweek. However, the neighbourhood fabric of St James does not provide this luxury so sound dampers are necessary and the technical challengers were many, all of which were overcome in the design. The louvres you see are not sound louvres but are fixed, however inside there are two very large horizontal heavy doors that are opened to allow the sound to come out of louvers to be shared by all.



All work was completed on time and well below budget due to the delivery method and on completion a local lady from Brighton donated the full cost of the works. A memorial plaque explaining this has been erected in the narthex of the Church.

The following list of six Churches provided by St Paul's Cathedral Bell Captain outlines the bell towers in our great city:

1. St Paul's Cathedral Melbourne has the world's second oldest complete ring of 12 bells
2. St Patrick's Cathedral Melbourne peal of eight bells were imported in 1853 from Dublin by Archbishop Goold. They were cast by Murphy's bell foundry and are believed to be the only ring of eight bells cast by Murphy that are still in operation today
3. St James Church King St Melbourne peal of eight bells (bells are named after people of the early settlement and the early days of the church)
4. St Pius X Heidelberg West peal of eight bell
5. St James Brighton peal of six bells

6. St Bartholomew's Burnley has six of its bells hung for 'full circle' ringing and two are chimed

A further note is the gold plated cross on the spiral, which would normally not be done, however with my background with construction a painted or unpainted cross would have been the wrong decision.

We can proudly state St James is the only bell tower south of the Yarra River.

**Mr John Reddie**

Parishioner and member of the Parish Stewardship Committee

<http://www.stjamesbrighton.org.au/parish-bells/bells-in-the-belfrey.html>

**St Patrick's bells**

**A History of the Bells**

Bells originated in China in the 800's B.C. there is an Assyrian bronze bell from the same period. Bells were introduced into France in A.D. 550 and into England about 100 years later.

Pope Sabinianus introduced them to the Catholic Church about A.D. 600.

John Murphy was a Coppersmith of 14 Thomas Street Dublin who established his business in 1837. In 1843 he branched-out into bell founding, casting a bell for the Roman Catholic Church in Tuam in County Galway. In the years that followed Murphy cast many single bells and at least eight rings of bells.

Many of Murphy's bells were thinner in profile than bells cast by other founders and intended for ringing, but that did not prevent Murphy bells being awarded prizes at the Dublin and London Exhibitions and First Prize in 1900 at the Paris Exhibition.

John Murphy, who had founded the business, died in 1875. His son, John J. Murphy, then ran the foundry until it eventually closed. John J. died in 1948. In 1885 Matthew O'Byrne, who ran a foundry in James Street in Dublin, persuaded James Gaskin to join him. Gaskin had been the bell-maker at Murphy's. Thereafter the Murphy Bell Foundry declined. According to Fred Dukes the last dated bell traceable to Murphy's was cast in 1900.

Matthew O'Byrne (Byrne) cast bells into the 1960s but later the foundry became a scrap metal yard and is no longer in business.

When Bishop Goold, Melbourne's Roman Catholic leader, visited Europe in 1851-1852 he bought a peal of eight bells for £500. (Early tower minutes books put the original cost at £700.) They went on display at the Crystal Palace, Exhibition in London in 1851 and had

been cast by Murphy's bell foundry in Dublin. Originally intended for St. Francis Church, they arrived in Australia in the ship Lorina in February 1853. The peal of eight is in F natural. The tenor weighing approximately 700 kilograms and the whole peal weighing 3556 kilograms.

Father Geoghegan of St Francis' Church reported that the Bishop had brought eight fine-toned bells with him for which a magnificent tower would speedily be erected. This however was not to be the case. The bells sat in the porch of St. Francis' for many.

In early Australia no laws restricted Catholic churches from having bells and a few acquired a peal, although most settled for a single heavier bell, usually ordered from Murphy of Dublin. Yet this was not a tradition they had inherited from England. Since the disbandment of the monasteries in the 16th Century, Roman Catholic Churches were not allowed to announce their presence with bells, so even during the 1800s when these laws were relaxed very few acquired bells. Fewer still had full peals, most churches directing their funds towards schools and missions, regarding bells as an unnecessary luxury. This is still the attitude in many parishes and unless a bequest is left specifically for bells it is unlikely that a church will look into acquiring a peal.

The eight bells were finally hung in St Patrick's, at first in a low frame at ground level in the western aisle. They were tested during the week of October 1868, and pronounced to be of 'very sweet tone.' They were consecrated on November 29, 1868 (Sunday at 11 am), in the presence of about five thousand people.

After Mass, Bishop Goold had the bells arranged before him and the people. The bells were covered with green branches and flowers. The ritual of the blessing of the bells entailed circling each of the eight bells twice, once with holy water, once with incense. Each bell was then anointed with chrism, the oil of consecration to God's service. In Latin he dedicated each in honour of its heavenly patron. The ceremony is based on that of baptism and distinguished citizens may serve as godparents. Mozart's Twelfth Mass was performed by the choir of St Francis' assisted by well known Melbourne musicians. Admission was by ticket.

The eight bells are dedicated to:

1. Omnes Sancti Dei, ora pro nobis, (All ye Saints of God, pray for us.) Approx weight 2 cwt. 1 qtr.
2. Sacre Cordi Mariae Dedicata (Dedicated to the Immaculate Heart of Mary) Approx Weight 3 cwt

3. Cor Legem Continens (Heart containing the law (Sacred Heart)) Approx weight 4 cwt. 1 qtr.
4. Sancte Patriti, ora pro nobis (St Patrick pray for us) Approx weight 5 cwt
5. Sancto Francisco Xaviero Indiarum Apostolo Dedicata (Dedicated to St Francis Xavier , Apostle of the Indies) Approx weight 6 cwt.
6. Omnes Sancti Dei, orate pro nobis (All ye saints of God pray for us. (All Saints)) Approx 7cwt. 1 qtr.  
This bell bears the coat of arms of the Franciscan Order, in honour of Fr Geoghan, the first Catholic priest to come to Melbourne in 1839.
7. Mater purissima, ora pro nobis (Mother most pure, pray for us) Approx 10 cwt.
8. Sacrosanctae et Individuae Trinitate sempiterna laus et gloria ad domini creatura per infinita saecula saeculorum. (To the most holy and undivided Trinity be everlasting praise and glory from every creature for endless ages.) 42 inch Diameter approx. 14 cwt  
This bell has Bishop Goold's coat of arms on it.

For a while tunes were chimed on the bells until they were eventually hung in the stumpy south-eastern tower. On March 20, 1869, the cathedral advertised that: 'Eight Practical Bellringers are required for Ringing the Bells at St Patrick's Cathedral. Specification and instructions may be obtained on application to the Clerk at the Cathedral Vestry.'

On January 22, 1870 the following notice was published:

Eight Members of the congregation have been practising the ringing of the bells for several months past, under the instruction of a Mr. Murray who was employed in the foundries establishment in Dublin for some time, and the full band of eight members whom he has initiated into the ancient art now toll the bells musically, and produce a fine volume of sound, which on some occasions, as we have been told, is heard on the hills surrounding pretty Heidelberg.

The ringers of St Patrick's began the custom of ringing in the New Year in 1871. Sometimes they rang with

the St James' ringers who only had six bells. In the late 1870s the members were: John Murray, E. Nolan , J. Nolan, J. Hugo, J. Sheehan, W. Shenton, J. Murray, D. Summerville, W. Coppock, J. Hoyle and J. Hanks. They also had visitors. The Ballarat ringers came one Easter Monday and were the first to ring Grandsire Triples on the bells.

According to Mr Shenton they 'floundered' through a plain course.

By the 1880s St Patrick's Cathedral had become the leading tower for Australian change ringing. With John Guest's arrival in 1882, the team practised Grandsire Triples, and later Stedman Triples. At first they used to meet at Mr Guest's place in Hanover Street and practise on handbells, ringing one each. Of course this was the only eight bell tower until 1885 when St James' added their two trebles. Mr Shenton, who recorded most of this early ringing in his diaries, tells us that the touch of over a thousand changes was of Grandsire Triples and rung on September 23, 1883, by Messrs Crang, Nolan, Guest, Hoyle, Clarke, Shenton, Murray and Freeman. In the following year, on December 21, the band rang their first date touch. This was 1884 changes of Grandsire Triples and took 1 hour 19 minutes. The ringers in order were: Crang, Nolan, Heather, Hoyle, Guest, Shenton, Murray and Hanks, and the conductor was Mr Guest. Afterwards several quarter peals and long touches were rung, but the early ringers were never successful in getting a full peal on these bells or at St. James' where no less than 19 attempts were made. St Patrick's cathedral became a popular tower for visiting groups of ringers.

An interesting note in the Advocate on June 1, 1889, records that The St Patrick's Cathedral bellringers trialled tubular bells in the tower of Collingwood Town Hall where it is proposed to attach them to the Town Hall Clock.'

The Nolan family was particularly significant. On 10th July 1893 the first touch of Stedman Doubles rung in Australia was conducted by J.P. Nolan (Captain).

St Patrick's Cathedral was consecrated on October 27, 1897. The Leader described the magnificent occasion:

The ceremony, which lasted two and a half hours, started with a pro- cession from the archiepiscopal palace where the prelates had vested, through the well kept grounds to the cathedral, one portion reaching it by the entrance nearest to the palace and the other by the main entrance. Its arrival was signalled by a burst of music from the choir, which sang Ecce Sacerdos in Latin. The pageant was impressive in the extreme by reason of the brilliancy of the vestments worn and the representative and exalted capacity of the wearers The ringers wanted to match the grandeur of the occasion with some

notable ringing. At 9.45 am they attempted a quarter peal of Stedman Triples. In the afternoon a start was made for T. Thurstans' peal of Stedman Triples (5040 changes), the first time this had been attempted in Australia. It was unfortunate that after ringing for 1 hour 39 minutes two bells crossed and the attempt failed. Ringers who took part were: F. Whiteside 1, E. O'Shea 2, J. P. Nolan 3, E. Bryning 4, J. C. Nolan 5, M. O'Shea 6, A. Barnes 7, J. Sheehan 8. The conductor was J. C. Nolan.

On the wall of the ringing chamber of St Patrick's are some old photos and plaques which record something of the history of the society. A fading picture records the first touch of Stedman Doubles rung in Australia on July 10, 1893. Other plaques commemorate foundation members: James Sheehan, a foundation member since 1868, died on October 3, 1901. Sylvester J. Hallissy, Honorary Secretary from 1887 to 1933, died on December 20, 1933 aged 64 years. John Christopher Nolan, Captain of the Society for 53 years, was born on June 2, 1863, and died May 1, 1942.

On May 5, 1901, a group of visiting Sydney ringers rang the bells of St Patrick's. Afterwards the St Patrick's captain hired a cab and escorted them around Melbourne to see the illuminations for the opening of Parliament. Then on July .1 of the same year the St Patrick's band rang a quarter peal of Stedman Triples.

When Pope Pius X died in 1914, St Patrick's bells rang for his Requiem Mass. No-one was to know at this stage that a Melbourne church dedicated to this Pope was later to have its own peal of ringing bells.

By 1959, the belfry was in an appalling state and the bells were becoming unringable. The bells remained silent until they were selected as the major Victorian project among the Bicentennial bell restorations. Starting in March 1988, the bells were sent to Eayre and Smith Bell foundry in Melbourne, Derbyshire, England.

The crowns were removed from the bells, the bells were mounted by single crown staples to cast iron headstocks. The wooden bell frame was replaced by a galvanised iron frame, which affords a more rigid structure and facilitates easier ringing. The bells were re-hung in their original anti-clockwise pattern and they were not tuned to maintain their own historical integrity.

The bells returned to Melbourne in November 1988 and were displayed in the Cathedral until they could be re-hung.

An Angelus bell was donated at this time by Mr. Edward Ochylski of the USA. He reported to me that he visited the Cathedral and asked of the then Dean,

Fr Fred Chamberlain if he could make a donation. The Dean suggested that he could donate a bell! Plaques behind the alter commemorate Mr. Ochylski's parents.

An electronic chiming mechanism was installed at this time for the eight bells and for the Angelus bell, the ninth bell. However the original manual method was retained and the beauty of method ringing by bell ringers continues to this day.

More recent changes to the bell tower include a replacement for the electronic chiming mechanism which tolls the Angelus bell on the hour or the Angelus toll at 12 noon and 6pm. It did toll for 6am, however this was a little early for some of the Cathedral residents.

The new controls also ring a funeral toll and more closely match true method ringing on eight bells.

Due to the unfortunate failure of the headstock on the 4th Bell and cracking on the headstock of the 6th, the entire eight headstocks were replaced by Eayre and Smith just 10 years after their installation.

The ropes have also been replaced by ropes from Pritchard's rope works in England, 15 years after the restoration works.

More recently the lighting has been improved and measures have been taken to improve the soundproofing of the ringing chamber. A number of safety measures have also been included to bring the tower in line with modern health and safety practices.

The bells are unique in a number of respects. They are cast untuned, they ring anti-clockwise instead of the regular clockwise as most ringers would be accustomed.

They are thought to be the only ring of eight bells cast by Murphy which are still in operation.

#### Sources:

Graeme Heyes, Helen Pettet – "The bells are ringing", Elizabeth Bleby - "We sing in a strange land". Elizabeth Bleby – "Their sound has Gone forth", Fr. Thomas Patrick Boland "St Patrick's Cathedral a life". Matthew O'Byrne "The bell Foundry" 1962. [www.bellringingireland.org/archive](http://www.bellringingireland.org/archive), Cardinal Moran "History of the Catholic Church in Australasia" Peter G Richards - Summary paper of early ringer's minute books

James G. Murtagh, Advocate Newspaper, 26 February 1948

James G. Murtagh, Advocate Newspaper, 24 December 1958

Compiled by Vincent Hunt (Bell Captain) on the occasion of the visit of the friends of St Patrick's Cathedral 21 October 2004

<http://www.cam.org.au/cathedral/Features/Bells/Article/13409/a-history-of-the-bells>

### ***St James Old Cathedral web site***

#### **History**

The entire history of St James' Old Cathedral has taken place on the ancestral lands of the Wurundjeri people of the Kulin Nation. We pay them a symbolic annual tribute to express our intention to continue to seek understanding and reconciliation.

St James' Church of England was originally built on a crown grant site on the corner of William and Little Collins Streets. The foundation stone was laid by Charles La Trobe, Superintendent of the District of Port Philip, on the 9th November 1839.

Mr Robert Russell, a London architect and surveyor, designed the building in Colonial Georgian style, inspired by Francis Greenway's work at St James' King Street in Sydney. The unfinished building was opened for worship on the 2nd October 1842.

The Anglican Diocese of Melbourne was founded in 1847 and on the 29th June that year Charles Perry was consecrated in Westminster Abbey as Melbourne's first bishop. Upon arrival in the colony, he was enthroned at St James' on 28th January 1848 and St James' became the Cathedral church of the new diocese. It was not consecrated, however, until 1853. Melbourne's first peal of bells - six of them - was also hung in St James' Cathedral that year, replacing an old ship's bell. (Two more were added in 1885.) A group of miners banking their profits from the goldfields saw the bells being hung and resolved to stay in town to form a team of ringers.

St James' enjoyed a season of civic prominence in the 1850s and 1860s but the rapidly expanding city meant it was too small for purpose almost as soon as it was consecrated. Increasingly the church sold off lands around St James and it was hidden from view on the main streets, retaining only its Little Collins Street frontage.

Much more expressive of the ambitions of "Marvellous Melbourne", by then the wealthiest city in the world, St Paul's Cathedral was built during the 1880s and opened on 22nd January 1891, whereupon St James' reverted to the status of a parish church. Congregations at St James' dwindled. Since St James' occupied a substantial amount of valuable city land, and its modesty was something of an embarrassment

to proud Melburnians, plans were made to demolish it in the early 20th Century. A vigorous protest by key pioneer families of Melbourne saved St James' and an agreement was struck to move it stone by numbered stone to a new site on King Street, opposite Flagstaff Gardens. It was reopened at the new site on the 19th April 1914.

Visiting today, many are struck by the beauty of the well-maintained symmetrical interior, one of the finest examples of a Colonial Georgian aesthetic in Australia today. A fuller sense of the history of St James' can be attained by a visit to the church. Entry is free and tour groups are welcome if organised in advance.

St James' has **records** of many kinds, including marriage, burial and baptismal registers dating back to the earliest days of the colony. These are stored in a fireproof safe at the Old Cathedral. We also have the records of St John's La Trobe Street. Family history and other researchers may direct enquiries to our [records team](#) .

<https://www.sjoc.org.au/history>

#### **Victorian Heritage Database**

##### ***St James Old Anglican Cathedral***

**419 - 435 King Street, MELBOURNE, MELBOURNE CITY**

**NTA**

#### **Statement of Significance**

Last updated on - April 29, 2005

Victoria's most distinguished Colonial Georgian building and first permanent Anglican church, designed by the architect Robert Russell under the influence of Francis Greenaway and Francis Clarke of Sydney, and constructed from 1839 onwards. Russell's original scheme had a spire and was a reduced version of Greenaway's St James's, Sydney.

The general composition built in freestone at the east end is highly sophisticated and based on Robert Adam's entrance to Edinburgh University. The building is now the only significant surviving example using the sandstone from the south side of the Yarra which characterises major projects of the 1890s.

Russell was replaced as architect by Charles Laing who added rudimentary transepts and, under the influence of Dr J F Palmer, an octagonal cupola in place of the proposed spire.

From 1847 the church served as pro-cathedral for Bishop Charles Perry. Construction was essentially complete in 1851, but interior finishes and pewing were later.



## Melbourne Planning Scheme Amendment C258 Evidence

In 1913 the building was moved from the corner of Collins and William Streets to the present position, and in the process the ceiling height was lowered slightly, and the square stage of the tower replicated with a second octagonal one.

Classified: 22/05/1958

## West Melbourne Stadium, later Festival Hall 300 Dudley Street, submission 75

City of Melbourne property number: 102955

Type of place: Hall

*Heritage Places Inventory 2017*: significant



Figure 46 Main south elevation from east



Figure 47 Main north elevation from east

### Historical associations:

**Creation or major development date(s) of place:**

1955-6

Creation or major development period?

Victorian-era? No

Edwardian-era? No

Interwar (WW1-WW2)? No

Post WW2? Yes

**Major owners or occupiers:**

Stadiums Ltd

**Designer:** Cowper Murphy & Associates Architects

### Heritage evaluation:

Individually significant? Yes

Contributory to a precinct? No

**Existing heritage grading and streetscape level**

(*Heritage Places Inventory 2016*: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: C3**

**Heritage values:**

Aesthetic values? No

Historical values? Yes

Scientific values? No

Social values? Yes

**Heritage status:**

**Heritage Overlay?** HO1183\*, West Melbourne Stadium, later Festival Hall, 300 Dudley Street, West Melbourne.

**Victorian Heritage Register?**

**Thematic context:**

13.1 Public recreation



*Figure 48 Aerial view from south showing proposed Heritage Overlay (Google 2017)*



*Figure 49 West Melbourne Stadium, 1957, State Library of Victoria*

## C258 Submission 75

### Summary

Objects to the inclusion of the site within the Heritage Overlay proposed by Amendment C258

1. The level of significance of the site and the building upon it does not warrant inclusion in the Overlay.
2. The Statement of Significance overemphasises the historical and social significance of Festival Hall and inaccurately associates it with "John Wren (former Stadium)". John Wren had been dead for three years prior to the construction of the existing building on the site.
3. The association of the site and the stadium with "John Wren II and Chris Wren (existing Stadium)" is not of historic or social significance.
4. There is no architectural or technical aspect of the building warranting inclusion in the Overlay and in any event it has been significantly altered from its original condition.
5. The holding of events such as sporting events or concerts is not of sufficient cultural significance to warrant inclusion within the Overlay and the holding of such events is not manifest in the fabric of the building.
6. The inclusion of the site in the Overlay would defeat the aspirations of the proposed West Melbourne Structure Plan given the site is within a growth opportunity area and is a strategic site abutting other strategic sites.

### Graeme Butler response

No justification has been made for the rebuttal of the assessment and hence there is no case to address. There is no inaccuracy in the Statement of Significance: 'The site and the stadium also have long associations with the notorious John Wren (former stadium), John Wren II and Chris Wren (existing stadium).'



*Figure 50 West Melbourne Stadium, 1957, inside, State Library of Victoria*

No architectural value is claimed in the *West Melbourne Heritage Review* (see above under *Heritage Values: Aesthetic values? No*), the significance lies with historical and social values as stated in the Statement of Significance. However the use of 2.5 inch thick prestressed concrete panels for the external walls was new for large public structures in Victoria, such that engineer Clive Steele was requested by the City of Melbourne to seek testing from the Commonwealth Experimental Building Station in Sydney before sanctioning their use<sup>20</sup>. Miles Lewis has stated:

In Australia Prestressing was first discussed in a Building Station report of 1949, and the Freyssinet system was introduced soon afterwards by John Harris .... The first use of prestressing in Australia was in the Queensland University building, St Lucia, Brisbane, in 1953, and at this time it was also under consideration for Brisbane bridges. In Sydney a proposal for the use of prestressing in the remodelling of Pfahler's Hotel was turned down by the City Council in 1953...<sup>21</sup> ...In 1954 prestressed concrete floor joists manufactured by EPM Concrete were used in a private house in the Melbourne suburb of North Balwyn... By 1955 EPM Limited had supplied their 'Stresscon' prestressed concrete beams for a building at William Angliss & Co's factory, Footscray...<sup>22</sup>

The events associated with the stadium have been well documented and by the sheer volume of information available on the web is a clear indicator

<sup>20</sup> VPRO: letter from City of Melbourne to Clive Steele 7 Feb 1956

<sup>21</sup> Lewis, *Australian Building: a cultural investigation*, 7.08 Cement & Concrete: Forms & Systems: 2013

<sup>22</sup> Lewis, *Australian Building: a cultural investigation*, 7.08 Cement & Concrete: Forms & Systems: 2013



of the social value held by many for the place, one of the criteria used in Practice Note 1- 'Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons... (Social significance).' - there is enough of the original fabric and form of the building to allow this association. The

The place has also been independently assessed as of potential State importance in the Post-War Built Heritage in Victoria by heritage ALLIANCE for Heritage Victoria carried out for Heritage Victoria. Since that report, the place has been recommended to the Victorian Heritage Register by the Executive Director (H2386)<sup>23</sup>

The seminal work *What is Social Value* carried out for the Australian Heritage Commission<sup>24</sup> lists places of social value would be expected to be places that (among other things):

- are accessible to the public and offer the possibility of repeated use to build up associations and value to the community of users; and
- places where people gather and act as a community, for example places of public ritual, public meeting or congregation, and informal gathering places.

Examples of places of social value that can be grouped into the above categories included:

#### **Public places**

Most people identified 'public places' or the 'public face' of all architecture (i.e. the parts of

the 'private environment' that are part of the public sphere including streetscapes).

Places of 'meeting'

Informal meeting places e.g. Flinders Street Station clocks (Melbourne).

#### **Places of 'resort' and public entertainment**

Types of places suggested included theatres, showgrounds, cricket grounds, community halls, bushland reserves close to urban centres, beaches, piers, public parks and gardens.

Specific examples in Melbourne included Kooyong tennis stadium and the Regent Theatre.

Evident from the examples above is that there need be no high architectural quality or for that matter high

integrity to a specific date. Places like the Kooyong tennis stadium have no great aesthetic values but are places associated with major public events.

The essence of the Heritage Overlay is to protect physical fabric that allows the community experience of the heritage of a locality or Victoria. As stated in the planning scheme, these values can be aesthetic, historic or socially significant: any one of which can promote heritage protection for a place. The physical fabric allows visualisation, understanding and memory of past events.

Inclusion of the site in the Overlay would not defeat any '...aspirations of the proposed West Melbourne Structure Plan' as the overlay simply provides for another issue to consider when assessing a permit application and is not a mandatory prohibition of development.

#### **Recommendations**

Recommended no change to Statement of Significance.



*Figure 51 Melbourne Olympics- Australian gymnast Inge Frazer performing floor routine, West Melbourne Stadium, 1956 (ANL)*

<sup>23</sup> Recommendation of the Executive Director and assessment of cultural heritage significance under Division 3 of the Heritage Act 2017, 10 May 2018

<sup>24</sup> Australian Government Publishing Service, Canberra 1992, ISBN 0 947175 14 8





Figure 52 Melbourne Olympics-1956- stage (NLA)

## Statement of Significance

### What is significant?

Reconstruction of the West Melbourne Stadium, Dudley Street, West Melbourne was undertaken from 1955 for Stadiums Ltd (Richard Lean, general manager) to the designs of Cowper Murphy and Associates Architects who had also helped reinstate the burnt Regent Theatre, Collins Street, in the mid 1940s. The estimated cost for the West Melbourne Stadium was £150,000. C S Steele, was the consulting engineer for the steel-framed auditorium, with Vickers Ruwolt, of Richmond, as the steel fabricators and contractors. The former Edwardian-era West Melbourne stadium on the site, built at a cost of £30,000, had burnt down in January 1955 just before four concert performances by Frank Sinatra. Sinatra said he would sing '...even if meant he had to sing in the streets'.

The stadium's destruction left little time for a luxurious new venue. The notorious John Wren had developed boxing stadiums in Brisbane, Rushcutters Bay (15000 capacity, demolished 1973) and Melbourne and even in (the) 1980s, John Wren II was chairman of Stadiums Pty. Ltd. Melbourne. Chris Wren was there in the 2000s. Part of the old brick walls were retained and the design of the new stadium was said to be will be similar to the old one, but extended to take in the lane that ran between Dudley and Rosslyn Streets at the eastern end. This

allowed seating to be increased from 9,000 to 10,000 with vastly improved seating arrangements that included a ringside area of 5,000 on tubular steel chairs. There were to be more up-to-date dressing room and public convenience accommodation and the new stadium was air-conditioned and sound-proofed.

Early images show the Dudley Street elevation with brick piers, brick base, rendered parapeted façade, rectilinear canopy (now rounded), window strips and slots and super-size well-spaced 3D letters spelling out 'STADIUM' on the facade upper level.

The completed stadium was used for the Olympic games (gymnastics and wrestling), sports events (indoor tennis, boxing) and as part of the 'Friendly Games' culture program the sequinned USA singer Frankie Laine sang Ghost Riders in the Sky there during the Games.

For a long time the stadium was Melbourne's only large indoors live performance venue for popular music performances. Apart from the wrestling program which had proved to be not as popular as the old West Melbourne Stadium days, Stadiums Pty. Ltd. announced revival of vaudeville and variety acts as had been done at the old stadium 20 years ago. The Australian Ballroom Championships were held there in 1957 and 1958 as the West Melbourne stadium, the 'largest dance floor in Australia'. The USA star Winny Atwell and a cast of many, Star Night, appeared there in 1958, with locals that included Graham Kennedy, Panda, Bill McCormack, Happy Hammond, Rodriguez, Tune Twisters, Aborigines Girls Choir, Joff Ellen and Russell Stubbings.

In 1959 a free Festival Hall concert featured Bertha Jorgensen and the Victorian Symphony Orchestra on a Sunday afternoon with music by Goldmark, Grandado, Rossini, Wagner etc. This was the emergence of music at the hall. Its name Festival Hall was used from the late 1950s, echoing the London Royal Festival Hall.

Dick Lean Jnr, (son of the original General Manager, Dick Lean) joined Stadiums in 1960 and set about successful promotion of major music acts of all genres from both the U.K. and U.S.A, increasing the use of the venue significantly. U.S.A. Jazz giant Ella Fitzgerald appeared there with Mel Torme and the Lou Levy Quintet in 1960, applauded by local critics.

The Scottish White Heather Group performed there in 1962 to an audience of 3500 bringing music of all kinds from the old country for local Scots fans. Lonnie Donegan and Billy Baxter came to the hall direct from London in 1960. In 1963 Lean Jnr. announced more variety acts with sport events, including wood chopping, every Saturday night in addition to the boxing every Friday night. Boxing included amateurs,

allowing training and trailing for the coming Tokyo Olympics. The first variety acts included singers and German jugglers. The Starlift show was there in 1964, Peter and Gordon, The Searchers, Dinah Lee, Del Shannon among others, under the auspices of radio 3DB's Barry Ferber.

In 1969 women wrestlers were the prime attraction accompanied by a large police attendance, including the vice squad reporting back to Arthur Rylah on the propriety of the performance. Seven thousand attended, about half being women.

Melbourne City Council planned a car park near the hall in 1962, bounded by Dudley, Rosslyn and Addison Streets and then used as a rubbish site. FJ Marland would lease it for five years.

The stadium accommodated around 2,600 standing and 5,445 for concerts, far outnumbering any existing theatre venue. The hall was the only option for large budget performers that required the numbers for profit, although a basic interior with poor acoustics, the rise of electric amplification for performances allowed it to prosper. The Sydney equivalent for large-scale live performances was Randwick Racecourse. A mass meeting of General Motors-Holden employees was held at Festival Hall during a strike in 1964, as another use for a large venue such as this.

Most of the world's popular music figures performed here with early highlights including Lee Gordon's 'Big Shows', the 1964 Beatles concert and Judy Garland's ill-fated appearance, even Liberace's glittering shows in the 1970s. His pink gauze and artificial star dust transformed the stark interior with the orchestra pit enclosed in white filigree joinery with palms in flower pots, candelabras and chandeliers. The U.K. soul singer Joe Cocker performed there in 1972 eventually being arrested after the show for offensive behaviour among other things.

The hall was in an uproar in 1975 when the Bay City Rollers were pursued by girlish fans here and at the Southern Cross Hotel. The innovatory rock figure Frank Zappa and his Mothers of Invention played there for frenzied 2.5 hours in 1976 with Zappa pronouncing Festival Hall 'as not the best venue for a concert...' "This is a Miserable Place to go to a concert", he added. The powerhouse performance of the Tina Turner Revue appeared there in 1977, coinciding with the Australian Dance Theatre and Jesus Christ Superstar (1976) performances at the Palace Theatre, now operating in Bourke Street. Meanwhile boxing and wrestling was still the staple diet at the 'House of Stoush'. International tennis was played there in 1981 with John Newcombe, Tony Roche, Rod Laver and Ken Rosewall playing exhibition matches on courts set up in the stadium.

Stadiums Ltd. was established in 1899 by John Wren and Dick Lean and registered in 1914. It specialized in promoting boxing and wrestling events, building venues in Sydney, Melbourne, and Brisbane.

Contributory elements include:

- large Dutch-hipped roof steel-framed stadium in a simple Modernistic style;
- exposed open-web gabled steel roof trusses;
- external parapeted brick and rendered walls, with piers and face brick base;
- 16' x 2' x 2.5" thick waterproof prestressed concrete wall panels with tongued and grooved edges on brick base;
- cemented Dudley Street façade with stepped parapet;
- metal sheet clad rounded cantilever canopy;
- window groups in strips and slots; and
- location on the appropriately named Wren Lane.

Openings have been altered; bricks painted over; services added, building name removed; new steel deck roof cladding added; and an unrelated paint scheme applied externally.

The interior has not been inspected recently but past attendance at Festival Hall has revealed a basic utilitarian interior which is not significant in its own right but contributory to the historical expression of the events that have occurred there.

#### **How is it significant?**

West Melbourne Stadium, later Festival Hall is significant historically and socially to West Melbourne, Victoria and the City of Melbourne.

#### **Why is it significant?**

West Melbourne Stadium, later Festival Hall is significant.

Historically, and socially:

- As a major event, sport and music venue in Victoria since its erection in 1955-6, and its use for the 1956 Olympics. Over the years the venue has seen many international and Australian performing artists and sportspersons, with the large numbers it accommodated creating many associations for many people from these events;
- The site and the stadium also have long associations with the notorious John Wren (former stadium), John Wren II and Chris Wren (existing stadium). The hall is a rare surviving part of his once vast sporting and betting empire, many key parts of which, such as the Richmond race course, have gone

and the interstate stadiums demolished. More than any other Melbourne indoor entertainment venue, the hall had a special affinity to the working classes that worked and lived in the West Melbourne area from its inception; and

- The walls were an early use of prestressed concrete panels in Melbourne.

### Comparative analysis:

There is no comparable building in the West Melbourne context, with only cinemas and halls potentially having some relevance but none has been identified from this era in West Melbourne.

Inner Melbourne has some other 1956 Olympics oriented places such as the Olympic Swimming Stadium or Olympic Swimming Pool, the winner of one of three international competitions held in 1952 to provide stadia for the 1956 Olympic games. Architects Kevin Borland, Peter McIntyre, John and Phyllis Murphy and their engineer Bill Irwin won the only one of these competitions to be built. Construction began in October 1954 and the building was completed in 1956<sup>25</sup>. The architects of the West Melbourne stadium (note same terminology as the swimming stadium) shared one member of the design team, being John Murphy as part of his father's firm Cowper, Murphy & Appleford.



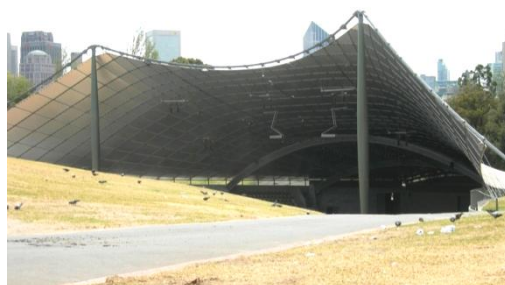
*Figure 53 Olympic Swimming Stadium- Victorian Heritage Register VHR H1977 via Victorian Heritage Database*

The Beaurepaire Centre VHR H1045, designed by Eggleston, Macdonald and Secomb with a 25 metre swimming pool, changing rooms, gymnasium, trophy hall and administrative offices was officially opened on 12 April 1957, but had been used for training purposes by athletes during the 1956 Olympic Games.



*Figure 54 Beaurepaire Centre at the University of Melbourne, 1956-7, Victorian Heritage Database*

Other comparable structures include the Sidney Myer Music Bowl, designed by Yuncken, Freeman, Griffiths and Simpson, was built in the same era but had no known direct Olympic use.



*Figure 55 Sidney Myer Music Bowl, Victorian Heritage Database 1956*

All of the above public structures are on the Victorian Heritage Register, were built in the same period as the stadium and all have more architectural value. The bowl and the swimming stadium have associations with multiple live performances.

### Sources used for this assessment

The following sources and data were used for the assessment:

#### ***i-Heritage search***

No listing.

#### ***Building Permit Application***

(Stadium)

L5513 (awning?)

1982 part reroof

1993 new bar

1921-1954 various works on stadium

1955 £950 foundations

Sep 1955 29417 erection of bldg. £200,000

Building Application Plans

VPRS 11200/P0007/1097 engineering set

<sup>25</sup> Victorian Heritage Register H1977

Reconstruction of Stadium, Dudley St, West Melbourne for Stadiums Ltd

'Cowper Murphy & Associates Architects'

C. S. Steele, consulting engineer

Owner Stadiums Pty. Ltd. of 76 Flinders Lane- owns Sydney and Brisbane Stadiums

Builder: 'Simmie & Co'

'steel framed with brick panels',

use of 2.5" prestressed concrete wall panels by EPM Concrete Pty. Ltd.

Estimated £200,000 x-out to £150,000

1959- New stage West Melbourne stadium

1963 air conditioning

...

1978 new roof and ceiling \$150,000

1979 access tunnel to Festival Hall

1980-81 various.



Figure 56 Letter head used by Stadiums Pty Ltd 1955 with Dick Lean, General Manager. (VPRO)

### **Melbourne University Archives**

'STADIUMS PTY. LTD.

Reference Number: 1987.0094'

'Established in 1899 by John Wren and Dick Lean, the company was Sydney based and registered in 1914. As Stadiums Ltd. It specialized in promoting boxing and wrestling events. It became Stadiums Pty. Ltd. in 1937. The company built the Stadium venues in Sydney, Melbourne, and Brisbane. In 1958 the West Melbourne Stadium became the Festival Hall. The Sydney building was demolished in 1964. By the 1960s Stadiums was promoting its own concert attractions. It continued to be run by the Wren and Lean families in Melbourne.'

### **Victorian Heritage Register 2018**

'EXECUTIVE DIRECTOR RECOMMENDATION TO THE HERITAGE COUNCIL: • That Festival Hall be included as a Registered Place in the Victorian Heritage Register under the Heritage Act 2017 [Section 37(1)(a)]. The extent of registration of Festival Hall in

the Victorian Heritage Register affects the whole place ...including the land and all of the building (including the exteriors and interiors)... includes all of the building fabric as well as the canopy extending into the Dudley Street road reserve.'

### **Statement of Significance**

#### **WHAT IS SIGNIFICANT?**

Festival Hall at 272-306 Dudley Street, West Melbourne, including the external form and fabric and the following internal features:

- The volume of the internal space
- The central timber floor
- The tiered seating to the west and east, including the early rows of steel-framed timber bleachers to the east and west and rows of theatre-like balcony seating to the south
- The location of the northern stage
- The balcony to the south
- Highly intact original amenity areas.

#### **HOW IS IT SIGNIFICANT?**

Festival Hall is of historical and social significance to the State of Victoria.

It satisfies the following criterion for inclusion in the Victorian Heritage Register: Criterion A Importance to the course, or pattern, of Victoria's cultural history. Criterion G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

#### **WHY IS IT SIGNIFICANT?**

Festival Hall is significant at the State level for the following reasons:

Festival Hall is historically significant as Victoria's principal purpose-built boxing and wrestling venue. Since the late nineteenth century, boxing has been a highly popular spectator sport in Australia attracting crowds in the thousands with many more watching televised matches since the 1960s. Festival Hall – and the 1913 West Melbourne Stadium that it replaced – was the home of Victorian boxing throughout much of the twentieth century, earning it the name "The House of Stoush". Festival Hall hosted the boxing and gymnastics for the 1956 Olympic Games and was the venue for bouts of key national and international athletes including Lionel Rose, Johnny Famechon, Anthony Mundine, Lester Ellis and Barry Michaels. Festival Hall was the venue for the televised 'TV Ringside' (1966-75) and 'World Championship Wrestling' (1964-78) and hosted Lionel Rose's State Funeral in 2011. Festival Hall remains as the only purpose-built boxing and wrestling venue in Victoria. [Criterion A]

Festival Hall is historically significant as one of Victoria's primary live music venues since its opening in 1955 and as the principal venue in Victoria for large-scale live music performances from the late 1950s until the 1980s. Festival Hall played a key role in the social evolution of Victorian society in the post-war period by exposing thousands of patrons to the "new wave" of big production live music. Festival Hall hosted some of the biggest national and international acts of the day including the Beatles, Buddy Holly, Neil Young, The Kinks and Frank Sinatra. [Criterion A]

Festival Hall is socially significant for its association with the live music industry in Victoria. The association between Festival Hall and the Victorian live music community is particularly strong due to the length of the association and the close relationship between the place, the live music community and the establishment and growth of the live music industry in the State. [Criterion G]

Festival Hall is socially significant for its association with the boxing and wrestling community in Victoria. As the site of Victoria's principal boxing and wrestling venue since 1913, the association between Festival Hall and the boxing and wrestling communities in Victoria is particularly strong. While the use of the place for boxing and wrestling has declined since the late 1970s, it remains affectionately known as "The House of Stoush" and continues to be used by the wrestling community for events. The association between the place and the boxing community has more recently been celebrated with Festival Hall being the venue for champion boxer Lionel Rose's State Funeral (in 2011). [Criterion G]

### **Post-War Built Heritage in Victoria**

heritage ALLIANCE for Heritage Victoria

`Job 2008-07 Survey of Post-War Built Heritage in Victoria

`Identifier Festival Hall

Other name West Melbourne Stadium

Cowper, Murphy & Appleford

Theme: 9.0 Shaping Cultural and Creative Life

Sub-theme: 9.1 Participating in Sport & Recreation

Keywords: Olympic Games; American Culture '

`Significance Historical Associations with Olympic games (gymnastics and wrestling), sports events (indoor tennis, boxing) and, most significantly, as Melbourne's premier live performance venue in the heyday of popular music. Best known as the venue for Lee Gordon's 'Big Shows', 1964 Beatles concert and Judy Garland's ill-fated non-appearance. Also Frank Sinatra, Shirley Bassey, etc, etc'

References

Architecture & Arts, Mar 1957, p 13 and [www.festivalhall.com.au](http://www.festivalhall.com.au).'

### **Newspapers:**

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 24 January 1955

`When fire wiped out West Melbourne Stadium in the middle

of the night, it brought:—

DRAMA—a huge belt of scarlet flames sweeping the night skies (top);

RUIN—this is all that was left of the building (right).

More than 8,000 people stood tense as firemen battled to quell the flames. With-in minutes of the fire starting, the whole building was a blazing inferno...'

`The Argus': 7/5/1955

### **STADIUM BUILDING TO START AT ONCE**

By HAROLD BALFE

CONSTRUCTION of new Melbourne Stadium, to replace the old stadium destroyed by fire on January 24, will begin at once with erection of steelwork by Vickers Ruwolt, of Richmond.

Mr. R. Lean, general manager, Stadiums Pty. Ltd., said yesterday if no problems arose to cause delays, the new stadium should be ready by the end of September. Mr. Lean said: "We must be back on the job with a minimum of delay. Within the next few months we will have arriving, a number of leading boxers from overseas.

"Because of this we have had to considerably modify original plans providing for an elaborate and costly stadium that would have taken a long time to build.

"When the original stadium was built 42 years ago, in eight weeks, it cost £30,000. But the new place will cost at, least four times as much.

Much better however, the new Melbourne Stadium will answer all requirements for boxing; wrestling, and entertainment, and full consideration will be given to spectator comfort. Reconstruction according to present plans will require considerably more steelwork than originally intended.

Other contractors will move in on the job as soon as the steelwork is erected by Ruwolts.

Part of the old brick walls will be retained, and the rest of the work will mainly be carpentering.

In design the new stadium will be similar to the old one, but it will be extended to take in the lane that runs between Dudley and Roslyn Streets., at the eastern end.



This will allow seating to be increased from 9,000 to 10,000. Vastly improved , seating arrangements will include a ringside area of 5,000 tubular steel chairs. There will be more up-to-date dressing room and public convenience accommodation.

The new stadium will be air-conditioned and later sound-proofed. '

Event advertisements and articles for the Stadium.

'The Age' - Jan 7, 1966

'Shintaro the Samurai show, wonder of achievement without electricity'.

'The Age' - Dec 5, 1969

Tony Mundine fight

'The Age' - Mar 30, 1973

'Librarace transforms hall'

### ***Wikipedia, the free encyclopedia***

Festival Hall (Melbourne) From Wikipedia, the free encyclopedia

'Festival Hall

The House of Stoush

Former names West Melbourne Stadium

Melbourne Stadium

The Stadium

Location 300 Dudley St, West Melbourne, Victoria, 3003

Coordinates 37°48′40″S 144°56′47″E﻿ / ﻿Coordinates: 37°48′40″S 144°56′47″E

Owner Stadiums Pty Ltd

Operator Arena Management Pty Ltd

Capacity Seating: 1,741

Standing: 2,600

Concerts: 5,445

Construction

(First building) Opened May 1915 (1913?)

Construction cost 250,000 pounds



*Figure 57 Labor Party election campaign launched by Gough Whitlam at Festival Hall, Melbourne, Victoria, 1975 (ANA)*

Festival Hall is a concert and sporting venue, located at 300 Dudley Street, West Melbourne, Victoria, Australia. It is one of Melbourne's larger concert venues and has hosted a variety of local and international acts over many years.

Formerly known as the West Melbourne Stadium (shortened to The Stadium), it was originally built in 1915 by John Wren[1] (Chairman) and Dick Lean (General Manager) of Stadiums Ltd as a multi-function venue for boxing and pro wrestling. It quickly became known to locals as "the House of Stoush", as over the years some of the greatest names in Australian boxing have duked it out, including Lionel Rose, Johnny Famechon, Anthony Mundine, Lester Ellis and Barry Michael. pro Wrestling also featured regularly, as did Roller Derby, ballroom dancing, cultural and religious gatherings, and the first Indoor Tennis Exhibition featuring John McEnroe. It was used by the Painters and Dockers as a meeting place, and during the Great Depression, unemployed men seeking work would gather at Festival Hall to be picked for dock work.

Hollywood Legend, Judy Garland played there for her 1964 tour. After being over an hour late, Garland stormed of the stage and was rushed back to the Southern Cross Hotel. It made headlines worldwide.

'The Stadium' was destroyed by fire in 1955 but was rebuilt in time for the 1956 Olympics, where it was used for boxing, basketball, and gymnastics events.[2][3]



*Figure 58 Max Carlos during a bout at Festival Hall c1956 with Nando Donnini, his trainer. Nando was co-proprietor of University Restaurant and Café, 257 Lygon Street Carlton. During the 1950s and 1960s, the Café was a popular meeting place for many sporting personalities, mainly boxers and soccer players. (ANA)*

Dick Lean Jnr, (son of the original General Manager, Dick Lean) joined Stadiums in 1960 and set about successful promotion of major music acts of all genres from both the U.K. and U.S.A, increasing the use of the venue significantly. 'The Stadium' was renamed 'Festival Hall' in the early 1960s to reflect its increasing use as Melbourne's largest live entertainment venue at the time.



*Figure 59 Dick Lean centre, with boxer David Oved and Geoff Lane c1961 (State Library of Victoria)*

Since its renovation Festival Hall's versatile set-up has been used for many events including its weekly conversion into Australia's largest television studio for the production of The Price is Right for Seven Network.

Festival Hall can be used for fully seated events of up to 4,586 including the main floor or for up to 5,445 if the floor is used for standing, sight lines permitting. The addition of floor-to-ceiling curtains around the main floor and between the side sections allows seating for up to 1,741 people or 2,600 standing on the main floor in intimate surrounds with the use of the balcony area opposite the stage above the main floor entrance providing an additional 272 seats. The main floor has an area of 1,288 m<sup>2</sup>, providing ample room for comfortable dining for up to 1,000 seated guests plus dance floor, and the stage offers a further 160 m<sup>2</sup> of elevated space. Festival Hall has been used for black tie dinners, product launches, conferences, motivation sessions, art exhibitions, large Christmas parties, religious and cultural events, and even as an examination venue for Swinburne University. Festival Hall has a strong presence on the web with a fan group at Facebook and even a Twitter account...

Over the years the following music singers/bands have also performed at this venue (\* denotes upcoming performance)

+44

18 Visions

28 Days

Thirty Seconds to Mars

50 Lions \*

Above and Beyond

A Perfect Circle

AC/DC

Adam and the Ants

AFI

Alice Cooper

Alice in Chains

Alt-J

Angels & Airwaves

Arctic Monkeys

Atreyu, Avenged Sevenfold and support Behind Crimson Eyes

A Tribe Called Quest

Baby Animals

Bad Religion

B.A.P

The Beastie Boys

The Beatles

Ben Harper

Billy Joel

Blink-182

Bliss n eso

## Melbourne Planning Scheme Amendment C258 Evidence

Birds of Tokyo	Iron Maiden
Bloc Party	Jack White
Bob Dylan	Jackson 5
Bob Marley & The Wailers	Judy Garland
Bodyjar	Jason Derulo
Bowling For Soup	Jenny Morris
Bring Me The Horizon	Jet
Bruno Mars	Jerry Lee Lewis
Buddy Holly & The Crickets	Jethro Tull
Bullet for My Valentine	Joe Jackson
Cancer Bats	Joe Satriani
CNBLUE - Blue Moon World Tour	Justice
Cosmic Gate	Justin Timberlake
Creedence Clearwater Revival	Kaiser Chiefs
Crowded House	Kasabian
Deep Purple	Ke\$ha
Deftones	Kings of Leon
Devo - supported by Regurgitator and Eddy Current Suppression Ring	Kisschasy
Disturbed - supported by Alter Bridge	La Roux Supported by Tim & Jean and Bertie Blackman
Dragon	Lamb Of God
Dream Theater	Leo Sayer
Ed Sheeran	Lily Allen
Ellie Goulding	Linkin Park
Elton John	Little River Band
Evanescence supported by Full Scale	Living Colour
Faith No More	Lorde *
Fall Out Boy - supported by Gyroscope and Jack's Mannequin	Machine Head - supported by Trivium and Arch Enemy
Fleetwood Mac	Magazine
Florence + The Machine	Marilyn Manson
Flyleaf	Marko Perkovic Thompson
Foo Fighters	The Mars Volta
Frank Sinatra	Metallica
Garbage	Megadeth
Green Day	MGMT
Grinspoon	Midnight Oil
Hilltop Hoods	Millencolin
HIM	Moby
Houston Calls	Mortal Sin
Hush	Motörhead
Ian Dury & The Blockheads - supported by No Fixed Address and Spartacus	Muse - 2004, 2007
Incubus	My Chemical Romance- supported by Another Day Down
Interpol	Neil Hamburger
Inxs	Neil Young
	New Found Glory

## Melbourne Planning Scheme Amendment C258 Evidence

New Order	Sneaky Sound System
Nine Inch Nails	Snow Patrol
Noiseworks	Sum 41
Norman Gunston	Split Enz
Oasis	Stars
Olivia Newton-John	Steel Panther
Osibisa	Stevie Nicks
Ozzy Osbourne	Stevie Ray Vaughan
Panic! at the Disco - supported by Kisschasy and Something With Numbers	Sting
Pantera	Story Of The Year
Paramore	Suzi Quatro
Parkway Drive	Sweet
Pendulum	System Of A Down
Pink Floyd	Ted Mulry Gang
Pixies	Tenacious D
Placebo	The Bee Gees
Poison	The Black Crowes
Portishead	The Carpenters
Powderfinger	The Devil Wears Prada
Procol Harum	The Eagles
Public Enemy	The Flaming Lips
Pulp	The Game
Queen	The Ghost Inside
Radiohead	The Hard-Ons
Rage Against The Machine - 2nd non-festival outside USA since 2000	The Killers
Rainbow	The Kinks
Red Hot Chili Peppers	The Living End - DVD of performance available
Redhouse	The Mars Volta
Red Norvo Quintet with vocalist Frank Sinatra	The New Christs
Rise Against	The Offspring
Roy Orbison	The Police
Sammy Davis Jr.	The Presets
Santana	The Ramones
Sepultura	The Script
Sherbet	The Sex Pistols
Shihad	The Smashing Pumpkins
Short Stack - supported by For Our Hero and Die For You	The Strokes
Sigur Rós	The Tea Party - supported by Deadstar
Silverchair	The Used - supported by The Getaway Plan & Take 21
Simple Plan	The Vamps (British band)
Skyhooks	The Vandals
Slash	The Veronicas
Slayer	The White Stripes
	The Who

## Melbourne Planning Scheme Amendment C258 Evidence

Them Crooked Vultures	XTC
Thompson	YG *
Thrice	Yellowcard
Tiesto	ZZ Top
Tina Turner	The Yardbirds
Tool	Status Quo
Transvision Vamp	The Small Faces
Trivium	Uriah Heep
Ty Dolla \$ign *	Manfred Mann's Earth Band
Twisted Sister	Rod Stewart & The Faces
Ugly Kid Joe supported by Chocolate Starfish	Dave Dee, Dozy, Beaky, Mick & Tich
Unwritten Law	The Hollies
Vampire Weekend supported by Cloud Control	The Dave Clark Five
Warrant	Eric Burdon & The Animals
Whitesnake	Mungo Jerry
Wings	The Seekers
Wolfmother	Herb Alpert & the Tijuana Brass'



Figure 60 General Motors-Holden employees at Festival Hall during a strike 1965 (State Library of Victoria)

### **Festival hall web site 2015** **<http://festivalhall.com.au/>**

'Festival Hall has been referred to as the "House of Stoush". Some of the greatest names in boxing have fought at Festival Hall among them are Lionel Rose, Johnny Fammachon, Anthony Mundine, Lester Ellis and Barry Michaels. Wrestling, roller derby, ballroom dancing, cultural and religious gatherings all became regular features, and the hall even hosted the First Indoor Tennis Exhibition featuring John McEnroe.'

#### References cited:

[memorable stadiums - Melbourne Stadium later renamed Festival Hall](#)". Australian Boxing News. Retrieved 2 December 2009.

[https://en.wikipedia.org/wiki/Festival\\_Hall\\_\(Melbourne\)](https://en.wikipedia.org/wiki/Festival_Hall_(Melbourne)) - cite ref-2 [Festival Hall Live Music Venues Dining and Drink](#)". Only Melbourne. Retrieved 2 December 2009.

[1956 Summer Olympics official report](#). Archived 12 September 2008 at the [Wayback Machine](#). p. 42.

<http://www.classicbands.com/JohnnyChesterInterview.html>



## Kipling's house, 43 Hawke Street, submission 61

City of Melbourne property number: 104720

Type of place: Row house

*Heritage Places Inventory 2017*: contributory in significant streetscape



Figure 61 from 2015, new balustrade, part original frieze

### Historical associations:

Creation or major development date(s) of place:  
c1876-7

Creation or major development period?

Victorian-era? Yes

Edwardian-era? No

Interwar (WW1-WW2)? No

Post WW2? No

### Major owners or occupiers:

Kipling, Henry C

### Designer:

### Heritage evaluation:

Individually significant? No

Contributory to a precinct? Yes



Figure 62 from 2018, new balustrade and part frieze

*Images of place 2015-2017*

Existing heritage grading and streetscape level  
(*Heritage Places Inventory 2016*: A,B,C,D,E; 1,2,3 ): D2

Proposed heritage grading: D1

### Heritage values:

Aesthetic values? Yes

Historical values? Yes

Scientific values? No

Social values? No

### Heritage status:

Heritage Overlay? HO3, North & West Melbourne  
Precinct

Victorian Heritage Register? No

### Thematic context:

8.2 Housing the population

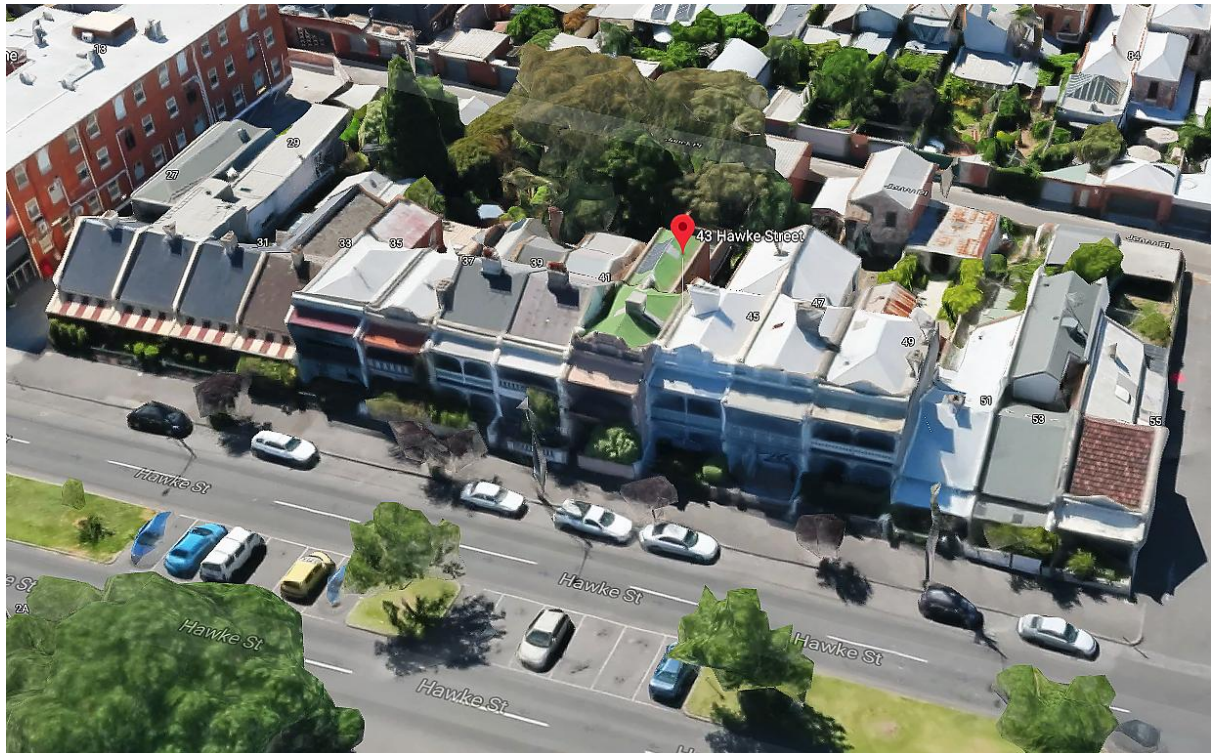


Figure 63 Hawke Street Streetscape- 43 Hawke St arrowed, Google 2018- facing a garden square which allows views to the terrace



Figure 64 43, 45-47, 49 Hawke Street, North and West Melbourne Conservation Study 1983

## C258 Submission 61

### Summary

Submitter opposes the assessment of their property under the West Melbourne Heritage Review as 'contributory' rather than 'significant' like the adjoining properties although aware that the house has been altered by removal of the cast-iron balustrade and upper level frieze and the addition of a masonry fence in place of picket.

They believe that the 'significant' adjoining properties that have been significantly more modified than theirs and do not have many of the original features that 43 does such as the ornamental parapet. The house at 43 should be 'significant'.

Their description of adjoining Hawke Street properties:

- 49 – earlier period, intact and original;
- 47 – comparable period, façade, parapet, windows and verandahs have lost all Victorian features and fence significantly modified;
- 45 – comparable period, looks original but we believe lace work was replaced in 1980s? Parapet has lost some features.
- 43 – Our Property in question, most lacework removed and fence replaced but impressive parapet substantially intact.
- 41 - earlier period, highly modified verandahs and fence;
- 39 – earlier period, original intact but fence replaced
- 37 – earlier period, intact and original

They believe that their house 'retains considerable heritage and architectural merit and adds at least as much as the other houses under consideration, and in some ways, even more, to the character of this "Significant" streetscape'.

Impressed in the definition of gradings which purport to be influenced by the values of the community – "may be highly valued by the community". Though have experienced in past that the role of heritage experts in determining heritage gradings for Council goes unchallenged. Heritage gradings and assessments not adequately influenced by the community, as purported to be.

They believe that the distinction between "significant" and "contributory" highly subjective, rather than objective.

They found many anomalies in the gradings in the 'West Melbourne Register' – every step needs to be undertaken carefully and judiciously to ensure that the

Register is as complete and correct as possible before its final adoption.

They are concerned that 'significant streetscapes' are used sparingly in the Register (proposed *Heritage Places Inventory 2017*) and tend to be employed in parts where regarded as 'consistent heritage streetscapes'. For example, 51-55 Hawke Street been excluded from the Eastern side of Hawke Street.

### Graeme Butler response

The Kipling house at 43 Hawke Street is a Victorian-era two-level stuccoed row house in a significant row house streetscape. This house was initially built as 4 rooms for James Cunningham in 1870 by contractors Crawford & Anderson of 84 Elizabeth St North. Owned by Henry Kipling by c1876, it was expanded to an 8 room brick house in the late 1870s.

When assessed in 2015, the house had been altered (removal and replacement of upper level cast iron, and the iron picket fence) which has reduced its integrity to its construction date and hence its expression of the area's Victorian-era architecture and history. This in turn meant that it had a lesser heritage value than houses that are more intact of the same type and era. The definition of a significant place includes 'is typically externally intact' showing the role of integrity in the assessment.

The West Melbourne Heritage Review survey noted that 'Distinctive parapet detailing - otherwise as North and West Melbourne Conservation Study'. This study noted the original fence had been similar to 45 Hawke St and that the upper level ironwork had gone but this could be reinstated using the existing lower level and cast-iron pattern books as guides. When inspected in 2018 for this submission review, the balustrade had been reinstated with a compatible iron pattern matching nearby houses<sup>26</sup>.

As a 'contributory' building within the North & West Melbourne Precinct Heritage Overlay the house has been recognised as playing a vital role in the significance of the whole North and West Melbourne area. The streetscape importance level of this part of Hawke Street, assessed on a scale of 1-3, has been recommended for elevation from one of local significance (2) to one of significance to Victoria (1) and as such has provided further recognition to the row and the house. This 'significant streetscape' status has been confirmed in the proposed *Heritage Places Inventory 2017*.

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<sup>26</sup> See City of Melbourne application TP-2016-584 - External alterations and painting of dwelling facade.



Expert views such as seen in the West Melbourne Heritage Review are based on objective criteria as listed in the West Melbourne Heritage Review. The methodology has been outlined in pages 4-6 of the review preamble, *Methodology for each place assessment* and *Criteria and thresholds*, and in Appendix 4: Assessment criteria used in this report. Similarly the criteria outlined on the VPP Practice Note 01 have been applied under the associated cultural values of historic, aesthetic, technical, social etc. The community has been asked to comment on this expert view but this comment should be assessed under the same accepted criteria.



Social Value is one of the above criteria (G) where demonstrated recognition by the community over time adds to its significance. However, given the evidence available, social heritage values have not been identified in this house or the row but the historical and aesthetic values have been recognised in the review.

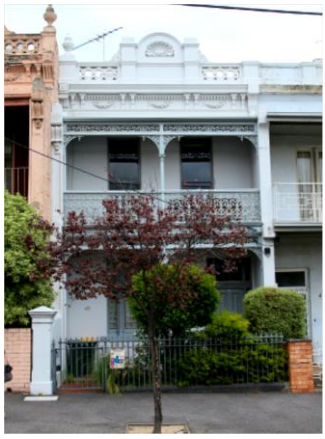



The proposed Statement of Significance for North & West Melbourne states:

North and West Melbourne Precinct is of **social** significance. Residents value its historic streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Victoria Market, Arden Street Oval and the city, is also highly valued.

The following is a response to the submitter's comments on the adjoining houses. The main issue is that some altered houses have been assessed in the West Melbourne Heritage Review as part of a greater unit where that unit offers evidence for restoration or reinstatement and is significant as a whole. The house at 43 Hawke Street has no former twin or house row to provide evidence for reinstatement but this could be investigated and if carried out potentially enhance its heritage contribution.

*Table 3 Selected Hawke Street places, as evaluated in the West Melbourne Heritage Review*

Submission		Graeme Butler response
49 – earlier period, intact and original;		Sadler's row house, built 1872, 'significant' intact and significant in terms of the iron and stucco ornament applied
47 – comparable period, façade, parapet, windows and verandahs have lost all Victorian features and fence significantly modified;		Part Cockram and Comely's row houses, 45-47 Hawke Street, 1876-altered but part of a 'significant' row: as in the West Melbourne Heritage Review '47 Hawke Street has been defaced but 45 provides good evidence to allow restoration' such as original window openings, upper level frieze (for both levels) and a compatible balustrade iron pattern. The two are treated as one place in terms of significance as part of the one creation.

Submission		Graeme Butler response
<p>45 – comparable period, looks original but we believe lace work was replaced in 1980s? Parapet has lost some features.</p>		<p>See above, as noted by the submitters the iron has been reinstated since 1983 with an iron pattern that is compatible with the period, presumably as part of a planning permit process.</p>
<p>43 –property in question, most lacework removed and fence replaced but impressive parapet substantially intact.</p>		<p>I concur; the parapet has urns and orbs, unlike many in the area and provides valuable evidence for the reinstatement of what was a common feature on row house parapets.</p>
<p>41 - earlier period, highly modified verandahs and fence;</p>		<p>Again altered but part of Henry McKersie's row houses of 1883, 39-41 Hawke Street and treated as a significant row. West Melbourne Heritage Review - '41 Hawke Street has been altered with the verandah and fence replaced but 39 offers evidence for reinstatement; presumed timber picket fence replaced by a brick walls.'</p>
<p>39 – earlier period, original intact but fence replaced</p>		<p>See above, the intact model for restoration, except for fence- see North and West Melbourne Conservation Study 1983 image.</p>



Submission		Graeme Butler response
37 – earlier period, intact and original		Concur- William Barrow's house of 1883

Under 'definitions' the *Heritage Places Inventory 2017* states:

**'Significant' heritage place:**

A 'significant' heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.

**'Contributory' heritage place:**

A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.

...

The definition used for a significant streetscape is as follows:

'Significant streetscapes' are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

***Proposed Heritage Places Inventory 2017***

The proposed *Heritage Places Inventory 2017* is part of the proposed amendment C258 but not part of the

*West Melbourne Heritage Review* and it differs from the Graeme Butler & Associates *West Melbourne Heritage Review's Appendix 1: Summary table of all surveyed places*. The submitter is correct that, for example, James Sparrow's houses at 51-55 Hawke Street had been excluded from the proposed *Heritage Places Inventory 2017* although listed in the *West Melbourne Heritage Review Appendix 1: summary table*.

This has since been corrected in the revised *Heritage Places Inventory 2017*.

***Social value***

Although social values were assessed in the *West Melbourne Heritage Review* using the data available, consideration could be given for a social value study of the City of Melbourne, where community values are explored in depth via extensive specialised consultation via workshopping and survey.

The nearest to such a study is the City of Melbourne Heritage Engagement report carried out December 2015 and February 2016 in preparation for the C258 amendment. The report found that the North and West Melbourne workshop participants identified the significance of North a West Melbourne as its history 'as the road from the sea to the gold fields'. Many streets were wide to allow cattle and gold car through to the port. Servicing the CBD. The precinct has always had a mixture of residential and industrial uses and people lived and worked in the precinct.

They identified the following core elements:

- the topography which defied the precinct built form
- the intact (not cemented) cobbles ones
- old stables in laneways
- the low scale modes workers houses
- large number of pubs and churches

- cast iron exteriors reflect the connection with the railway
- the 'cohesive fabric of the buildings' render and brick
- Errol Street precinct should be extended to include Victoria Street -from Queen Victoria Market and to Queensbury Street
- eclectic development;
- the diversity of heritage housing forms - from humble worker cottages to grand mansions;
- parks;
- vistas such as to the town hall clock tower as an important navigation tool for the area<sup>27</sup>

### 2018 inspection

Since the 2015 assessment, the iron balustrade and the upper level verandah frieze and brackets have been recreated in a compatible Victorian-era pattern to the era of the house construction. Other elements yet to be reinstated include the fence and verandah tiling, and the lower level frieze and brackets.



Figure 65 Kipling house, 43 Hawke Street as at 2018



Figure 66 House, 49 Hawke Street, well-preserved and a good model for recreation of elements at 43

### Recommendations

For consistency, the *Heritage Places Inventory 2017* and *West Melbourne Heritage Review* should include all of 27-55 as a Level 1 or Significant Streetscape (existing has 53, 55 at level 2)

### Sources used for this assessment

The following sources and data were used for the assessment:

#### *i-Heritage:*

Abstract of Building Identification Form (BIF)  
 43 HAWKE STREET West Melbourne 3003  
 Heritage Gradings  
 Building Grading Streetscape Level Laneway Level D 2  
 Conservation Study Details  
 Precinct Conservation Management Plan  
 North and West Melbourne Heritage Precinct  
 Conservation Study: Study and Date, Status  
 North and West Melbourne Conservation Study - Graeme Butler, no date Adopted  
 Building and History Information  
 Architectural Style Victorian  
 Period 1876-99 - Victorian  
 Construction Date  
 Source for Construction Date  
 Architect  
 Builder  
 First Owner  
 Integrity Fair  
 Condition Fair  
 Original Building Type  
 History Not Assessed  
 Description/Notable Features  
 Notable features include the verandah; render finish.  
 Statement of Significance  
 Not Assessed  
 Recommended Alterations  
 Fence-as 45; upper frieze-as lower (inappropriate - reinstate as original)

<sup>27</sup> Capire, City of Melbourne Local Heritage Policy Review...

***Lewis, M. Australian Architecture Index:***

77294 Cunningham, James West Melbourne VIC  
Houses Crawford & Anderson - 84 Elizabeth St N 1870  
02 16- MCC registration no 3743 [Burchett Index]. Fee  
1.10.0 four room cottage

***Sands and McDougall Directory of Victoria***

**1925**

S SIDE

41 Kennedy, T. A.

43 Dudley, Wm.

45 Crowle, Mrs Annie

47 Gardini, Mrs Cath.

49 George, Nicholas

**1910**

43 Cork, Herbert T.

45 Doohan, Francis

47 Johnson, Mrs M. L.

49 Southgate, Thus, E.

**1893**

43 Hannah Mrs Sarah,

45 Morgan, -

47 Whelan Adam ,

Whelan, Miss H., mustea

49 Standish, Mrs Jane

51 Dickson, David

**1880**

23 Kipling, Henry

25 (45) Davy, Henry

27 (47) Hitchins, Frederick

29 (49) Sadler, William

***City of Melbourne Valuers Books***

**1891**, 607- BH 6 rooms, 18 x 132 £65

(McKersey, Kipling)

45 Geo Morgan owner-occupier

47 Adam Whelan, Radford Trust

49 Robert Dight owner-occupier

(Benbow)

**1886**, 624- BH 8 rooms, 18 x 132 £65

(McKersey, Kipling)

25 Henry Davey (x-out) owner-occupier

27 William Radford owner-occupier

29 William Sadler owner-occupier

(Benbow)

**1880**, 1561- BH 8 rooms, 18 x 132 £65

(McKersie, Kipling)

25 Henry Davey owner-occupier

27 Fred Hitchings/ owner William Comely

29 William Sadler owner-occupier

(Benbow)

**1877 1495**

(Jas Guthrie 21 BH 2 rooms 16 x 135

Henry C Kipling owner-occupier 18 x 132 BH 4 rooms £32 )

William Hill/ Comely 18 x 100 BH 8 rooms £65

Thomas Cochrane (Cockram) owner-occupier 18x100 BH 8  
rooms £65

(William Sadler owner-occupier BH 7 rooms £65/

Benbow BH 4 rooms)

**1876 1504**

Guthrie 21 BH 2 rooms

Cunningham BH 4 rooms £32 x-out to Henry C Kipling  
owner-occupier

William Sadler owner-occupier BH 7 rooms £65

Benbow BH 4 rooms

**Sands and McDougall Pty. Ltd. complex, part, Sands and McDougall Pty. Ltd. factory, or Building 3, 102 Jeffcott Street, submission 66**

City of Melbourne property number: 517248

Type of place: warehouse

*Heritage Places Inventory 2017*: contributory



Figure 67 Street view 2017



Figure 68 Building in context with main building

**Historical associations:**

Creation or major development date(s) of place:  
1914

Creation or major development period?

Victorian-era? No

Edwardian-era? Yes



Interwar (WW1-WW2)? No

Post WW2? No

**Major owners or occupiers:**

Sands and McDougall Pty Ltd

**Designer:** Peck, A & H

**Heritage evaluation:**

Individually significant? No

Contributory to a precinct? Yes

**Existing heritage grading and streetscape level**

(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: D2**

**Heritage values:**

Aesthetic values? No

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** Part of expanded HO771\*, 355 Spencer Street, West Melbourne

**Victorian Heritage Register?** No

**Thematic context:**

5.5 Building a manufacturing industry



Figure 69 Building in context with proposed precinct, with dashed outline as proposed boundary



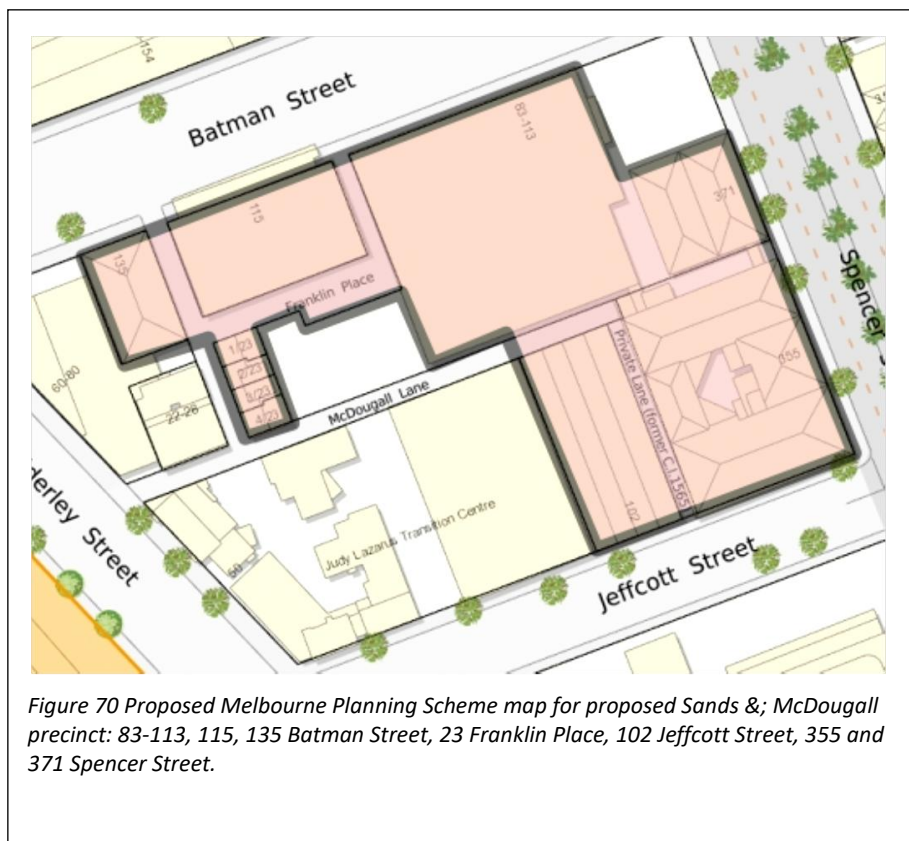


Figure 70 Proposed Melbourne Planning Scheme map for proposed Sands & McDougall precinct: 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street.

## C258 Submission 66

### Summary

- Irrespective of whether the site is currently “ungraded” or “D” graded, it is our submission that the proposed elevation of the heritage grading for the building at the subject site to a ‘contributory’ grading, is not justified or supported.
- With preliminary work associated with West Melbourne Structure Plan, subject site identified as a ‘strategic site’ within a ‘growth opportunity area’ – identification which clearly contemplates redevelopment, whereby the proposal to elevate the applicable heritage grading for the subject site will create planning tension.
- Planning Permit No. 2012/000444 has been issued for this site and is still ‘active’ – this permit allows alteration of the built form presentation and ultimately the heritage value of buildings onsite

### Graeme Butler response

This is Sands and McDougall Building Three, built 1914 and shown in the 1920s Mahlstedt’s fire insurance

plan below as part of the vast Sands and McDougall complex. It was built by Reynolds Bros of 118 Rose Street Fitzroy as a two-storey brick factory and designed by the firm A & H Peck, a prolific designer of industrial places around Melbourne.

The building has been assessed as contributory to a precinct and not of individual significance or ‘significant’ in terms of the *Heritage Places Inventory* 2017.

Construction was brick walls with regularly spaced openings on three sides, steel columns and girders, ground floor ceiling of wood and corrugated iron roof cladding with skylights. The building has a recognisably old pitched roof form, but the red bricks have been painted over and openings changed, reducing the integrity; but still contributory historically to the Sands and McDougall complex

No evidence has been provided to contradict the West Melbourne Heritage Review assessment. The assessment is justified and supported by the Statement of Significance of the proposed group, the proposed Sands and McDougall precinct.

This precinct, along with the main Sands and McDougall buildings are highly significant industrial places in the State context with this former Sands and McDougall building as a contributory element as follows.

Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914

- face brick (bricks painted over) one level plus basement building set on a stone paved lane between it and the main building; and
- double gabled parapeted roofline, corrugated iron clad roof behind.

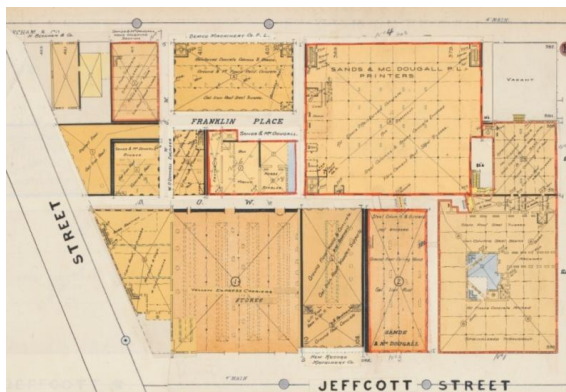


Figure 71 Sands and McDougall complex, buildings 1-4, Mahlstedt's (Vic.) Pty. Ltd City of Melbourne plans. Section 2: part plan 9A, c1923-8 (State Library of Victoria)

### Recommendations

No change to assessment or precinct Statement of Significance.

### Statement of Significance

#### Sands and McDougall precinct

##### What is significant?

Sands and Kenny (1857-61) and Sands and McDougall, (1862-c1974) were the publishers of the directory to commercial and general Melbourne, later, the Melbourne and suburban directory and the 'Directory of Victoria' providing the longest issue of any other directory publisher in Victoria. They also published a directory of Canberra.

From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West (No.46) and stores in Little Flinders Street, their expansion provided for the erection of this factory building to the design of Thomas Watts and Sons, by builder F. Lavers of Hawthorn. Products made there included cardboard and paper containers, maps, those associated with book binding and general stationery and letterpress printing was combined with general publishing.

Thomas Watts and Sons accepted tenders for erection of the adjoining 3 level warehouse in Spencer Street, Melbourne in 1900 for Sands and McDougall Ltd. In 1914 Reynolds Bros of 118 Rose Street Fitzroy erected

a factory for Sands and McDougall, West Melbourne in Jeffcott Street designed by Arthur and Hugh Peck.

The design firm, Thomas Watts and Sons, is also known for commercial buildings, such as Robb's Building (1866) formerly in Collins Street; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in McKillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne (since renovated as apartments).

Reputedly riveted wrought-iron columns and beams are the internal structure with timber floors fire-proofed by the Traegerwellbech arched corrugated plate linings, with in combustible infill. The former Victoria Bond 565-71 Lonsdale Street, Melbourne - a five-storey store claimed as the first to use the all-wrought-iron frame combined with the Traegerwellbech system, 1887, since demolished. As befits its manufactory function, ornament derived from the Italian Renaissance is applied sparingly (refer later Laurens - Munster Terrace complex).

Contributory elements include: buildings at 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street

Sands and McDougall Pty. Ltd. Main wing, 355 Spencer Street, 1888-9

- a grand six-storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- bracketed cement hood over the entry;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.

Sands and McDougall Pty. Ltd. Warehouse, 371 Spencer Street, 1900

- a three-storey, red brick and stucco parapeted warehouse adjoining the factory;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as

expressed by cemented parapet pediments, with flanking scrolls;

- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality.

Openings altered with single pane glazing in place of double-hung sash windows, entry altered.

Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914

- face brick (bricks painted over) one level plus basement building set on a stone paved lane between it and the main building; and
- double gabled parapeted roofline, corrugated iron clad roof behind.

Openings altered, entry altered.

Sands and McDougall Pty. Ltd. box factory, 83-113 Batman Street, 1927-8, 1937-1940

***Contributory elements include:***

- four and five-level face red brick factory building in a bold and austere proto-Modern style;
- eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;
- visual reinforcement of each end with lesser pier spacing;
- multi-gabled side elevations to lanes;
- pitched roofs behind parapets;
- some remaining steel framed multi-pane glazing to end bays;
- concrete lintels expressed across openings; and
- some vertical boarded external doors;
- strong visual and historical link to the adjoining Sands and McDougall complex and the former Goetz building on the west (redeveloped).

WG Goetz and Son Pty. Ltd, 115 Batman Street, 1925, 1935

- two level red brick parapeted and gabled facades (with major upper level tower addition);

- deeply moulded cement string mould and cemented lintels;
- punched openings (altered); and
- panelled brickwork bays.

Sands and McDougall wood working building, 135 Batman Street, Interwar.

- one-level red brick parapeted factory, with pitched corrugated iron clad roof;
- pried and panelled parapet;
- bracketed cornice moulding;
- punched openings; and
- double-hung sash windows, timber-framed.

W O'Donnell engineers workshop, at 23 Franklin Place

- red brick, two-level parapeted and gabled workshop building.

***How is it significant?***

Sands and McDougall precinct is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

***Why is it significant?***

Sands and McDougall complex precinct is significant.

Aesthetically, like many other warehouse or factory buildings of the period and earlier, this complex dominates its residential contemporaries in scale and adopts the Italian Renaissance Revival ornament of commercial designs current since the 1870s but in this case executed in red brick with stucco trim. The main building of 1888-9 is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century. The adjacent contributory buildings from the Interwar period use the same architectural language and materials but with a modern interpretation; and

Historically, the complex includes the most of the known surviving and most substantial buildings linked with this most well known of stationery firms that had a national presence and is one of the most significant industrial complexes in Victoria, with the Goetz factory also representing a specialised area of manufacture that differs from the more typical heavy industry.

**Sources used for this assessment**

The following sources and data were used for the assessment:

**Melbourne planning scheme**

City of Melbourne GIS property data has listed in HO770 33-53 Batman Street, West Melbourne - see 'Melbourne Planning Scheme' map 8 heritage overlay

**i-Heritage, Heritage Places Inventory June 2015**

No listing.

**MMBW**

DP724 1895 vacant site adjoining Sands and McDougall.

**Lewis, M. Australian Architecture Index:**

`72603 McDonald, R - Hosier Lane Sands and McDougall West Melbourne VIC brick factory cnr. Adderley & Jeffcott Peck, A 1908 05 10 City of Melbourne registration no 873 [Burchett Index]. Fee 6.0.0

77466 Reynolds Bros - 118 Rose Street Fitzroy Sands and McDougall West Melbourne VIC City of Melbourne registration no 4862 [Burchett Index]. Fee 6.0.0 two-storey brick factory Peck, A & H 1914 04 21'

(See similar factories adjacent to North Melbourne Cricket Ground-also by Peck)

**Sands and McDougall Directory of Victoria**

1942

Jeffcott Street, N side

Spencer St

108 New Record Mchnry Pty Ld, cncrte mixing machinery mnfrs

110-14 McPherson's Pty Ltd store

Adderley St

1935

Spencer st

Sands and McDougall Pty Ltd

108 Joyce Bros Ltd, sack mis

110-14 Storage only

Adderley st

1930

Sands and McDougall Pty Ltd

108 Austn Metal Equipment Co P/L engnrs

110-14 McPherson's Pty Ltd store

1925

N side

Spencer

Sands and McDougall Pty Ltd (factory

108-114 McPherson Pty Ltd, fctry,

Sands and McDougall Pty fctri. Cardboard box manufactory

Adderley St

**Glen Eira Historical Society web site, 2015**

`Thomas Watts

Born in England in 1827 Watts was a Foundation member and President of The Victorian Institute of Architects. He built "Glen Huntly" the first architect designed home in Caulfield on the site of what is now Holy Cross Church in Glen Huntly Rd. The first Shire President, Watts is credited with setting the standard for municipal work in the Caulfield District. Amongst his local designs are Glen Eira and The Rosstown Sugar Mill.'

**GENANZ-L Archives web site 2015**

`Debra Buchanan 2003, Watts descendent

Thomas was born in Chipping Sodbury England on 28/1/1827 and emigrated

to Australia in 1853 on board the Protector. He built a house known as "Glenhuntley" in Caulfield. He was originally with a firm known as Russell & Watts but the partnership dissolved and he continued with his own practice with his sons Harry & James. Many of their buildings are now under National Heritage orders. Thomas was one of the founders of the Victorian Institute of Architects, Melbourne's first city surveyor and President of Caulfield Shire in 1871.'

## Morton's farrier or blacksmith's shop 609 King Street, submission 20.

City of Melbourne property number: 105357

Type of place: farrier, motor garage

Heritage Places Inventory 2017: contributory



Figure 72 shows old Victorian-era form behind an Interwar facade, with stone pitched crossover denoting farrier use.



Figure 73 Skillion form with new opening on other rear corner.

### Historical associations:

Creation or major development date(s) of place:  
1879?, 1919-1945 facade,

Creation or major development period?

Victorian-era? Yes

Edwardian-era? No

Interwar (WW1-WW2)? Yes

Post WW2? No

Major owners or occupiers:

Morton, Robert G



Figure 74 Rear wing with blocked openings, Colonial bond brickwork



Figure 75 Rear wing from lane, two pan openings in brickwork

Designer:

Heritage evaluation:

Individually significant? No

Contributory to a precinct? Yes

Existing heritage grading and streetscape level  
(Heritage Places Inventory 2016: A,B,C,D,E; 1,2,3 ): --

Proposed heritage grading: D2

Heritage values:

Aesthetic values? No

Historical values? Yes



Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** HO3, North & West Melbourne Precinct

**Victorian Heritage Register?** No

**Thematic context:**

6.7 Transport

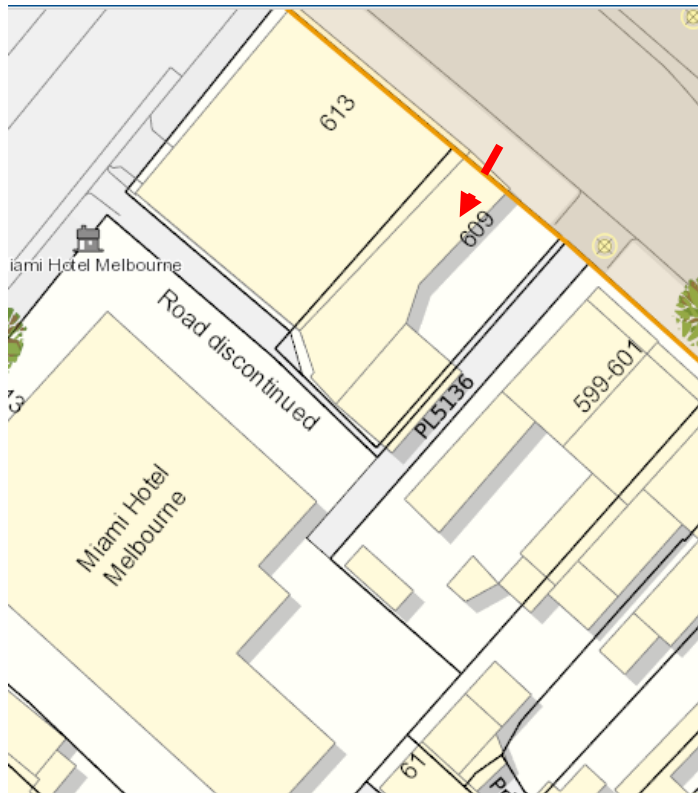


Figure 76 site plan (COM Maps)

## C258 Submission 20

### Summary

- 609 King Street: currently ungraded, proposed as contributory. Occupied by single storey commercial buildings of modest scale which front King Street, a steel fence and post WW2 brick façade conceals much of the site. Although originally constructed in the late 19th century, the buildings on the Site have been extensively altered from their original form and the level of integrity and intactness on the site varies due to additions and damage. Portions of the brick walls situated on the rear boundary and on the south-east side boundary of the Site are in fair condition with a moderate level of integrity. ... Yet, this part is concealed from King Street, one of the elevations has been altered via addition of a roller door and the roof is not original.
- Although the Graeme Butler citation is noted, there is no rationale, assessment or justification provided as part of the amendment to justify the contributory grading.
- Considers that the site doesn't meet the definition as it doesn't contribute to the precinct, the historic use is not evident when viewed from the public realm and the site is largely altered. It also doesn't contribute to the streetscape.
- Restoration is unlikely as the alterations are irreversible.
- Some of the objectives and performance standards of proposed clause 22.05 are unreasonably conservative and unnecessarily restrictive.
  - the third bullet point to clause 22.05-2 limits circumstances in which further information, beyond the information adopted by Council, may be

considered as a basis for consideration of development and works. This is at odds with the proposed permit requirements which require, for all applications involving significant or contributory heritage places, the submission of further information such as heritage impact statements, sight lines and arboricultural reports. This point should be changed to enable consideration of further information as a basis for consideration of development and works, as appropriate.

- It may be appropriate for demolition of part of a significant building or the front part of a contributory building to be allowed, if it can be demonstrated that the demolition of that part of the building would not negatively impact upon the significance of the heritage place. This paragraph should be amended.
- The poor condition of a building is a relevant consideration when assessing whether demolition of that building should be permitted – this should be reflected in the second paragraph of Clause 22.05-5
- Many performance standards and definitions will mean that new buildings and additions are to be entirely concealed. Full concealment is unreasonable – partial concealment is more appropriate and should be allowed for contributory and significant buildings
- Application of 22.05-9 is uncertain- seeks to apply to renovation, but renovation is not defined in ordinary meaning and may overlap with other performance standards.

small complex within the North and West Melbourne area.

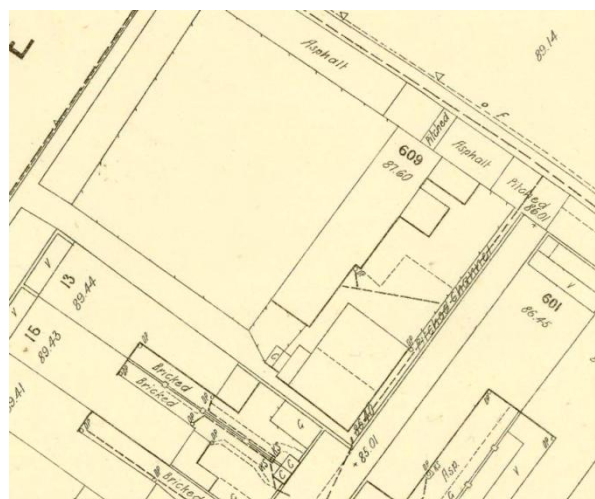
As noted in the *West Melbourne Heritage Review* appendix:

- Converted Victorian-era farrier or blacksmith, as transition to motor garage,
- pitched crossover;
- bricks painted over, reducing integrity;
- historic use;
- Victorian-era rear wing with twin soil pan doors.

The place is acknowledged as having been superficially altered since the Interwar period but is still recognisable as possessing fabric from two of the significant development eras of the Heritage Overlay area: initially Victorian-era, with changes from the Interwar.

The place also has evidence of an important historical theme, one of transport, and hence it is contributory to the overall expression of the era and the key transport theme in the North and West Melbourne area. Interwar character can be seen from King Street but the Victorian-era period is most evident from the rear and side lane.

Issues surrounding the development of the site or parts of the site can be dealt with in a planning application where conservation might include a record of the building or potential reuse. The review assessment rational is covered in the report methodology and criteria.



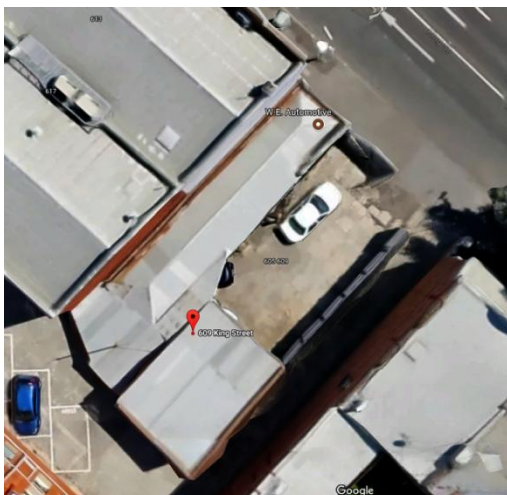


Figure 78 Aerial view Google 2017, shows similar building plan to that of 1895.



Figure 79 Aerial view from south (Google 2017)

## Recommendations

No change to West Melbourne Heritage Review recommendations.



Figure 80 King Street elevation from east, with significant pitched crossover 2017

## Sources used for this assessment

The following sources and data were used for the assessment:

### MMBW

DP730 1895 shows buildings similar to existing with yard; also large stable and yard at end of lane adjoining 609 on east (now goes to Miami Motel car park).

### Heritage Places Inventory June 2015, i-Heritage, Hermes

No listing.

### Sands and McDougall Directory of Victoria

#### 1942

597 White, Mrs Elizabeth

599 Farrugia, Jos.

601 McKenzie, Mrs H., guest house

607-609 Dunn, H. E., oil drum merchant

#### Hawke St

Baptist Church

#### Victoria St

#### 1930, 1935

609 Hume, W. J., blksm

#### 1925

## Melbourne Planning Scheme Amendment C258 Evidence

599 Ellis, Henry

601 McKenzie, Mrs FL

607 Higgins, Jas., wdyd

609 Hume, W. J., blksm

*Hawke st*

Baptist church

### **1904**

599 Oliver, Thomas

601 Marsh, .James

603 Allison, Thos., stbls

609 Morton. R. G.,farrier

*Hawke st*

Baptist character -Harris.

Rev E.

*Victoria st*

### **1893**

593 Stones, Frederick, contr

699 Oliver, Thomas

601 Shields, Dr Andrew

603 Ekman, R. A., stables

609 Morton, R. G., farrier

*Hawke st*

### ***Lewis, M. Australian Architecture Index:***

71909 Morton, Robert G West Melbourne VIC  
Shops Morton, Robert G - 38 Capel St,  
Hotham 1879 09 3

71913 Morton, - West Melbourne VIC  
Shops Stedeford, J W - 11 Howard St West  
Melb 1880 11 1



## Cellular Clothing Company Ltd. works, 613 King Street, submission 21

City of Melbourne property number: 104710

Type of place: factory

*Heritage Places Inventory 2017*: contributory



Figure 82 Significant King Street 'significant streetscape' which terminates with 613 King Street (2017)





Figure 83 Hawke St elevation, Google 2016



Figure 84 Hawke St elevation, 2017

**Historical associations:**

**Creation or major development date(s) of place:**  
1920

Creation or major development period?

Victorian-era? No

Edwardian-era? No

Interwar (WW1-WW2)? Yes

Post WW2? No

**Major owners or occupiers:**

S J Marshall

Cellular Clothing Company Ltd

**Designer:** James A Wood

**Heritage evaluation:**

Individually significant? No

Contributory to a precinct? Yes



Figure 85 King Street elevation from east, with adjoining former farrier 2017

**Existing heritage grading and streetscape level**  
(Heritage Places Inventory 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: D2**

**Heritage values:**

Aesthetic values? No

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** HO3, North & West Melbourne Precinct

**Victorian Heritage Register?** No

**Thematic context:**

5.5 Building a manufacturing industry



Figure 86 site plan- property shown within dashed line, see Melbourne Planning Scheme for Heritage Overlay 3 mapped boundaries. (COM Maps)

## C258 Submission 21

### Summary

- Submitter argues that 613 King Street should not be 'contributory' due to alterations to the building from its original appearance.
- The combined area of the Melbourne Business School site represents large redevelopment opportunity in a designated urban renewal area.
- There were sensible and logical policy qualifications introduced to Clause 22.05 which deemed certain aspects inapplicable to the City North Precinct but that these provisions have not been translated to the exhibited draft Clause 22.05 under C258.
- These omissions and other elements including 'demolition' policy are prejudicial to the orderly planning of the area and the achievement of the objectives of DDO61.

### Graeme Butler response

This place has been assessed as contributory to the North & West Melbourne precinct. It has not been identified as individually significant.

This former brick factory was erected in 1920 for an estimated sum of £2400. The main early occupier was Cellular Clothing Company Ltd., the owner, SJ Marshall Esq.; and the designer was James A Wood of Queen St. Wood designed the Yarra Yarra Club boat house on the Yarra Bank in 1904 and "Keep Cottage" for the Old Colonists Association of Victoria (see Victorian Heritage Register) in 1911.

The Cellular Clothing Company Ltd. manufacture of Aertex, a breathing fabric invented in Britain in the Victorian-era, and exported the product across the world with this factory as its base until 1939. Tariff protection for industry had commenced with Federation and continued into the Interwar period with consequent growth of local industry around transport centres like West Melbourne: many UK firms established here to avoid the tariffs on imports. West Melbourne has a number of large factories established Interwar by overseas firms.

The building application drawings below show the changes to the two main elevations of this building since erected in 1920 and give evidence for reinstatement and interpretation. The major changes are the applied render, extending the façade openings within their original width, and removal of multi-pane glazing. If not for these changes, the place would be assessed as 'significant'.

The ornamental parapet forms and the fenestration remain as near original. It expresses well the Interwar

industrial uses that make up a major visual and historical theme for the West Melbourne area.

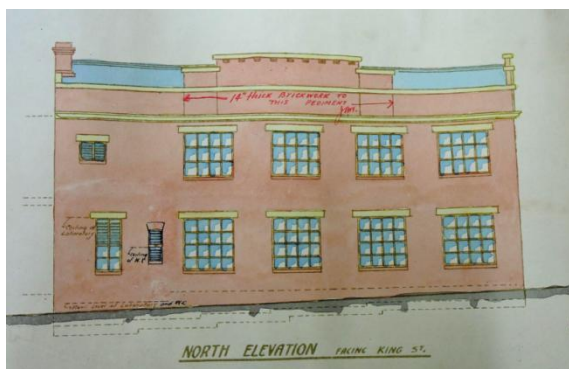


Figure 87 Proposed King St elevation, 1920 (VPRO)



Figure 88 Proposed Hawke St elevation, 1920 (VPRO)

Any proposed development options can be dealt with at the planning application stage where heritage issues can also be taken into account.

Cellular Clothing Co Ltd was major Aertex manufacturing base in Australia: this was their first custom designed factory in Australia from which they exported throughout the world.

### **Recommendations**

No change to the West Melbourne Heritage Review heritage assessment of the place as contributory to the North & West Melbourne Precinct Heritage Overlay.



Figure 89 Aerial view from south (Google 2017)

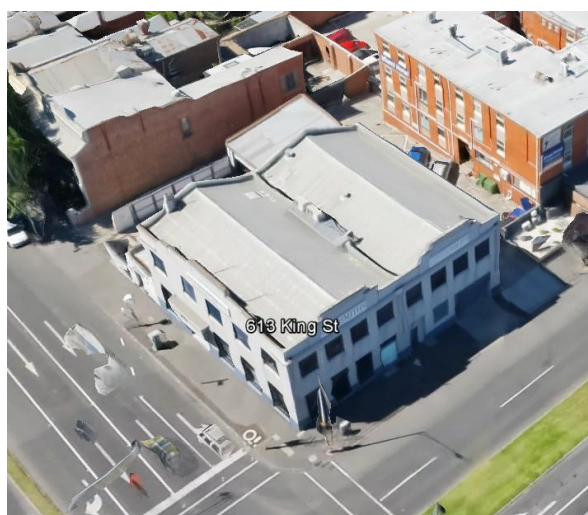


Figure 90 View from north (Google 2017)

### **Sources used for this assessment**

The following sources and data were used for the assessment:

***i-Heritage, Heritage Places Inventory June 2015, Hermes***

No listing.

### **MMBW**

DP730 1895 shows fenced vacant land

### **Lewis, M. Australian Architecture Index:**

`77523 Nixon, F - Bond Street Sth. Yarra, Yarra Yarra Rowing Club Melbourne VIC City of Melbourne registration no 9415 [Burchett Index]. Fee 1.1.0 Club boat house at Yarra Bank Wood, James A 1904 08 22

24053 VIC "Keep Cottage" for the Old Colonists Association of Victoria at Nth. Fitzroy, Vic. (Vernon) Urban Conservation Projects Survey of Architectural Drawings Wood, James A 1911'



State Library of Victoria

Picture Collection: Airspy 1938 view shows two two-storey gabled wings united façade similar to existing

**City of Melbourne online maps**

'Two storey brick building built 1920s. Refurbished 2009.'

**Building Permit Application**

1920 August 2883

Erection of brick factory £2400 VPRS  
11200/P0001/302

Ground floor: two compartments, each with stair well, one with laboratory; First floor with stair well, amenities.

North elevation: stepped parapet, steel framed square windows multi-pane glazing, regularly arranged, concrete lintels. Chimney on east side over laboratory.

West side: two façade bays, each with stepped parapet reflecting internal compartments, steel framed square windows multi-pane glazing, regularly arranged, concrete lintels, corrugated iron clad gabled roof. Timber roof and floor framing. Archways in internal dividing wall.

**Newspapers:**

Daily Standard (Brisbane, Qld. : 1912 - 1936) Tue 4 Oct 1921 Page 8 "MADE IN AUSTRALIA."

'opinion of some of the most progressive British manufacturers it will pay to bring plant and skilled workers to the raw material in Australia'

'the tariff affords very real protection, and opens up excellent prospects to the efficient; the next few years will see considerable Industrial progress In Australia...'

Cellular Clothing Co Ltd in long list of UK industries

The Age (Melbourne, Vic.: 1854 - 1954) Wed 29 Nov 1939 Page 9 HISTORY OF AERTEX and other sources

Manufacturer of Aertex, a breathing fabric invented in Britain in the Victorian-era, established Australia agency by 1893.

After WW1 established first Aertex manufacture in Australia at this place under manager Page, expanding since.

By 1930s Aertex sold internationally, the whole of the Commonwealth's demands being supplied from the Melbourne factory of Cellular Clothing Co. Ltd.

World War II the British Women's [Land Army](#) wore 'Aertex' as part of their uniform and the whole British and Commonwealth land forces in the Far East and Middle East wore Aertex bush shirts and jackets

The Age (Melbourne, Vic.: 1854 - 1954) Wed 29 Nov 1939 Page 9

**'Growth of Melbourne Factory**

With the building of the new factory of Cellular Clothing Co. Ltd. begins a new chapter in the development of an Important Australian industry. - The manufacture of the cellular cloth and garments which are sold under the trade name- Aertex began in England about fifty years ago. Aertex, a British invention, is a woven fabric, designed on a cellular pattern, which permits free circulation of air through the material. For many years the material was imported into Australia for manufacture into garments here by various firms, but in 1921 the English company sent Mr. T. Page to establish a factory for the manufacture of Aertex - in Melbourne. The factory was opened at Hawke-street, West Melbourne, with Mr. Page - as manager and a staff of twelve operatives; including two expert machinists from the English factory. The demand for Aertex garments in Australia grew to such proportions that about four years ago larger premises" were secured in William-street, and the new factory, facing Milton- street, more than doubles the size of the company's premises. About fifty hands are now employed, and with the increasing demand for Aertex garments throughout Australia further additions to staff and plant may be expected. Aertex garments are sold in all parts of the world, the whole of the Commonwealth's demands being supplied from the Melbourne factory of Cellular clothing Co. Ltd. Besides under wear, the material is used for the manufacture of socks, pyjamas, braces, caps, waistcoats, sheets, linings for boots and shoes, underlinings for waterproof coats, and for many other purposes. These goods are made from cotton fabrics, but other articles, such as blankets, are made from Aertex fabric of wool. Machinery is being installed in the Melbourne factory for the manufacture of a special type of Aertex, which is knitted from Sea Island cotton — a material of exceptional softness and elasticity.'

'The Age' (Melbourne, Vic.: 1854 - 1954) Wednesday 29 November 1939

**'Modern Features of Model Factory**

**WONDERS OF INDUSTRIAL ARCHITECTURE...'**

'Art, science and industry adroitly combined are giving to Melbourne many attractive Industrial buildings. Typical of these handsome modern structures is the new factory which has been built in Milton-street, West Melbourne, for the Cellular Clothing Company Ltd., manufacturers of Aertex under wear, as an addition to the company's factory at the northern end of William-street.

**Primrose's store, later Hickey Bros corn merchants, 456 La Trobe St and  
Taximeter Pty. Ltd. 460-462 La Trobe Street, submission 54**

City of Melbourne property numbers: 105470 105469

Type of place: warehouse

*Heritage Places Inventory 2017: No*



Figure 91 Primrose's store, 456 La Trobe St, 2015



Figure 92 Factory 460-2 La Trobe St, street view 2015

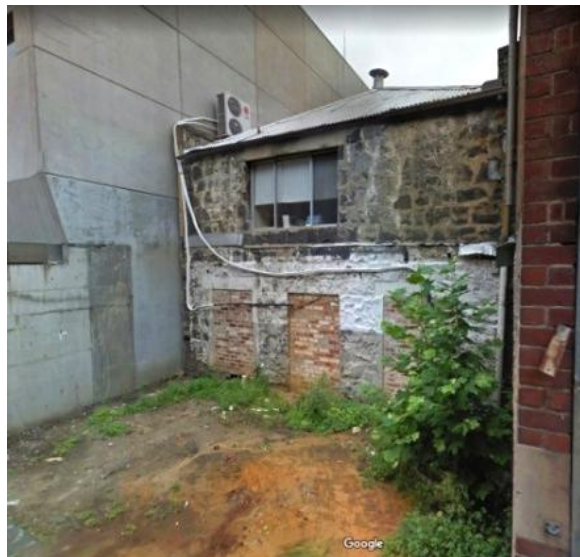


Figure 93 Rear view 456 (Google 2014), as 2017 but less vegetation- bricked in original ground level openings



Figure 94 Rear view 460-2 (2017)





Figure 95 460-462, 456 La Trobe St, Level 2 Streetscape, 2017

**Historical associations:**

**Creation or major development date(s) of place:**  
1857, 1930s- (456), 1925 (460-2)

Creation or major development period?

Victorian-era? Yes (456)

Edwardian-era? No

Interwar (WW1-WW2)? Yes (460-2, 456)

Post WW2? No

**Major owners or occupiers:**

BE Primrose; Myers Pty Ltd; Cooper, William J. (456)

Taximeter Pty. Ltd., meter mechanics (460-2)

**Designer:** Joy & McIntyre (460-462)

**Heritage evaluation:**

Individually significant? No

Contributory to a precinct? No

**Existing heritage grading and streetscape level**  
(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading:** D2

**Heritage values:**

Aesthetic values? No

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** No

**Victorian Heritage Register?** No

**Thematic context:**

5.2 Melbourne as a trading port

5.5 Building a manufacturing industry

## C258 Submission 54



Figure 96 Site plan (COM Maps)

### Summary

The submitter's property is in an existing HO with a 'Significant' grading, nearby in West Melbourne.

The submitter asks that 456-462 La Trobe Street properties be considered for inclusion in the West Melbourne Heritage Review.

The rear of both buildings faces Phoenix Lane and even a 'Non-Contributory' grade could possibly save the streetscape.

### Graeme Butler response

#### Level Two Streetscapes

The proposed grading for these two previously ungraded places is as contributory to an isolated Level Two Streetscape (using 1-3 scale) is based on the common warehouse character from two different growth eras: the gold rush and post WW1.

#### Level 1 Streetscape

These streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

#### Level 2 Streetscape

These streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings<sup>28</sup>

Contributory places (graded A-D) in Level 1 and 2 streetscapes are recommended for protection under the 1985 *Conservation in the City of Melbourne* (Summary Table 1) policy. Melbourne Planning Scheme The existing Clause 22.05 also states as one objective:

To conserve all parts of buildings of historic, social or architectural interest which **contribute** to the significance, character and appearance of the building, streetscape or area.

Under definitions:

*Contributory building* means a 'C' grade building anywhere in the municipality, or a 'D' grade building in a Level 1 or Level 2 streetscape.

Hence, being outside of an existing or proposed Heritage Overlay and a proposed grading of D within a Level Two Streetscape, existing policy suggests that the place could be considered for conservation but this policy document is no longer referenced by the proposed clause 22.05 and Level 2 Streetscapes are disbanded.

The exhibited *Heritage Places Inventory 2017* proposes one 'significant' streetscape category that parallels the Level One streetscapes in the existing definitions (see above).

'Significant streetscapes' are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right<sup>29</sup>.

Some isolated Level Two Streetscapes been placed in a Heritage Overlays as a result of previous reviews of West Melbourne and remain so, for example HO843 159 -163 Roden Street, West Melbourne. However these are uncommon in the City of Melbourne. The recent Heritage Engagement report prepared for amendment C258 received public submissions that urged City of Melbourne to 'consider the original intent of the existing A-E and 1-3 grading system, in terms of the 1985 policy documents that accompanied it as above (*Urban Conservation in the City of Melbourne*' where contributory or A-D graded places in Level 1 and Level 2 streetscapes were to be protected)<sup>30</sup>.

<sup>28</sup> *Heritage Places Inventory 2016*

<sup>29</sup> *Heritage Places Inventory 2017*

<sup>30</sup> Capire, 2015: 15

### **Early warehouse**

The early date of the warehouse or store at 456 La Trobe St is partly evident by the stone still visible on the refaced elevation to La Trobe St but is more so from the rear lane. Both elevations have been heavily altered and thus cannot be assessed as significant because the building lacks a true expression of its 1850s form as can be seen in the drawing below.

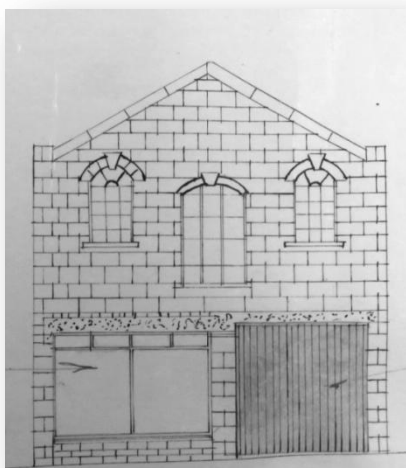
The other issue cited is the relationship to the historic stone and brick 347-349 King Street (Victorian Heritage Register) where the old stone warehouse of 456 La Trobe St is apparent facing the rear lane shared by 347-349 King Street. This rubble stone construction evokes the early Victorian-era and relates well to the King Street building.

The factory at 460-462 La Trobe St has been heavily altered at ground level but maintains a fair integrity on the upper level. However the original design was typical only of its era and the place has no known significant historical associations.

### **Recommendations**

Given the alterations to both buildings and other existing warehouse or stores of higher integrity and greater age in West Melbourne and the Melbourne CBD, the West Melbourne Heritage Review assessment of these places should remain as proposed but if demolition is proposed for 456 La Trobe St, the City of Melbourne should undertake an archival and record and archaeological examination of the place given its great age.

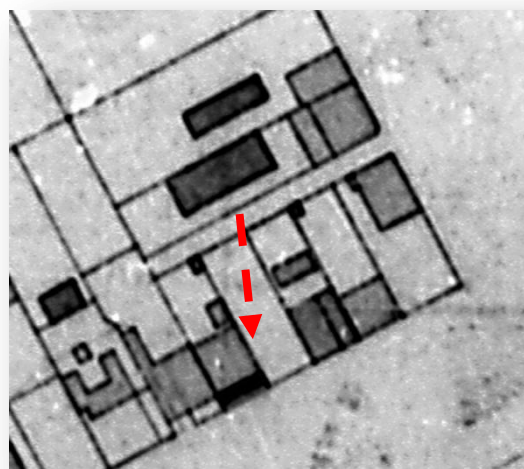
### **Brief history of 456- 462 La Trobe St**



*Figure 97 Primrose's store- detail, proposed alterations for Mr T S Nettlefold 1937 showing the upper level Victorian-era elevation prior to changes in the 20<sup>th</sup> century. (VPRO)*

Located on a the CA8/33 Crown Grant made to John Freer, 456 La Trobe St was sold by Freer in 1852 to a labourer, Daniel Culloo, for £56. Culloo then sold the property for £500 to Hawthorn merchant Ebenezer Brown Primrose whose family held it for near 30 years, having this stone warehouse built there in that period.

In August 1857 EB Primrose had this stone store erected by William Hampton, of- Hawthorn on a site described as Latrobe west - near King<sup>31</sup>. In the same decade, primrose commissioned an iron store in La Trobe St between Queen & Elizabeth (1853) and 2 storey stone and iron store (1854) in a similar location<sup>32</sup>.



*Figure 98 Site of La Trobe St 456 1856 Bibb RP1201 detail*

<sup>31</sup> BA 76942 , Burchett Index, cited in Lewis, M. Australian Architecture Index:

<sup>32</sup> BA 76224 , 76240, loc. Cit.





Figure 99 Detail De Gruchy & Leigh Isometric 1866 shows the corn store with adjoining houses on the site of 460-462 La Trobe St (State Library of Victoria)

A similar structure is shown at 456 La Trobe St in the 1866 isometric, with a house row shown adjoining on 460-462, while 456 La Trobe St is a vacant site on Bibbs plan of 1856 (Melbourne Roll Plan 12).

'The Argus' reported the death of Primrose in 1873:

'Ebenezer Brown Primrose, aged 49, who was admitted (Yarra Bend Lunatic Asylum ) on 29th April, 1871, and continued in his ordinary health till the 23rd ult., when he was found in an apoplectic fit, which recurred at intervals till the morning of the 30th ult., when he died. The deceased's son was satisfied with the deceased's treatment, and no post-mortem examination was considered necessary. A verdict of death from apoplexy (stroke) was found<sup>33</sup>.

Probate granted for his estate in 1873 was over £2000. His family included sons Edwin, William, and Harold and daughters, Margaret and Edith. Their house stood on 4 acres, part CP 68 Hawthorn, being a 4 room weatherboard cottage with kitchen worth £1000. His La Trobe St property was a 'store built of stone containing two storeys' rented annually for £60 and valued at £800. He also had farm land at Moorooduc<sup>34</sup>.

Widow, Elizabeth Primrose sold the store to wholesale chemists Hebert Rocke and Henry Tompsitt in 1882 providing vendor finance. Soon after this, the importer James Alfred Roberts of Bronte, Middle Brighton was the owner of the site valued at £1025,

having purchased the equity of redemption for the mortgage. Then the store adjoined one John Burnhall, stationer, on the west who leased that property from the softwoods warehouseman, Orlando Fenwick (460-462 La Trobe St).

By 1888 Richard Edward O'Hara, squatter of Teryawynia NSW, owned 456 La Trobe St with a mortgage 1889-1897. The title was held in 1912 by Robert Hunter Landale of Deniliquin, NSW, as administered by the Union Trustees Co of Australia Ltd. They, with solicitor, Cecil Fiskien of Orrong Rd Toorak, were the owners in 1914.



Figure 100 456 La Trobe St in Melbourne Panorama 1882 AC Cook H17929, detail, (State Library of Victoria )

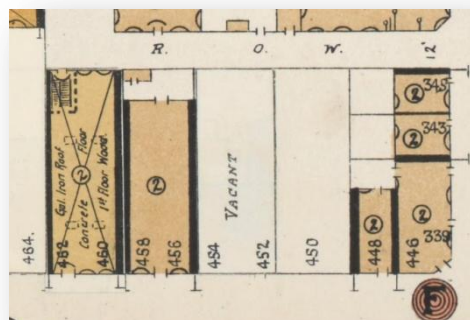


Figure 101 Mahlstedt c1923 plan of site (State Library of Victoria) shows new building at 460-462 La Trobe St (State Library of Victoria)

The Mahlstedt c1923 plan (State Library of Victoria) shows 456-458 La Trobe and a new building at 460-462 La Trobe Street which concurs with the identified age of the existing building. The new factory was erected in 1925 by Andrew Douglas for John Archibald Jervis Esquire (Jervis died 1933, aged 74) and designed by engineers and architects, Joy & McIntyre of 243 Collins St; the estimated cost was £1500. The

<sup>33</sup> 'The Argus': 8 Feb 1873: 1

<sup>34</sup> Probate VPRS 28/P2 unit 16, item 10/977 VPRO

significant Junction Hotel at 2-4 High Street, Preston, was also designed by Joy & McIntyre in 1926<sup>35</sup>.

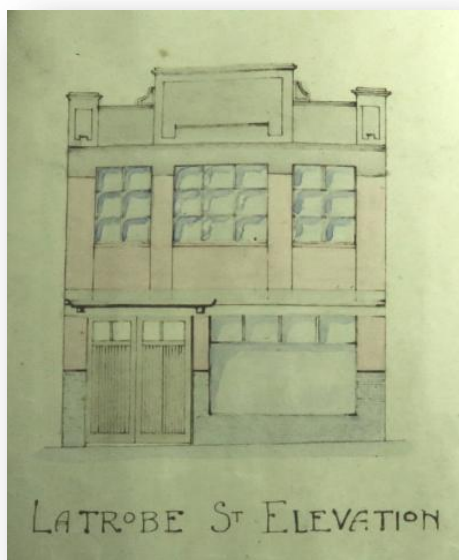


Figure 102 proposed new factory 460-462 La Trobe St 1925 (VPRO)

Swanston St manufacturer Harry E Morgan owned 456 La Trobe St in 1927; Harry died in 1937, with son Ernest Morgan of Canterbury taking over and selling to En-Tout-Cas Hard Lawn Tennis Courts Pty Ltd of 189 King St, Melbourne, in 1938. However, in 1937 TS Nettlefold commissioned changes to the stone store and eventually owned it by 1951, as TS Nettlefold & Sons Pty Ltd also of 189 King St, Melbourne.

The 1930s changes to 456 La Trobe St show the existing store as gabled, 2 storey with segmentally arched upper level openings with multi-pane glazing. Carried out by A.E. Watson of Elwood, the 1930s work removed the ground level stonework and introduced a metal framed shopfront on the west half and boarded doors on the other half of the ground level. The first level was to be used as offices, the ground level for storage. The rear elevation to the lane had a central pedestrian door and small windows, either side.

L J Foster & Company Pty Ltd was the owner-occupier by 1955; Brake service Company Pty Ltd owned the site in 1968; and the Phillips Oysters Pty Ltd from 1972, with others to follow. The HBPC 1977 study incorrectly dated the store as 1890 with recommendations that followed on from that error that the place not be protected.

<sup>35</sup> Victorian Heritage Database HO216 Darebin

### Comparative analysis, early Melbourne stores or warehouses

The following are stores or warehouses graded as significant in the Melbourne CAD Conservation study database of 1985, arranged in ascending date order. The former corn store at La Trobe Street is one of many pre 1860s buildings most of which are better preserved.

Table 4 Early Melbourne stores or warehouses graded as significant in the Melbourne CAD Conservation study database of 1985

STREET	NUMBER	NAME	Date
A'Beckett Street	104	Hoffman's flour stores, later Henry Box & Son Company offices and warehouse	1853, 1901
Elizabeth Street	473-481	Currie & Richards showrooms & warehouses	1853, 1908
Elizabeth Street	303-305	Pynsent's store and warehouse	1853-, c1910
Heape Court	-	Pynsent's second store	1854
A'Beckett Street	071-073	Glass Warehouse, later Victorian Spiritualists Union	1854
Heape Court	-	Pynsent's store (see 301-303 Elizabeth St)	1854
Highlander Lane	006-008	(part Zanders No 3 Warehouse?)	1854
Flinders Street	214-216	Warehouse (part Young & Jacksons Hotel)	1854-
Swanston Street	001-003	Young & Jacksons Hotel	1854-, 1875
Little Lonsdale Street	523-525	Cleve's Bonded Store, later Heymason's Free Stores	1854, 1899
King Street	242-244	Cleve Brothers stores	1854-5, 1858
McKillop Street	015-019		1854-60
King Street	062-066	Newell Hooper and Stevens & Co., later York Butter Factory	1855-
Flinders Street	224-226		1856-
Flinders Lane	129-131	Levy & Robertson's stores	1856-7
La Trobe St	456	Primrose's Store	1857
King Street	347-349	Fenwick Brothers shop & store also Phoenix clothing Company	1857
Little Collins Street	281-283	Katzenstein and Co. warehouse	1857-
King Street	046-052	Levicks and Piper's store, later	1857-



## Melbourne Planning Scheme Amendment C258 Evidence

STREET	NUMBER	NAME	Date
		Austral Grain & Ambler	
Flinders Street	390-398	Holyman House	1858
Lonsdale Street	573-577	Cleve Bros. & Co. stores, later Seabrook House	1858
King Street	234-240	Blight and Company Warehouse	1858
Little Bourke Street	200-202	Kong Meng & Co. Warehouse, later Chinese Clubhouse	1860-1
Flinders Court	005-007		1860?
Bourke Street	516-526	Goldsbrough Mort Wool Store	1862-

### Sources used for this assessment

The following sources and data were used for the assessment:

#### ***Heritage Places Inventory July 2015***

No listing.

#### ***North Melbourne Parish Plan***

CA 8/32 Henry J White

#### ***VTO***

1883, James Alfred Roberts of Bronte, Middle Brighton, importer, part CA8/32, 25' x 73'9"

Re Mortgage in fee with the power of sale, Herbert Rocke and Henry Thomas Tomsitt to Elizabeth primrose 1882, mem 301/890 £650 plus interest. Removed by 1885.

1888 Richard Edward O'Hara of Teryawynia NSW, squatter

Mortgages 1889-1897

title lost- special reissue 1912 to Union Trustees Co of Australia Ltd and Robert Hunter Landale of Deniliquin, NSW

See General law Application 17701

#### ***i-Heritage search results: Abstract of Building Identification Form (BIF)***

#### **456 TO 458 LA TROBE STREET West Melbourne 3003**

Heritage Gradings

Building Grading Streetscape Level Laneway Level

E 0

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

Graeme Butler 2018: 119

Building and History Information

Architectural Style

Period 1876-99 - Victorian

Construction Date

Source for Construction Date (85) p.207

Architect

Builder Not Assessed

First Owner

R O'Hara

Integrity Fair

Condition Fair

Original Building Type Warehouse

History Not Assessed

Description/Notable Features

Not Assessed

Statement of Significance

Recommended Alterations

New openings and parapet altered, c1920 (both inappropriate - reinstate original design or sympathetic alternative), stone painted (inappropriate - remove by approved method), slatting to facade (inappropriate - remove).

Other Comments

Reference

References No one era represented.

Hermes

Heritage Inventory

`Comments: two-storey bluestone building - 'Aberfoyle House'. 1866 map shows buildings fronting La Trobe St. 1905 - two-storey building.'

#### **460 TO 462 LA TROBE STREET West Melbourne 3003**

Heritage Gradings

Building Grading Streetscape Level Laneway Level

E 0

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

Building and History Information

Architectural Style

Period 1916-25 - Inter War

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

Warehouse

History Not Assessed

Description/Notable Features Not Assessed

Statement of Significance

Recommended Alterations

New openings and tiling, ground level (inappropriate - reinstate original design or sympathetic alternative), bricks painted (inappropriate - remove by approved method).

**MMBW**

DP724 c1895 -456 shown with stable at rear; 460-2 shown as 2 houses

**Historic Buildings Preservation Council**

Lawrie Wilson & Associates, 1977. Historic Buildings Preservation Council Report on CBD Block No 6 Dec 1977: 207-

456-458 La Trobe St CA48

b1891-2, bluestone

1890 Jackson trust vacant land

1892 R O'Hara owner, stone store

Described as painted bluestone, with altered openings, new metal framed windows, No architectural or historical importance.

Retention not warranted.

**Newspapers:**

The Argus (Melbourne, Vic. : 1848 - 1957) Mon 4 Feb 1856 Page 3

GUNNY BAGS.-Seventy Bales, large size on Sale. E. B. Primrose, 30 La Trobe street west

The Argus (Melbourne, Vic. : 1848 - 1957) Sat 8 Feb 1873 Page 1

INQUESTS.

Mr. Candler, the district coroner, held two inquests at the Yarra Bend Lunatic Asylum on the 30th ult. One was on the body of Ebenezer Brown Primrose, aged 49, who was admitted on 29th April, 1871, and continued in his ordinary health till the 23rd ult., when he was found in an apoplectic fit, which recurred at intervals till the morning of the 30th ult., when he died. The deceased's son was satisfied with the deceased's treatment, and no post-mortem examination was considered necessary. A verdict of death from apoplexy was found.

Leader 28 Jun 1873: 22

Probate to the wills of the following deceased persons has been granted :... Ebenezer B. Primrose, £2095.

The Argus (Melbourne, Vic. : 1848 - 1957) Thu 11 Dec 1879 Page 7

Michael Hickey, Simon Joseph Hickey, Andrew Hickey and David Joseph Hickey, trading as Hickey Brothers, ' in the business of corn merchants, at the premises Nos 215 and 217 Smith street, Collingwood, has been this day dissolved ...The business will be carried out by Andrew Hickey and David Joseph Hickey, at the same premises.

Leader (Melbourne, Vic. : 1862 - 1918) Sat 31 Jan 1874 Page 12

'The installation 'of the Worshipful Master of the Combermere Lodge, No. 752 E.C., took place at the Masonic Hall, Lonsdale-street, on' Monday evening; '- There was a large attendance of members and brethren present. Brother Cantor noted as installing .master. Brother James Alfred Roberts was ' duly installed as W.M. for the ensuing twelve months, Brother H; W. Langlands as S.W., Brother ...and Brother Vivian as J.D.. Brother Tuckwell as J.G., Brother 'Clark as Tyler; P. M. Force still retaining honorary post as secretary'

The Argus (Melbourne, Vic. : 1848 - 1957) Sat 7 Jul 1877 Page 9

**IMPROVEMENT IN RAILWAY CARRIAGE AXLES.**

One of the difficulties of railway engineers has been to provide carriages with wheels which will run smoothly round curves. The Americans never would have placed long- bodied cars on their lines unless they had found a different connexion between body and wheels from that which obtains with us. Their plan is to support the car at the ends, and allow the set of wheels at one end to move independently of the set at the other...an English invention brought under our attention yester- day, which seems to be several strides in advance of any plan yet made public. The model was exhibited at the premises of Messrs.

Roberts, Morris, and Deakin, of Flinders-lane east, who are the agents for the patentee, and the process is described as Cleminson's Patent Radiating Axle. It has been submitted to the department of Victorian Railways, which has undertaken to give the invention a practical trial as soon as the necessary apparatus can be manufactured in the Williamstown workshops.....

The Argus (Melbourne, Vic. : 1848 - 1957) Tue 8 Apr 1884 Page 1

ROBERTS.-On the 5th inst., at Maesbury house Kensington, South Australia, Leonora Soames relict of John Roberts and beloved mother of Mrs John Morris- (Northcote) William Henry Roberts Brighton (late of Messrs Roberts, Morris, and Deakin), J S. Roberts (Messrs. Bligh and Harbottle) James Alfred Roberts (Bronte, Brighton and Melbourne iron merchant) and Fred S. Roberts (Messrs Briscoe and Co), aged 83 years.

'The Argus': 22 may 1896

J A Roberts dies at Coolgardie, Walhalla, aged 55

Leader (Melbourne, Vic.: 1862 - 1918) Sat 6 Feb 1892 Page 46

Death- HICKEY.— On the 29th January, at the residence of his son, David Joseph Hickey, corn merchant, Pine-street, Hawthorn, Andrew Hickey, a colonist of many years.

The Argus (Melbourne, Vic. : 1848 - 1957) Tue 12 Sep 1893 Page 1

#### BIRTH

PRIMROSE.—On the 7th inst., at the Commercial Bank of Australia Limited, Murchison, the wife of E. B. Primrose—a son.

#### *Sands and McDougall Directory of Victoria*

##### 1935

446 Butt, Jos., confr

454 Cranston, J., case maker

456 Vacant

460 Ohmer Registers (Aust) Pty Ltd, service only

464-66 Southern Cross Mnfg Co Pty Ltd, paper bag

##### 1930

King St

446 McGhnn, Miss Nellie, artist

454 Cranston, J., case maker

456 Myers Pty Ltd, store

460 Taximeter Pty Ltd, meter mechanics

464-66 Southern Cross Mnfg Co Pty Ltd, paper bags

##### 1925

446 McGlinn, Miss Nellie. artist

452 Walker, Thomas, wd & coal yard

454 Cranston, J., case mkr

456 Myers Pty. Ltd, str

460 Vacant

464-468 Southern Cross Mfg Co Pty Ltd, paper bags

468 Gunton, Ernst T.

##### 1904

446 Kingsland, T. A.. chemist

450 Mutton, C. cnfr & wood yard

Rogers, Alfred

452 Blanchfield. John

454 Little, Mrs V.. cnfr

456 Cooper, William J.

460 Lightbody, Thomas

464 Ruff, Richard

right -of-way

##### 1893

456 Hickey Bros corn merch

##### 1880

123 Heffernan , J. J, chemist

McKenzie, David, confectioner

125 Morton, Thomas, fruiterer and confectioner

127 Hogan, Mrs Johanna, store

129 Rutledge, Joseph, saddler

133 Barrett, John

135 Hill, George B.

135A Turner, Mrs Elizabeth

Melbourne Planning Scheme Amendment C258 Evidence

135B Christie, Mrs Catherine

137 Scully, Mrs Mary

137 Reid, George

Right-of-way

**MCC Valuers Books**

456 La Trobe St

1930 397-

1885, 1655 empty (Weither? Written over ), J A Roberts, S store 25x73' £90 (next to 133)

1882, 1907

Empty O Fenwick

1880, 1854 empty, Primrose 131 B store 27x66 £80

1924, 479 Harry Ernest Morgan 456 stone warehouse  
2 floors (old) 25 x 74' £200

(Flannagan's Trust)

1876, 1746 William Rice, Primrose manufacturer  
Queen St S store £ 80

1920, 494- part 1: Sleigh, Harold C (x out) R E O'Hara  
(x out to Aust Trusts Ltd), stone w/h 25x74 £120 (£55  
x out)

(Fenwick)

1871, (109-48, 1143-61, 1599-)

**City of Melbourne Planning Register**

TP-2015-341 - Applying for packaged liquor licenses at  
premises. Permit for parking waiver. Application  
withdrawn by applicant.

This application was made on 27th of April, 2015.

Its status is "Application Withdrawn" and it was  
decided on 12th of May, 2015.

TP-2015-237 - Construction of three-storey dwelling  
at the rear of existing building.

This application was made on 23rd of March, 2015.

Its status is "Permit Issued" and it was decided on 21st  
of September, 2015.

1916, 1422 Sleigh, Harold C , R E O'Hara, stone w/h  
25x75 £55

1915, 1357-

1910, 1497 West Melbourne J Cooper, R E O'Hara. S  
store 25x75 £55

1905, 1500-

1902, 1521-

Fred J Martin (x out), Paterson agt, 456 Latrobe S  
store 25x75' £50

(Doyle)

1900, 1542 Fred J Martin, Patterson agt, 456 Latrobe S  
store 25x75' £50

(Fenwick x 3)

1895, 1585 O'Hara (Patterson pencil) S store 25x75'  
£46

1891, 1565

Hickey Bros, O'Hara 456 B store 25x72 £100

**Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants 488-494 La Trobe Street, submissions 19, 51**

**DEMOLISHED 2018**

City of Melbourne property number: 105468

Type of place: factory, store

*Heritage Places Inventory 2017*: significant



*Figure 103 View of workshop 2015, demolished 2018*



*Figure 104 shopfront and upper level detail of joinery 2017*

*Images of place 2015-2017*

**Historical associations:**

**Creation or major development date(s) of place:**  
1882



Creation or major development period?

Victorian-era? Yes

Edwardian-era? Yes

Interwar (WW1-WW2)? No

Post WW2? No

**Major owners or occupiers:**

Edward J & Samuel Spink (Spink Brothers)

Joseph W Ellis; JB Watson Trust

**Designer:** Watts, Thomas

**Heritage evaluation:**

Individually significant? Yes

Contributory to a precinct? No

**Existing heritage grading and streetscape level**

(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: C3**

**Heritage values:**

Aesthetic values? Yes

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

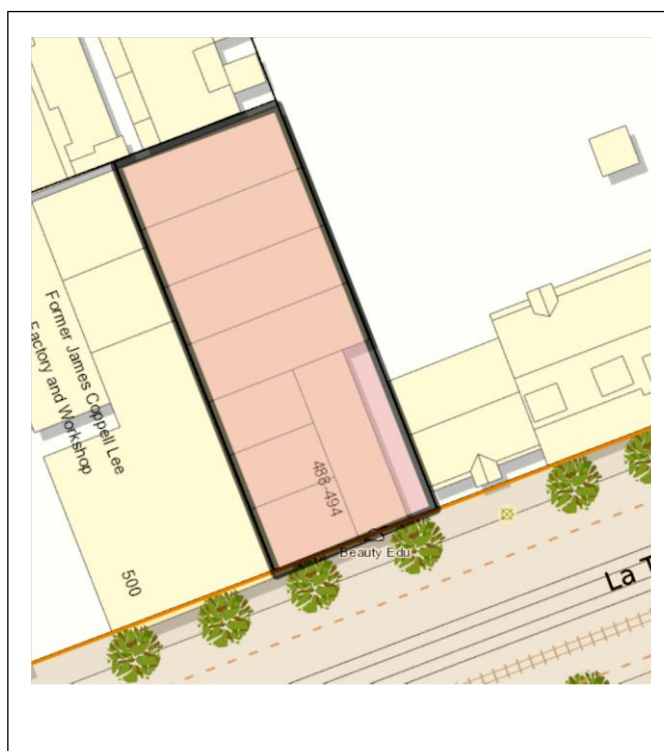
**Heritage Overlay?** No, Proposed: Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants, 488-494 La Trobe Street, West Melbourne.

**Victorian Heritage Register?** No

**Thematic context:**

5.5 Building a manufacturing industry

5.2 Melbourne as a trading port



*Proposed Melbourne Planning Scheme map*

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## C258 Submissions 19, 51

### Summary

#### Submitter 1

- Supports recognition of the 1882 Spink tinsmith and Italianate storefront

- Supports the heritage policies as Melbourne's culture makes us who we are
- These amendments help preserve the Melbourne that I love
- Strongly requests interim heritage protection to Spink's tinsmith – too important to lose.
- Includes comments for the statement of significance (thorough email)

### **Proposed Statement of Significance**

#### **Statement of Significance:**

Following the scarcity of the 1870s, the 1880s were a time of optimism and investment, opening with the Great International Exhibition. In the 1880s industries which had occupied the north bank of the Yarra in the city were moving to the south bank, and a new concentration had developed in the west end of the city, *especially about La Trobe* and Lonsdale St (Lewis, Miles and others, *Melbourne - The City's History and Development*, 1994, s4.6). From La Trobe Street, industrial buildings spread to the then predominately residential West Melbourne and continued outward in the following land boom. Between 1890 and 1900 the previously booming residential population of Hotham (as the area north was called until 1887, and later part of Melbourne City in 1905) declined by 13.7% leaving many churches unfinished, that had previously been planned for rapidly growing congregations (*North and West Melbourne Conservation Study*, Butler 1983). The decline was due to industrialisation and displacement that began with migration of factories like the Spinks tinsmith from river to rail (west Melbourne serviced the rail industry), and their later encroachment into West and North Melbourne. The settlement of Melbourne today, with industrial spread to the north and west, is marked with this 1880s pivot for which there is no better historic representative than the Spinks tinsmith building.

The 1882 Spinks building from renowned architects Thomas Watts (notable for a number of Victorian Heritage Register buildings) is perhaps one of the best surviving examples of this turning point in Melbourne's history. Originally the building was built as a tinsmith factory with Victorian storefront and is both reflective of the existing and at the forefront of new uses in the area. It is now the only remaining factory with storefront in West Melbourne reflecting this turning point and the later industrialisation of north and west Melbourne. It is possibly the best example of this important moment in the development of Melbourne and Victoria through establishing what became a prevailing industrial use towards the north and west of Victoria from Melbourne. Also of note is the Italian Renaissance Revival style in the 1882 storefront – which is beautiful and offers great street presence. While the style had been used in residential buildings, it was only just beginning to be used in industrial buildings in an early example of this type of “boom time” architecture. The Spinks building possessed a high integrity for this type and scale. The Italianate style increased in popularity throughout the decade (e.g. the 1887 Government House). Both the beautiful storefront and industrial sawtooth roof should be preserved as the duality represents a transition and an important point in time.

### **City of Melbourne notes**

- Consider updating statement of significance with comments.
- The site is within the West Melbourne study area, but doesn't have interim controls
- Is listed in the inventory as significant (p155)

#### **Submitter 2**

It is proposed that the property be subject to an individual Heritage Overlay (HO1190) and nominated as 'Significant'.

- It is submitted that the property does not warrant individual heritage protection and should not be included in Amendment C258.
- The HO inflates the heritage significance of the existing building.

### **Graeme Butler response**

I generally concur with the submitter 1 views and the proposed Statement of Significance. This is the only Victorian-era factory warehouse with a shopfront or storefront in West Melbourne. Although there are shopfront fragments on shops and residences in Victoria St for example: they are rare and therefore culturally valuable (see the reconstructed shopfront on the King Street, Phoenix Clothing Company complex).

The Vines 1989 work outlines the pattern of industrial development around Melbourne's west, with the growing railway and shipping connections forged by the Coope canal construction from the 1870s to its completion in 1886, linking the port and shipping with the vast inland railway network to provide produce for processing in works such as Spinks. Factories and warehouses were grouped once again around the transport links on the west side of Melbourne's commercial area, after the initial limited port facilities offered by the Yarra River at the founding of the City in the 1830s.

#### **Recommendations**

Remove from the *Heritage Places Inventory* 2017 given recent demolition.

#### **Statement of Significance**

Proposed changes in red as a response to the submission.

#### **What is significant?**

Builder Kay Noble of Erin Street Richmond erected this factory-workshop in 1882 for the Spink Brothers, wholesale and retail tinsmiths, jam and fruit preservers of Melbourne. Noted architect, Thomas Watts, was the designer.

The Spink Brothers' tin works was at this address and their preserving works at La Trobe Street East. By 1890, Edward John Spink and Samuel Spink were declared insolvent due to insufficient capital, arising from having sold goods too cheaply to compete; Samuel was dead by 1897. The JB Watson Trust and later Joseph W Ellis were the next major owners, leasing the building to firms such as Sass and Cockram.

The complex has developed over time with the 1895 plan showing the probable 1880s extent. Now the building extends further into the block with new fibre cement sheet clad sawtooth roofing abutting and replacing the original roofline, possibly for use by Molloy and Co, hide and skin merchants or C. N. Meyers, paper merchants.

The growth of industry in the north and west of Melbourne is reflected by the location of this workshop, reflecting the growing railway and shipping connections forged by the Coode canal construction from the 1870s to its completion in 1886, linking the port and shipping with the vast inland railway network to provide produce for food processing in works such as Spinks. Factories and warehouses were grouped once again around the transport links on the west side of Melbourne's commercial area, after the initial limited port facilities offered by the Yarra River at the founding of the City in the 1830s.

The architect Thomas Watts was responsible for a number of large Victorian-era commercial projects including part of Felton Grimwade and Company's early chemical works, West Melbourne, and the now demolished Robb's Building (similar elevation to this building). The firm has a number of places listed on the Victorian Heritage Register and some 269 entries in the Australian Architecture Index.

Victorian Heritage Register examples associated with Watts include:

- Dalmeny House etc 21, 23 Queensberry Street, Carlton, erected in 1888 by the Paterson family;
- Malvern House Willoby Avenue, Glen Iris built in 1891-2;
- Bontharambo Homestead Boorhaman Road, Wangaratta;
- Prince's Park Grandstand Park Street, Maryborough;
- CSR Complex Whitehall Street, Yarraville, 1870s wing; and
- Bank Of Victoria Camp Street, Beechworth.

This building was identified in the Central Activities District (CAD) Conservation Study of 1985, with the note that it possessed 'high integrity for type and

scale in the CAD'. This integrity has been reduced since.

Contributory elements include:

- 2 storey cemented parapeted Italian Renaissance Revival style façade;
- simple cornice and entablature;
- double-hung sash windows to upper level with cemented architraves;
- double-hung sash windows to east side wall;
- red brick saw-tooth rear wings potential early 20th century visible on west;
- original side wall, fenestration and roofline on east side (loading doors changed); and
- ground level segmentally arched openings, with identified significant window joinery and openings extended to near ground level since 1985.

Changes to ground level as above, former lobby door entry changed since 1985; bricks painted over east side wall, openings and loading doors changed. Sawtooth wall and roofing added.

#### How is it significant?

Edward J and Samuel Spink's tinsmith workshop is significant historically and aesthetically to West Melbourne.

#### Why is it significant?

Edward J. and Samuel Spink's tinsmith workshop is significant.

Historically, as an early and relatively well-preserved industrial building in the Melbourne Central Activities District, linked with jam making, fruit preserving and the Spink brothers; also a reflection, by its location, of the access to the growing transport networks in this part of the City linking manufacturers to markets and suppliers; and

Aesthetically, as a custom workshop design by renowned architect, Thomas Watts in the prevailing commercial style and inclusion of valuable early shopfront joinery.

#### Sources used for this assessment

The following sources and data were used for the assessment:

##### *Heritage Places Inventory July 2015*

No listing.

##### *Victorian Heritage Database*

Thomas Watts designs- include

Dalmeny House etc 21, 23 Queensberry Street Carlton, erected in 1888 by the Paterson family. It is one of a pair of houses designed for the Patersons by

the architect Thomas Watts (Victorian Heritage Register )

Malvern House 5-15 Willoby Avenue Glen Iris, was designed by Thomas Watts & Sons, and built in 1891-2 (Victorian Heritage Register);

Bontharambo Homestead 387 Boorhaman Road Wangaratta, Bontharambo run. (Victorian Heritage Register )

Prince's Park Grandstand Park Street Maryborough (Victorian Heritage Register )

CSR Complex 265 Whitehall Street Yarraville, 1870s wing (Victorian Heritage Register )

Bank Of Victoria 29 Camp Street Beechworth (Victorian Heritage Register)

Probate, VPRO

Samuel Spink Tinsmith Melbne. 3 Jan 1897 64/725 VPRS 28/P0, unit 827;

VPRS 28/P2, unit 461; VPRS 7591/P2, unit 263 - £120 personal, no applicable real estate, to Ellen Spink, Ascot Vale

**Lewis, M. Australian Architecture Index:**

(269 entries overall for Thomas Watts)

77021 Noble, Kay - Erin Street Richmond Spink Bros Melbourne VIC Factory/City of Melbourne registration no 9285 [Burchett Index]. Fee 2.2.0 workshop Watts, Thomas 1882 07 17 -Latrobe Street west

(See also 77023 Rawsthorn & Williamson - Kensington Hill Watson, T Melbourne VIC Warehouse; alterations Watts, Thomas & Son 1883 07 6- No other by description location, owner 1880-1895, No Molloy)

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

488 TO 494 LA TROBE STREET West Melbourne 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level C

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

Building and History Information

Architectural Style

Period 1876-99 - Victorian

Construction Date

Source for Construction Date 81, 82

Graeme Butler 2018: 127

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Fair

Original Building Type Warehouse

History Not Assessed

Description/Notable Features

Notable features include intact shop front (since modified) and high integrity for type/scale in Central Activities District.

Statement of Significance

Recommended Alterations

Ground level opening reglazed (sympathetic), bricks painted - side (inappropriate - remove by approved method).

Other Comments

Central Business District date 1912 - unlikely (85) p.209

Mahlstedt c1910-15

Melbourne University Archives

shows Molloy & Co. 2 floors, divided into 2/3, 1/3 with shed at rear and windows to ROW

**Melbourne and Metropolitan Board of Works**

DP724 c1895 similar building shown in 2 parts, 1/3, 2/3 frontage ratio -as existing roof forms, but with no rear wing

**Historic Buildings Preservation Council**

Lawrie Wilson & Associates, 1977. Historic Buildings Preservation Council Report on CBD Block No 6 Dec 1977

Glenwill Buildings built c1912 cites rate book- one occupancy for addresses; recommended 'B' not for H.B.R. But 'desirable to retain'

**Newspapers:**

Melbourne Punch (Vic. : 1855 - 1900)Thursday 27 December 1883

E. J. & S. SPINK,

Wholesale S Retail Tinsmiths,

Jam, Peel & Fruit Preservers.

Tin Works—147 LATROBE ST. West.

Preserving Works-37 LATROBE-ST. EAST.

The Australasian (Melbourne, Vic. : 1864 - 1946)  
Saturday 16 February 1884

THE CALCUTTA EXHIBITION. AUSTRALIAN AWARDS.  
CALCUTTA, FEB. 12.

The following additional awards have been made in  
connexion with the International Exhibition  
VICTORIA.....

HIGHLY COMMENDED.

United Shire of Metcalfe, Metcalfe-Polished column of  
granite from the Harcourt quarries. Penal  
Establishment, Pentridge-Boots and E. J. and S. Spink,  
25 Market-street, Melbourne-Jams and jellies.

Thomas Aitken, Victoria-parade, East Melbourne-  
Spirits in cask.

M'Lean Bros, and Rigg, Melbourne-Chairs

for public halls or theatres, iron framed, &c.

`The Argus' (Melbourne, Vic. : 1848 - 1957)  
Wednesday 22 June 1887

(Illumination of) STREETS OF THE CITY.

COLLINS-STREET.

SOUTH SIDE...

LATROBE-STREET WEST.

G. Pickles and Son, carriage builders—

Crown in bucket lamps.

E. J. and S. Spink, tinsmiths—Windows all outlined  
with candles, and tiers of the same.

The Australasian (Melbourne, Vic. : 1864 - 1946)  
Saturday 18 August 1888

AGRICULTURE AT THE EXHIBITION.

PRODUCTS OF VICTORIA.

Since our last report the Elmore Agricultural Society  
has placed a very creditable exhibition in position, and  
the effect tends to increase one's regret that so many  
societies have failed to be represented...

Messrs. E. J. and S. Spink, of Melbourne, have sent a  
handsome glazed case containing nicely-labelled cans  
and bottles of preserved fruits, and a good collection  
of canned fruits.

The Australasian (Melbourne, Vic. : 1864 - 1946)  
Saturday 9 February 1889

CONFECTIONERY, JAMS, BISCUITS.

AND FLOUR.

Second Order of Merit-U. Block, Woodcawn, Dural,  
K.S.W.-Preserved fruits. R. Hickman, New

town, Tasmania-Jams. Mary Ryley, Lepparton, N.Z.--  
Jams. E. and J. S. Spink, Latrobe-street, Melbourne-  
Jams, jellies, candied perl, and preserved fruits.  
Maoonochie Brothers, London and Lowestoft-  
Preserved fruits. Biddell Brothers, George street,  
Sydney...

`The Argus': 22/10/1890: 5

NEW INSOLVENTS.

Edward John Spink and Samuel Spink 488 Latrobe  
street, Melbourne, trading as E.J. and S. Spink  
wholesale tinsmiths and fruit preservers. Cause of  
insolvency- Insufficient capital, having to sell goods at  
an insufficient profit owing to competition, liabilities,  
£33 283 10s 11d , assets, £20 913 13s 6d. deficiency  
£12374/17s 6d ... Value tit present of real property  
£14 500, personal property held us security, £1 894  
19s 6d , ...

Secured creditors -William Allison Blair, Flinders lane,  
£24,039 0s. 4d. ; W. and J. Blair,

Flinders lane, £4,941 14s. 9d.; and Robert Dickens,  
Market street, £376 6s. 6d.....

#### **WESTERN REGION INDUSTRIAL HERITAGE STUDY**

Vines, 1989

Background history to the development of industry

`1850-65 Gold Rush and industrial expansion

The Gold Rushes of the 1850s and 60s were  
responsible for a population explosion and the  
rapid development of an industrial economy in a  
colony previously devoted to agricultural pursuits.  
Immigration, primarily of people coming to try  
their luck at the gold fields, produced a seven-fold  
increase in the colony's population between 1851  
and 1861...

The completion of the Hobson's Bay Railway (the  
first in Australia) in 1854 which linked Melbourne  
with a new pier at Sandridge, took much of the  
potential traffic from Williamstown. (Bird 169-75,  
Uren: 20)...

Later, a network of railways linked the major  
population, industrial and shipping centres. The  
railways were to have a profound effect on the  
development of the region. The Geelong to  
Melbourne line with a separately-owned branch to  
Williamstown was completed to Newport after  
several delays in 1859 and the Melbourne to Mt  
Alexander line opened as far as Sunbury, also in  
1859. These lines provided local industries with  
access to the commercial heart of Melbourne, the  
wharves of Williamstown and the Yarra, and the  
agricultural regions to the north and west. They  
relied on passenger patronage as much as freight  
and Williamstown station (0121) is the oldest  
timber station building in Victoria. (Butler et. al.  
1986)...



Where ships' cargoes were previously discharged into lighters and conveyed up the Yarra to the Melbourne wharves, they could now be transported by rail directly from the piers almost to the doors of city warehouses...

Railways also became a major factor influencing the location of industry, supplanting the Maribyrnong as a bulk transport route and in some instances becoming the primary reason for setting up a new works, such being the case at Braybrook Junction and along the Newport-Sunshine loop line...

The construction and maintenance of the railways created a major industrial system. As they required huge amounts of crushed stone for ballasting ...

There was a four-fold growth in "Manufactories" from 192 in 1854 to 983 in 1866 in the whole colony of Victoria. Manufacturing industry virtually originated in the Gold Rush period and it was nurtured from then on by the state. (Davison 1978)...

Williamstown continued as the major port for overseas cargo trade with four piers providing sufficient depth for direct loading and unloading. - Gem Pier 1839 (0099), Ann street Pier 1853 (0106), Gellibrand Pier 1858 (0102) and Breakwater Pier 1860 (0101). (Evans 13-15, Bird 1968)...

Yan Yean water was connected in 1864. This clean reliable water supply encouraged industry to adopt steam technology...

By the mid 1860s, nearly 60% of the 80,000 Victorian miners worked for wages in one of the alluvial or quartz company mines. These mines had large capital investment and depended on complex technology and large capital works to extract deep lead ores. Although manufacture of mining machinery was a small part of the industrial boom, the spin-offs of technology, new markets, and investment funds were felt throughout the economy....

#### 1865-75 Diversification of industry

The end of the Gold Rush brought floods of labour back into

Melbourne... The development of very large factories employing hundreds of workers, the reduction in levels of skill and the appearance of mass production methods further encouraged the development of labour organization to protect the rights and conditions of workers.

Several major new industries were established along the Maribyrnong River in this period including the Yarraville sugar refinery (0005). Fertilizer and chemical companies reflecting the continuing link between industrial development and the colony's agricultural and pastoral base continued to concentrate along the Maribyrnong.

#### 1875-89 Land Boom

The last quarter of the 19th century was characterized by steady and then phenomenal growth in industry as well as urban development, followed by an equally phenomenal crash in the 1890s...

...consequent reconstruction of the Melbourne wharves and Yarra River entrance to the sea with the construction of the Coode canal in 1886 and Victoria Dock in 1891... The Trust's intention was to relocate port facilities close to the western end of the city...

The Newport Railway workshops (moved from Point Gellibrand in 1880) had a profound effect on the local area, growing into an establishment of over 2000 workers. Private engineering works developed in conjunction with the Newport railway workshops as the focus of manufacturing moved into heavier and more diverse products. ...

Footscray, Yarraville, Spotswood and Newport became major centres of the metal trades, especially in iron founding, engineering, ship-building and agricultural implements.

Many of these industries were established by companies previously in the North Melbourne area but moved to the west where the cheap and freely available land gave them scope to expand during the prosperous period of the 1880s...

The junction of the North east and North west railways had by this time developed as a storehouse for rural produce destined for processing in Melbourne factories or for export by sea... The sites of such stores as Younghusband (0432) or New Zealand Loan (0431) had equally convenient access to pastoral districts, manufacturing areas (particularly the nearby flour mills such as Kimpton's (0165), Gillespie's and Burton's) and the docks in Port Melbourne, Williamstown and Melbourne. (Butler 1985).

## Peel Cottage or Dean's house 65 Peel Street, submission 90

City of Melbourne property number: 107481

Type of place: row house



*Figure 105 Dean's house 65 Peel Street built 1871, Google 2018, with associated 64 Capel Street at rear*



*Figure 106 Dean's house chimney, 65 Peel Street built 1871, 2018*



Figure 107 Dean's house 65 Peel Street built 1871, 2018



Figure 108 Dean's house 65 Peel Street built 1871, 2015



Figure 109 Dean's house 64 Capel Street built 1866, 2015, backing onto 65 Peel Street

**Historical associations:**

**Creation or major development date(s) of place:**  
1871

Creation of development period?

Victorian-era? Yes

Edwardian-era? No

Interwar (WW1-WW2)? No

Post WW2? No

**Major owners or occupiers:**

Joseph Dean

James Waters

**Designer:**

**Heritage evaluation:**

Individually significant? True

Contributory to a precinct? Yes

**Existing heritage grading and streetscape level**  
(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ):  
C3

**Proposed heritage grading: C2**

**Heritage values:**

Aesthetic values? No

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay? HO3, North & West Melbourne Precinct**

**Thematic context:**

8.2 Housing the population

**C258 Submission 90**

**Summary**

Requested regrading of 65-67 Peel Street, Dean's house later 'The Drunken Poet' ;from 'Contributory' to 'Significant' in proposed *Heritage Places Inventory* 2017.

Notes Queen Victoria Market proximity and relationship of 65 Peel St to the significant 64 Capel St

sited behind it on same CA4/C granted to Downie- notes bricked pathway linked properties allowing entry to Peel Street house from Capel St. He believes both houses were built at least in part by Joseph Dean in 1865.

He cites Lewis, M- Australian Architecture Index: Dean '77089 Dean, Joseph - Peel Street Goudie, Lawrence West Melbourne VIC Houses ... 29 08 1865 City of Melbourne registration no 1058 [Burchett Index]. Fee

2.10.0' Two cottages; Owner: Goudie, Lawrence; Builder Dean: Joseph - Peel Street `77104 Dean, Joseph Zeplin, - West Melbourne VIC House; alterations 1873 07 25.'

### Graeme Butler response

This was an error in the WMHR place schedule-Building Grading. The existing and proposed Building Grading `C' (as in the North & West Melbourne Conservation Study 1983) meets the threshold used in that study for local significance, based on the existing data.

Lawrence Goudie is rated as owning a number of 3 room brick houses in Capel Street, presumably those built by Dean in 1865<sup>36</sup>. When Dean purchased the allotment at 64 Capel Street from John Brown in 1865 it was already improved.

Dean may have built the ground level of 65 Peel Street in 1865 after purchase from Brown and added a level to the house in 1871. The Burchett City of Melbourne application index typically does not list renovations.

Hence the house is recommended as a `significant' Building Grading in the *Heritage Places Inventory* 2017. A Statement of Significance is provided below.

### Recommendations

Revise *Heritage Places Inventory* 2017- revise Building Grading from contributory to significant.

Include proposed Statement of Significance in Incorporated documents.

### Assessment

#### Description:

A characteristically early row house form, this house has a transverse gabled and parapeted roof clad with slate and a chimney with terracotta pots engaged in one of the parapet walls.

The upper level double-hung sash windows have been replaced with hopper sash, reducing its integrity. Most of the ground level has been replaced - otherwise generally unchanged since North and West Melbourne Conservation Study survey 1982-3.

#### History

The Crown Grantee for this site was North Melbourne carpenter John Downie, being part Crown Allotment 4/Section C. The significant house at 64 Capel Street backs onto this property and shares the Crown Allotment and grantee.

Downie was one of the nominees, along with other luminaries such as Mattingley, and SG King of Errol St, to the new Hotham Council in 1859<sup>37</sup>. The Burchett City of Melbourne building application index lists John Downie, of 31 Provost Street as the owner-builder of a proposed workshop in Peel St, `near Old Cemetery' soon after in 1860, presumably on this allotment<sup>38</sup>.

John Downie gave evidence at a trial at the Hotham police Court in 1873 concerning a fire at the Boundary Hotel in North Melbourne where he described his occupation as that of a builder and declared the chimney shared by the hotel with an adjoining house was faulty.<sup>39</sup> Downie died in 1881 aged 53<sup>40</sup>.

Downie sold the Peel Street part of his grant to stone mason, Joseph Dean in 1860 for £66 while selling the Capel Street block to John Brown for £69: both relatively unimproved. Brown applied to build a two room brick cottage at Peel Street `near old Cemetery' in 1859, as owner- builder<sup>41</sup>.

Joseph Dean of Peel Cottage in Peel Street was the builder of `two cottages' for John Brown adjoining at Peel Street in 1865<sup>42</sup> Brown commissioned other three brick houses in Capel Street, 1871.

Dean purchased the Capel St block from Brown in 1865 for a considerable £180 meaning he now had the whole Crown Grant.

Dean was the owner-occupier of a two room brick house at Peel Street through the 1860s with an annual valuation of £20: this changed in 1871 when it was described as an 8 room brick house with a valuation of £50. In the same period, the Capel Street property was described as an 8 room house of brick, stone and wood with a valuation of £40 (1868): it was leased to Alex Mason<sup>43</sup>.

The DeGruchy & Leigh 1866 isometric appears to show this site as vacant lot, next to the adjoining house row and backing onto the newly erected 64 Capel Street house. Dean was listed as resident at Capel Street when he built Nepean Terrace in Gipps

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<sup>37</sup> *The Argus* (Melbourne, Vic. : 1848 - 1957) Wednesday 19 October 1859 p 8

<sup>38</sup> City of Melbourne registration no 313, 1860, Burchett Index

<sup>39</sup> *The Herald* (Melbourne, Vic. : 1861 - 1954) Thursday 5 June 1873 p 3

<sup>40</sup> *The Argus* (Melbourne, Vic. : 1848 - 1957) Wednesday 5 October 1881 p 1

<sup>41</sup> City of Melbourne application 763 November 1859 [Burchett Index]. Fee 1.0.0 2 rm brick cottage

<sup>42</sup> City of Melbourne application to build 1078- September 1865, [Burchett Index]. Fee 2.0.0 two cottages

<sup>43</sup> City of Melbourne VB1868, 1251

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<sup>36</sup> City of Melbourne VB1870, 1301-4



St, East Melbourne in 1863. By 1865 he was listed at Peel Cottage, Peel Street.

However the 1870s was not a good time for Dean, apparently having overreached in his speculation. In 1874 Joseph Dean appeared in the Hotham court to answer a charge of 'leaving a dangerous excavation in Victoria- Street without a light after dark to the manifest danger of the male and female lieges of Her-Majesty the Queen'. He was fined 2' 6d with 2s. 6d. costs<sup>44</sup>



Figure 110 DeGruchy & Leigh 1866 isometric 1866 – site arrowed with 64 Capel St shown at rear.

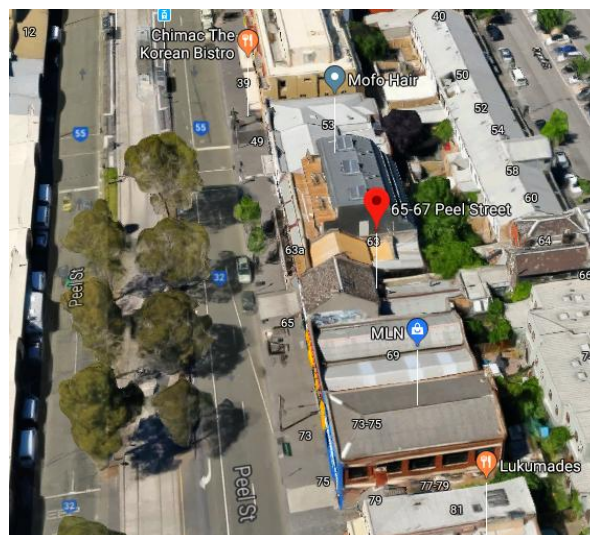


Figure 111 Similar view 2018, Google

In the next year Joseph Dean, of Curran-Street, Hotham, contractor, was listed among the New Insolvents, the cause of insolvency being losses on a contract, and damages given against him in an action by a labourer for injuries received on a contract whilst in his employment. Liabilities, £1,069 13s. 6d.; assets, £952 14s. 9d. deficiency, £110 18s. 9d. Mr. Jacomb was his assignee.<sup>45</sup> Dean had mortgaged both properties at Capel and Peel Streets a number of times before selling to James Waters, a Brunswick farmer in 1875, with a valuation of £52 and similar description. In 1882 Dean was dead from inflammation of the lungs: he died at No. 1 Banff-buildings, Peel-street, West Melbourne aged 55<sup>46</sup>. His second son Harry died in the following year.

Waters rented the house to a Mrs Lilley among others. Waters and his descendents were to hold the combined properties until the 1920s when Dr Archibald Grant Black MD of St Kilda Rd applied to have the blocks placed under the Torrens title system. holds two properties - both leased: 65 Peel to Antonio Brando, 64 Capel to Tonie Camelier. Then the Peel Street block measured 22' x 66' with the adjoining Capel Street land 22' x 57'.

Black died in 1943 leaving his estate to his widow Eva Black of Lascelles Avenue, Toorak, among others. The City of Melbourne was the owner by 1979 selling to Wa Chong of Hong Kong in 1995.

<sup>44</sup> North Melbourne Advertiser (Vic. : 1873 - 1894) Friday 29 May 1874 p 3

<sup>45</sup> The Argus (Melbourne, Vic. : 1848 - 1957) Monday 17 May 1875 p 5

<sup>46</sup> The Age (Melbourne, Vic. : 1854 - 1954) Wednesday 20 December 1882 p 1

### **Conclusion**

The house at 65 Peel Street was built by 1871 in its present form by its owner-occupier, stonemason James Dean. He had occupied a smaller house there during the 1860s. After financial difficulties, Dean was forced to sell the house to James Waters who leased it out. The house is closely linked with the adjacent 64 Capel Street which shared the same Crown allotment and ownership for a time.

Owner-builders like Downie, Alex Cooper (see 18-26 Capel Street), Joseph Dean and Noble, were all active in and around Capel Street and the same era and typical of the Victorian-era West Melbourne entrepreneur contractors.

### **Proposed Statement of Significance**

#### ***What is significant?***

Dean's house at 65 Peel Street was built in 1871 by its owner-occupier, stonemason James Dean. After financial difficulties, Dean was forced to sell the house to James Waters who leased it out over a long period. The house is closely linked with the adjacent 64 Capel Street which shared the same Crown allotment and ownership for a time.

Owner-builders like Downie, Alex Cooper (see 18-26 Capel Street), Joseph Dean and Noble, were all active in and around Capel Street and the same era and were typical of the Victorian-era West Melbourne entrepreneur contractors.

Contributory elements include:

- two-storey paired parapeted row house form;
- ruled stucco wall finish between pilaster borders capped with a bracketed block;
- slated transverse gabled roof with moulded timber fascia, bracketed cemented blocks, cemented corbelled chimney and two terracotta pots;
- patterned cast-iron wall vents;
- rectangular openings with sills;
- panelled cast-iron friezes and brackets and fringing; and
- six panel doors that lend distinction to the detailing and suggest the early Victorian-era.

Changes include:

- new ground level;
- new metal framed windows in a related double-hung sash windows form

No inspection of roofed rear wing.

### ***How is it significant?***

Dean's house at 65 Peel Street is significant historically to West Melbourne and the City of Melbourne.

### ***Why is it significant?***

Dean's house at 65 Peel Street is significant.

Historically, for its close association with Thomas Dean, a West Melbourne stone mason and contractor who typified the many speculative builders in the North and West Melbourne area, as expressed by its distinctively early roof form and cladding, and the physical and historical link with the significant stone house at 64 Capel Street.

### **Sources used for this assessment**

The following sources and data were used for the assessment:

#### ***Heritage Places Inventory July 2015***

65-67 Peel Street C3 (no BIF, Statement of Significance?);

#### ***Heritage Places Inventory 2017***

65 'contributory';

#### ***City of Melbourne online maps***

Shown as 65 Peel Street

MMBW DP 1027 c1895 shown as 65 with bricked rear side yard

North Melbourne Parish Plan: Part CA4/C Grantee: John Downie;

#### ***i-Heritage search results: Abstract of Building Identification Form (BIF)***

65 TO 67 PEEL STREET West Melbourne 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date ;Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

## Melbourne Planning Scheme Amendment C258 Evidence

Source for Construction Date	71125 Brown, John West Melbourne VIC Houses
Architect	Dean, Joseph - Peel Cottage - Peel St 1865 09 4
Builder	85820 Brown, - 123 Leicester St Fitzroy VIC Houses
First Owner	Dean, Joseph - West Melbourne 1865 12 5
Integrity Poor	75646 White, F M - 10 Elizabeth St, Melbourne
Condition Fair	Hospital Melbourne VIC Houses Dean, Joseph - Peel St 1866 01 6
Original Building Type	72143 Methodist New Connexion Church West
History Not Assessed	Melbourne VIC Schools Dean, Joseph - Peel St West Melb. 1866 06 4
Description/Notable Features	77207 Hodgson, - West Melbourne VIC Houses Dean, Joseph - Peel St 1867 08 16
Notable features include slate finish; historical note - Chinese occupation.	71359 Noonan, James West Melbourne VIC Houses
Statement of Significance	Dean, Joseph - Peel St West Melbourne 1868 03 17
Not Assessed	77004 German Gymnastic Association Melbourne VIC Sports Buildings Dean, Joseph - Peel St West Melb. 1871 09 20
Recommended Alterations	83524 Ogilvy, Mrs South Yarra VIC Houses Dean, Joseph - 50 Capel St West Melb 1872 08 26
Shopfront new/replaced; window glazing altered (inappropriate - reinstate original design)	73236 Miller, Hon H Melbourne VIC Shops Dean, Joseph 1872 09 2
<b>State Library of Victoria - DeGruchy &amp; Leigh 1866:</b>	72266 Noonan, James West Melbourne VIC Houses Dean, Joseph 1873 01 7
Vacant lot, next to adjoining row.;	77104 Zeplin, - West Melbourne VIC Houses; alterations Dean, Joseph 1873 07 25
<b>Lewis, M. Australian Architecture Index: ;;</b>	76142 Ellis, Joseph & Co Melbourne VIC Warehouses Dean, Joseph - 36 Curzon St Hotham 1875 02 24
`71120 Downie, John Downie, John - 31 Provost Street Nth Melb. West Melbourne VIC City of Melbourne registration no 313 [Burchett Index]. Fee 1.0.0 workshop Peel - near Old Cemetery ;1860 05 22'	77132 Webb, T P West Melbourne VIC Houses Dean, Joseph - Curran St Hotham Hill 1876 08 28
<b>Joseph Dean as builder</b>	71759 Lidstone - tinsmith - 129 King St Melbourne VIC Buildings Dean, Joseph 1876 11 4
81066 Dyer, Henry East Melbourne VIC Houses Dean, Joseph - Capel St 1863 09 14	
72601 Brain, Joseph West Melbourne VIC Houses Dean, Joseph - mason 1865 03 31	
77089 Goudie, Lawrence West Melbourne VIC Houses Dean, Joseph - Peel St 1865 08 29	

**Various West Melbourne places including Tait's house, formerly part Emerald Cottages, 132-142 Roden Street 132 Roden Street, submission 64**



*Figure 112 Significant Lourdes, 187 Stanley St, since demolished by 2017*



*Figure 113 significant Tait House at 132 Roden Street, survives 2018 but has demolition permit?*

## C258 Submission 64

### Summary

Concerning proposed policy and various places including Tait's house, formerly part Emerald Cottages, 132-142 Roden Street 132 Roden Street.

- Words in policy objectives of Clause 22.05 should be strengthened, includes suggested words
- Anomalies in the Revised Heritage Inventory 2017
- Supportive of Statement of Significance for Nth and West Melbourne precinct.
- Appreciates Council's commitment to enormous undertaking involved in Amendment C258
- Words in policy objectives of Clause 22.05 should be strengthened, in regard to demolition, the words "will not normally" would read stronger as "will not except under exceptional circumstances" or "will rarely..." and "should not" sounds like a little tap on the hand, why not "must not" or "will not".
- The words "significance" and particularly "contributory" need further clarity for comprehension as there are differing connotations of meanings places on these words by different municipal councils, VCAT, developers and barristers. 'Contributory' definition needs stronger attributes.
- Would like to see a heritage review undertaken for North Melbourne as soon as possible as is co-joined to West Melbourne and under the same developmental pressures.
- Anomalies in the Revised Heritage Inventory 2017 – 187 Stanley Street, West Melbourne, demolished in early 2015 and 132-134 Roden Street, West Melbourne demolition permit issued 2015 – these should not be in inventory.
- Attached a letter from CEO, Mr Rimmer re demolition of 187 Stanley Street West Melbourne (not seen)
- Also attached a document of alleged anomalies (approx. 45 in total) between Heritage Inventory 2017

and West Melbourne Heritage Review.

### Graeme Butler responses

Regarding the house, 132 Roden Street (significant in the *Heritage Places Inventory 2017*), the proposed streetscape grading should be 3 not 2, as in the West Melbourne Heritage Review. This would reflect the mixed nature of the surrounding streetscape. This has no impact on the proposed *Heritage Places Inventory 2017*.

I see no record of a planning permit issued for its demolition and as an identified significant place it should be conserved. Lourdes, the house at 187 Stanley St (still listed as significant in the revised *Heritage Places Inventory 2017*), however, has been demolished despite its heritage status.

I concur with the submission's support for heritage in the City and support continuing review of the 1980s City of Melbourne heritage studies (North Melbourne, Kensington, South Yarra, Parkville and East Melbourne for example).

The ICOMOS Burra Charter (2013) Article 26 states: 'The results of studies should be kept up to date, regularly reviewed and revised as necessary.' and Article 26.4 'Statements of cultural significance and policy for the place should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.'

I have not been asked to assess the proposed Statement of Significance for North and West Melbourne, exhibited as part of the proposed amendment C258.

### *Heritage Places Inventory 2017*

Many of the approximately 50 listed places in the initial proposed *Heritage Places Inventory 2017*, as cited in the submission, differed in ranking from the *West Melbourne Heritage Review* but this has been remedied in the proposed revised *Heritage Places Inventory 2017*.

In the table below, each evaluation has been checked against the West Melbourne review, with associated proposed grading also included. No further checking has been done of other differences from West Melbourne between the two listings.

The table below shows the *West Melbourne Heritage Review* assessment of 'contributory' and 'significant' status, given that some significant places may not be directly contributory to the significant themes of the Heritage Overlay area as a whole, as dependent on the area Statement of Significance. For example, a post Second War place might be assessed as



## Melbourne Planning Scheme Amendment C258 Evidence

significant but not contributory to the largely Victorian and Edwardian-era themes of the North and West Melbourne Heritage Overlay area.

Individually significant places that are also contributory should be listed as 'significant' in the proposed *Heritage Places Inventory 2017*.

*Table 5 West Melbourne Heritage Review places evaluations compared with the initial and revised Heritage Places Inventory 2017*

Name	Address		Initial HPI 2017	Revised HPI 2017	WMHR Contributory to precinct?	WMHR Significant individually?	WMHR Grading
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	169 -171	contributory	Significant	yes	yes	C
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	173 -175	contributory	Significant	yes	yes	C
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	177	contributory	Significant	yes	yes	C
Clarke's grocer shop and residence	Adderley Street	179 -183	contributory	Significant	yes	yes	C
Ellan Vanan (or Ellan Vannin), Martha Goldsmith's row house	Adderley Street	191	significant	Significant	yes	yes	C
Smith house	Adderley Street	193	contributory	Contributory	yes	no	D
Lochaber or Cameron house	Adderley Street	195	contributory	Significant	yes	yes	B
Tyns House, part Clark's row houses, 218-220 Adderley Street	Adderley Street	218	contributory	Significant	yes	yes	C
John Jones' workshop	Adderley Street	218 A	contributory	Significant	yes	yes	C
Clark's row house, part 218-220 Adderley Street	Adderley Street	220	contributory	Significant	yes	yes	C
	Adderley Street	222	Not listed	Contributory	yes	no	-
Barwon	Adderley Street	229	Not listed	Contributory	yes	no	D
St James Anglican Old Cathedral	Batman Street	2 -24	significant	Significant	no	yes	A
St James Church of England complex, part (Free Kindergarten?)- proposed as part of a significant precinct with the church	Batman Street	28	significant	Contributory	yes	no	C
Spence's row houses, part 62-66 Chetwynd Street	Chetwynd Street	66	contributory	Significant	yes	yes	D
City of Melbourne Bowls Club clubhouse and rink, <b>part Flagstaff Gardens</b>	Dudley Street	3	Not listed	Contributory	yes	no	A
West Melbourne Baptist Church manse (demolition)	Hawke Street	2	Not listed, demolition	Significant	yes	yes	C
	Hawke Street	50	contributory	Contributory	yes	no	D
	Hawke Street	52	contributory	Contributory	yes	no	D
	Hawke Street	54	contributory	Contributory	yes	no	D
Row house	Hawke Street	58	contributory	Contributory	yes	no	D
	Hawke Street	60	contributory	Contributory	yes	no	D

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Name	Address			Initial HPI 2017	Revised HPI 2017	WMHR Contributory to precinct?	WMHR Significant individually?	WMHR Grading
	Hawke Street	68		contributory	Contributory	yes	no	D
	Hawke Street	70		contributory	Contributory	yes	no	D
Shop and residence	Hawke Street	72		contributory	Contributory	yes	no	D
Nyora, part Jones row houses 74-78 Hawke Street	Hawke Street	74		significant	Significant	yes	yes	C
Jones row houses, part 74-78 Hawke Street	Hawke Street	76		significant	Significant	yes	yes	C
Jones row house, part 74-78 Hawke Street	Hawke Street	78		significant	Significant	yes	yes	C
Easton's row house	Hawke Street	80		significant	Significant	yes	yes	C
Row house	Hawke Street	82		contributory	Contributory	yes	no	D
Glover and Goode Pty. Ltd. works	Hawke Street	104		Not listed	Contributory	yes	no	D
Gerrard Wire Tying Machine Company Pty. Ltd.	Ireland Street	10	-24	Not listed	Contributory	yes	no	D
Bay View Hotel	King Street	360		contributory (356-362)	Significant	yes	yes	C
Newstead or Ormiston house	King Street	444		Not listed	Significant	yes	yes	C
Tame and Company factory (demolished)	King Street	511		Not listed	Not listed	no	yes	C
Sturgess row houses, part 1-9 Miller Street	Miller Street	1		contributory	Significant	yes	yes	B
Sturgess row house, part 1-9 Miller Street	Miller Street	3		contributory	Significant	yes	yes	B
Bowden's house	Roden Street	80		contributory	Significant	yes	yes	C
Alfred Coope's house	Roden Street	82		contributory	Significant	yes	yes	C
Tait's house, formerly part Emerald Cottages, 132-142 Roden Street	Roden Street	132		significant	Significant	yes	yes	C
Locke's house, part 197-199 Roden Street	Roden Street	197		contributory	Significant	yes	yes	C
	Rosslyn Street	58		significant	Contributory	yes	no	D
Ethelboro or Clarke's house, part Commercial streetscape 491-501 Spencer Street	Spencer Street	491		see 491-501	Contributory	yes	no	D
Commercial streetscape, 491-501 Spencer Street	Spencer Street	491	-501	significant	Not listed	no	yes	varies
Lever Brothers Pty. Ltd., soap manufacturers offices, factory.	Spencer Street	567		contributory	Significant	yes	yes	C
Lourdes, Hannah Smith's house and dairy	Stanley Street	187		significant	Significant	yes	yes	C
	Victoria Street	387		Not listed	Contributory	yes	no	D
Demco Machinery Company Pty. Ltd. machinery merchants and Ansett Knitting Mills Pty. Ltd.	William Street	355		Not listed	Contributory	yes	no	D
Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve	William Street	383	-389	Not listed	Significant	yes	yes	C

Name	Address	Initial HPI 2017	Revised HPI 2017	WMHR Contributory to precinct?	WMHR Significant individually?	WMHR Grading
Howard Street and William Street Reserve	William Street 383-389	contributory	Contributory (listed twice)	yes	no	D
Glance's row houses part 470-476 William Street	William Street 474-476	contributory	Significant	yes	yes	C

The submission also queries Victorian-era places that are graded but outside existing Heritage Overlay areas and assessed as not individually significant in the *West Melbourne Heritage Review*. Typically they may be assessed as contributory to a locally significant streetscape (Level 2).

For example: the Victorian-era Rosslyn Terrace, 120-124 Rosslyn Street which has been graded as D2 and is not in an existing or proposed Heritage Overlay but has been proposed as contributory to a Level Two Streetscape and reflecting historical themes in common with the adjacent HO3.

The referenced policy *Urban Conservation in the City of Melbourne 1985*<sup>47</sup> allowed for conservation of these isolated Level 2 Streetscapes but this has typically not been carried out in the City of Melbourne. This policy is no longer a reference document in the proposed Clause 22.05 *Melbourne Planning Scheme*. Hence there may no longer be a policy basis for this practice.

Similarly recognition of significant streetscapes, as proposed in the *Heritage Places Inventory 2017*, as a basis for conservation appears now confined to Level One Streetscapes.

The existing definitions of significant streetscapes are:

#### Level 1 Streetscape

These streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

#### Level 2 Streetscape

These streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings<sup>48</sup>

The proposed *Heritage Places Inventory 2017* 'significant' streetscapes parallel Level One streetscapes in the existing definitions aligns with that of existing Level One streetscapes (see above).

<sup>47</sup> *Urban Conservation in the City of Melbourne 1985*

<sup>48</sup> *Heritage Places Inventory 2016*

'Significant streetscapes' are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right<sup>49</sup>.

The VPP *Practice Note 01* (revised 2018)p.2 states:

#### Group, thematic and serial listings

Places that share a common history and/or significance but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number. This approach has been taken to the listing of Chicory Kilns on Phillip Island in the Bass Coast Planning Scheme. The kilns are dispersed across the island but share a common significance. Group listing of the kilns also draws attention to the fact that the kilns are not just important on an individual basis, but are collectively significant as a group. The group approach has also been used for the former Rosella Factory Complex in the Yarra Planning Scheme. This important factory complex had become fragmented through replacement development making it hard to justify a precinct listing. The group listing, with a single Heritage Overlay number, has meant that the extent and significance of the complex can still be appreciated.

Hence there is provision for potential conservation of these dispersed heritage places in the practice note.

The *West Melbourne Heritage Review* has not recommended a Heritage Overlay to protect isolated Level Two Streetscapes as being inconsistent with existing general practice in the City of Melbourne and the proposed heritage policy Clause 22.05, as part of C258.

#### Conclusion

- For the sample assessed above, the proposed *Heritage Places Inventory 2017* (as revised) broadly reflects the findings of the *West Melbourne Heritage Review*.

<sup>49</sup> *Heritage Places Inventory 2017*

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- Review process should proceed rapidly to ensure a sound base for the *Heritage Places Inventory* 2017
- Future consideration could be given to the conservation of contributory places and significant streetscapes adjacent to but outside of existing Heritage Overlay Areas that share a common historical or architectural theme with the precinct.

### **Recommendation**

Remove 187 Stanley Street, West Melbourne from the C258 Inventory and Incorporated Document

## Thomas Hulse's house, part 159 -163 Roden Street, West Melbourne 159 Roden Street, submission 43

City of Melbourne property number: 108347

Type of place: row house

Heritage Places Inventory 2017

Roden Street 159 Contributory -

Roden Street 163 Contributory

Roden Street 159-163, Thomas Hulse House Row Precinct -Significant



Figure 114 159 Roden St



Figure 115 163 Roden St





*Figure 116 159 Roden St- verandah framing replaced, brick painted, roofs reclad but otherwise original.*



*Figure 117 159 Roden St -six-pane sashes in rear window, since boarded up.*

*Images of place 2015, 2017*

**Historical associations:**

**Creation or major development date(s) of place:**  
1867

Creation or major development period?

Victorian-era? Yes

Edwardian-era? No

Interwar (WW1-WW2)? No

Post WW2? No

**Major owners or occupiers:**

Thomas Hulse

John Dickie

**Designer:**

**Heritage evaluation:**

Individually significant? Yes (precinct)

Contributory to a precinct? Yes

**Existing heritage grading and streetscape level**  
(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): D3

**Proposed heritage grading:** D2

**Heritage values:**

Aesthetic values? No

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** HO843, 159 -163 Roden Street,  
West Melbourne

**Victorian Heritage Register?** No

**Thematic context:**

8.2 Housing the population



Figure 118 Aerial View of the Roden St Streetscape, 159 Roden St arrowed, 163 Roden St and Wigton cottages, 171-177 Roden Street HO844 (Google 2017).



Proposed Melbourne Planning Scheme map

## C258 Submission 43

### Summary

The owner of 159-161 Roden Street, West Melbourne (HO843) cites attached Heritage advice from GJM Heritage

- Prior to purchasing the property in 2015 the Melbourne City Council Planning Department, in consultation with the heritage adviser, agreed that subject to normal planning and building requirements, there should be no impediment from a heritage perspective to seeking a full demolition of the existing building.
- In the submitters view, the prior written advice by MCC stands and

they would not have purchased the property if they had been advised at the time that there was going to be an adverse change to the existing heritage classifications.

- GJM Heritage have assessed the place and concluded that, "The existing 'D' grading is appropriate. The building does not meet the local heritage threshold set out in PPN1 to be classified as an individually significant building"
- It is submitted that the place should be classified as 'non-contributory', removed from HO843 and the citation varied to reflect the 'non-contributory' classification.

### Graeme Butler response

#### GJM report

GJM	Graeme Butler response
The building is not particularly early in its date of construction – when compared to others in West Melbourne. It has also undergone alterations that have diminished its cultural heritage significance.	Of the 194 Victorian-era house rows in West Melbourne only 18 predate this row: it is among the oldest 10% of surviving house rows in West Melbourne
The association of the building with Thomas Hulse and John Dickie is not of sufficient importance to justify the application of an individual Heritage Overlay.	West Melbourne is closely associated with railways development and Hulse was not only a long term railways engine driver and important figure in the North Melbourne railways workshops, he received a great deal of publicity in the Victorian-era. No other house in West Melbourne can be associated with him.



GJM	Graeme Butler response
	Hulse epitomises the close association of West Melbourne with the vast railway complex adjoining
The building is currently graded 'D' within the City of Melbourne's Heritage Inventory (June 2016).	These two houses are significant as a Streetscape but the components are contributory to this significance, hence the D grading- the <b>Level 2</b> streetscape is the key as locally significant and to be <i>preserved</i> in the Summary Table 1 of the <i>Urban Conservation in the City of Melbourne</i> 1985 referenced policy in clause 22.05.
D graded buildings are not identified in the Melbourne Planning Scheme as being individually significant.	These two buildings make up a historically significant Streetscape: as vital components of the streetscape the proposed <i>Heritage Places Inventory</i> 2017 lists them as 'significant' as does the West Melbourne Heritage Review. As a Streetscape of only two buildings, one interdependent on the other, each house must be regarded as 'significant' as demolition of either would seriously affect the value of Heritage Overlay.  The A-E grading system is not relevant to C258.
Given its 'D' grading there is uncertainty about how the current individual Heritage Overlay (HO843) came to be applied to the place.	No Statement of Significance was known to have been provided for the place when it was included in the planning scheme.
The existing 'D' grading is appropriate. The building does not meet the threshold outlined in PPN1 to be identified as individually significant	The streetscape is historically significant and reaches the threshold for local historical significance because of historical associations.

This house at 159 Roden St was already in Heritage Overlay 843 (159 -163 Roden Street, West Melbourne) when the review was undertaken and as such had already been through a public evaluation process that had determined it to be part of a place of local significance within the *Melbourne Planning Scheme*.

Although altered, the two houses in the Heritage Overlay have not changed materially since they were included in the Heritage Overlay<sup>50</sup>. The *West Melbourne Heritage Review* has provided the place (159-163 Roden St) with a Statement of Significance, revealing for the first time its historical associations with important local figures.

I agree that looked at individually, the houses do not appear architecturally significant but, as a historic streetscape, they are significant to West Melbourne because of past associations. The house at 159 Roden Street has also been assessed in the context of the rest of the streetscape of which it is a key contributory part (159-163 Roden St), along with the adjacent Wigton Cottages, at 171-177 Roden Street, HO844.

The proposed grading of each house (D2) reflects the contributory role each has to the locally significant

Streetscape which is the Heritage Overlay. The Streetscape in turn is associated with some key figures in the history of West Melbourne (engine driver Hulse, engineer and miner Robert Haddon) and represents the major employer in the area, the Victorian Railways.

Engine drivers such as Hulse were regarded as the aristocracy of the railways in the Victorian-era. As Biographer, Frank Mitchell has concluded: 'Thomas and his brother Allan are very prominent as 'Pioneer Engine drivers' on the Melbourne - Bendigo railway at the very beginning of the lines opening, initially when it was built only as far as Sunbury. He retired as Senior Loco Foreman at the huge 'new' (in 1895) Loco Sheds at North Melbourne...'.<sup>51</sup>

Hulse had these two houses built and resided in one. No other West Melbourne house can be associated with him and, as a figure well known in the area, the association is strong enough and warrants local historical significance.

The houses evoke the special role the West Melbourne locality has with the operation and development of a transport network that enabled the Colony to industrialise by the passage of raw materials from inland to manufactories and thence trading via sea ports with other nations.

LOCAL PLANNING POLICIES - CLAUSE 22.05

<sup>50</sup> Planning Scheme Amendment C19

Level 2 Streetscapes: Level 2 streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

### **Recommendations**

Expand the Statement of Significance for 159 Roden St and similarly to that of 163 Roden St, as indicated in red below, correcting a typographic error and clarifying the role of the two houses in the Streetscape 159-163 Roden St, in determining the significance of the overall place.

The *Heritage Places Inventory 2017* has been amended to reflect this:

- Roden Street 159 Contributory -
- Roden Street 163 Contributory
- Roden Street 159-163, Thomas Hulse House Row Precinct -Significant

### **Statement of Significance proposed revision**

The red entries are revisions to this Statement of Significance: the same should be applied to that of 163 Roden St.

#### **What is significant?**

Railways engine driver, Thomas Hulse, was the first owner-occupier in c1867. Thomas Hulse, born in Cheshire, England, in 1834 and dying at Middle Park in 1915, was a Running Loco Foreman in the Victorian Railways and active on the railways from the 1850s-1890s. Thomas and his brother Allan were prominent pioneering engine drivers on the Melbourne to Bendigo line from when it reached Sunbury in 1859. Thomas was involved in a number of high profile investigations into deaths on the railways, reported in the Melbourne press. Retiring in 1895, Thomas was retained as a railway engineering consultant by the Railways Department until after 1900. Hulse epitomises the close association of West Melbourne with the vast railway complex adjoining. Hulse died wealthy with an estate equivalent value of around \$541,470.

Plumber, John Dickie was a long-term owner-occupier of this, then five-room, brick house in the 1870s-1890s.

Contributory elements include:

- double-fronted brick house on corner of lane;
- Colonial bond face brick side wall to lane;
- dressed stone footings;
- gabled roof form with side parapet walls engaged with cemented chimneys with distinctively early slim cornice detailing

- simple cement capping terminating on blocks;
- concave profile verandah wing walls;
- double-hung sash windows with bracketed sills;
- entry with top-light; and
- relationship with the adjoining early house, 159 Roden Street and contribution to early Victorian-era streetscape with 171-177 Roden Street.

Integrity is fair despite the main and verandah roof having been reclad with unrelated material (formerly corrugated iron or similar); the bricks painted over; awnings added; and verandah rebuilt.

#### **How is it significant?**

Thomas Hulse's house, at 159 Roden Street, is of contributory significance to the residential Streetscape 159-163 Roden Street which is significant historically to West Melbourne.

#### **Why is it significant?**

Thomas Hulse's house at 159 Roden Street is significant.

Historically, as a perceptibly early house in West Melbourne, as shown by its simple gabled form and small scale, also indicative of the first stages of building in the area; and for a time associated with pioneering railways engine driver, Thomas Hulse, who received a deal of publicity in the press as well as high rank within the Victorian Railways workforce, and later a successful West Melbourne plumber, John Dickie.

### **Sources used for this assessment**

The following sources and data were used for the assessment:

#### **Victorian Titles Office**

Part CA14/54

Owners

Application 42909

1868 Thomas Hulse to Matthew Kerr

1869 John Dickie

1896 James Dickie

1918 William Dickie, Exhibition Street plumber

1918 William Dickie plumber of 140 Exhibition St, with ROW on north

Mortgage 1918

William Dickie dead Nov 1919, probate to Mary Hannah Dickie of Brougham Street 1920



1939 Mary Hannah Dickie dies probate to plumber William Dickie of Brougham Street

1939 William Dickie & Jeannie Cromie 500 Dryburgh Street

1940 Margaret Fitzgerald Oaklands Junction etc.

***Heritage Places Inventory June 2015***

159, 163 Roden listed as D3

North and West Melbourne Conservation Study (1983): V1A: 46 Graded individually but no Streetscape level. Assumed construction date much later than actual date.

161 (163) 3A 1 S c1880 E R H1/2

159 2A 1 BP c1880 E R H2

Importance level D and E relate to importance judged in a purely **local** context.

***Australian Bureau of Statistics***

Retail Price Index developed by the Australian Bureau of Statistics for estate value.

***i-Heritage search results: Abstract of Building Identification Form (BIF)***

No listing.

BIF 1991

159-D3, Victorian-era, fair-poor integrity, fair condition; bricks painted over, roof reclad; 163 early Victorian-era D3, fair-poor integrity, fair condition - verandah replaced.

Thomas Hulse

Birth 1834 in Poynton, Cheshire, England

Death 11 Sept 1915 in Melbourne, Victoria, Australia

Birth

1834

Poynton, Cheshire, England

Census

1841

Age: 7

Prestbury, Macclesfield, Cheshire, England

Age 7 years with parents and 7 siblings.

3 Sources

Residence

1851

Age: 17

Poynton, Cheshire, England

Age: 16; Son - 'Horse Driver' - Coal Mine.

Emigration

1858

***Frank Mitchell, Mittagong, NSW***

Personal communication from family history research on Hulse.

Thomas Hulse was living in Spencer Street when he married in 1860. Thomas and his brother Allan are very prominent as 'Pioneer Engine drivers' on the Melbourne - Bendigo railway at the very beginning of the lines opening, initially when it was built only as far as Sunbury. He retired as Senior Loco Foreman at the huge 'new' (in 1895) Loco Sheds at North Melbourne, those sheds were unfortunately all demolished in 1963. I have a lot of data about these brothers and all their families. Thomas never had any family that I am aware of, although married. After retirement in 1895, he was retained as a Railway engineering consultant until 1900 at least, then he must have moved to South Yarra, where he died in 1915 - aged 81. I have a number of stories about him, and have visited the grave of his parents in Cheshire just 12 months ago, I wrote up some material about the Hulse Railway families for the Local History Group in Cheshire where he hailed from. What can you tell me, about the house, or otherwise? I only have one photo that he is identified in, but I expect there are others of him 'on his engine' the only problem is we are unsure exactly which 'Loco was his!' Engines in those days were allocated to particular crews - we know what type, but not which one!

***Timeline by Frank Mitchell Mittagong***

21 Sep

Age: 24

Liverpool, Lancashire, England

"Mermaid" Master James White of 'White Star Line' 1233 gr tons. Thomas listed as 24 year old 'engine driver'

Immigration

1858

16 Dec

Age: 24

Port Phillip, Melbourne, Victoria

"Mermaid" ex Liverpool, Lancashire.

Northern Railway to Bendigo / Sandhurst

1859

4 Jan

Age: 25

Melbourne - Sunbury

Victorian Govt. Railway appointment.

Marriage

1860

18 Jun

Age: 26

St James, Spencer St; Victoria

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C of E Marriage in R.C. Church - age 26 Elizabeth - widow to - Mr. Gibbons since 1854 V BDM M 1224# / 1860  
Residence  
1860  
Age: 26  
Lonsdale St, Melbourne, Victoria.  
Occupation 'Engineer' from marriage M 1224# / 1860  
VR Northern Railway Opening  
1862  
Oct  
Age: 28  
Bendigo / Sandhurst, Victoria  
Reputedly drove 'First train thru from Melb to Bendigo' Quote Mathew Murray to V.H.S. 1917  
Owner / Occupier Dwelling  
1866  
to 1868  
Age: 32  
163 Roden St; North Melbourne  
At this period the 'Engine Sheds' for the Northern Railway were at the bottom of Lonsdale St, on the site of the much later Carriage Sheds and sidings. The North Melbourne loco depot was not built until 1890's Detail dwelling...  
Investment in Gold Mine Shares  
1871  
Age: 37  
Bendigo / Sandhurst, Victoria  
Extensive share holdings as a major holder in 4 underground reef mines; and a smaller interest in at least one other made in 1872.  
Railway Fatality  
1874  
12 May  
Age: 40  
Saltwater River (Maribyrnong) Railway Bridge  
T. Hulse driving 'Up' Bendigo Express, when it ran down an itinerant on the tracks.  
Victorian Railways - Northern District  
1884  
Age: 50  
Bendigo, Victoria, Australia  
'Night Running Foreman'  
Commission of Inquiry  
1889  
Jun  
Age: 55  
Melbourne, Victoria, Australia  
Witness called before commission to give evidence.  
Farewell Function from Railways  
1893  
20 Nov  
Age: 59  
Melbourne, Victoria, Australia  
Staff function and Presentation of an 'Illuminated Address' as reported.

Victorian Railways  
1894  
2 Jan  
Age: 60  
Bendigo, Victoria, Australia  
Retires Govt. Pension - Senior Staff  
Retirement  
1895  
30 Jun  
Age: 61  
Melbourne, Victoria, Australia  
from VR 19th C. Employment Lists - Thornton  
Engineering consultant  
1900  
Age: 66  
North Melbourne, Victoria, Australia  
Government Inquiry into suitability of locomotive 'Spark Arresters' - Comparison of types available.  
Residence  
1903  
Age: 69  
South Yarra, Melbourne, Victoria, Australia  
Widowed  
1907  
Age: 73  
South Yarra, Melbourne, Victoria, Australia  
Residence  
1914  
Age: 80  
27 Park Grove, Middle Park, Victoria.  
Retired civil Servant. ...'  
Hermes, i-Heritage  
No listing for 159, 163

### **MMBW**

DP 728- shows

No entry for Hulse or Dickie

### **City of Melbourne online map**

Part CA14/54 Melbourne, A Grant (assumed Alex, application numbers 3239, 7295, 7854, 143

### **Ancestry.com web site, 2015**

Hulse pictured in many railways scenes 1860s-1890s

### **Probate, VPRO**

`Thomas Hulse Ex Civil Servant Middle Park 11 Sep 1915 140/576 VPRS 28/P3, unit 561; VPRS 7591/P2, unit 532'

Personal estate £1261, no real estate taxed

`John L Dickie Gent San Remo 2 May 1890 42/969 VPRS 28/P0, unit 534; VPRS 28/P2, unit 290; VPRS 7591/P2, unit 164'

Jane Dickie widow, real estate- Braybrook, also CA14/54 North Melbourne 159 Roden Street 29' frontage x 106' five room brick cottage let to Mrs

Walters 18/- per week £750 also weatherboard house Chapman Street, North Melbourne £750, Brougham Street etc - estate value £4079 cites crops, carriages etc. at San Remo.

**Australian Electoral Rolls**

`Name: Thomas Hulse

Gender: Male

Electoral Year: 1910

Subdistrict: Middle Park

State: Victoria

District: Fawkner

Country: Australia

Residence Address: 27 Park grove, Middle Park

Occupation: Retired Civil Servant'

**Newspapers:**

`The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 25 June 1861

`DICKIE.—On the 10th inst., at 70 Stephen-street, Melbourne, the wife of John Dickie, plumber, of a daughter. Both doing well.'

`Bendigo Advertiser' (Vic. : 1855 - 1918) Thursday 30 May 1872

`RAILWAY GARDEN GULLY COMPANY (Registered).

THE undermentioned Shares in the above company will be Sold by Mr. J. H. Mann, at the Victoria Hotel, on Saturday, the 1st day of June, 1872...Thomas Hulse ... 500 shares..

`The Ballarat Courier' (Vic. : 1869 - 1878; 1914 - 1918) Saturday 9 May 1874

`Shocking fatal accident happened (says the Argus) on Thursday afternoon, on the Sandhurst railway line, near .the .Saltwater River. Thomas Hulse, driver of the midday train from Sandhurst, reported on arrival at Melbourne that the engine he was driving had struck a man at the place named, and, he believed, killed him. An engine was sent to the spot, in charge of Edward James, head porter, who found that the man had been killed. The body was brought to the station, whence it was conveyed to the morgue. ...'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 23 January 1879

`THE RECENT ACCIDENT AT SPENCER-STREET STATION.

An inquest was commenced at the Melbourne Hospital by Dr. Youl yesterday, on the body of Alfred Harmes, aged 29 years, the fireman or stoker who died there on the 20th inst. from the effects of injuries he sustained on New Year's Day morning through an engine he was on running over an embankment at the Spencer-street railway station ...Harriet Harmes residing in Moloney-square, off

Roden-street, West Melbourne, said that the deceased, who was her husband, was employed as a fireman on the Victorian Railways. He had left four children...Thomas Hulse night locomotive foreman said -On the morning of the 1st inst., about a quarter past 2 o'clock I saw Driver Ryan walking up the engine shed I was from 40ft to 60ft from him, and there was plenty of light judging from his appearance, he was perfectly sober, and as far as I know him he is a sober, steady man...'

`Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 17 October 1885

`Rich-Widdows. On the 22nd September, at Christ Church, Hawthorn, by the Rev. W. Wood, Charles Fenelon, eldest son of C. R. Rich, Esq., of Drummond-street north, Ballarat, to Susan, only daughter of the late Hugh Widdows, Esq., of Melbourne.'

`The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 24 June 1886

`A party wall was the bone of contention in the case of Dickie v. O'Callaghan, heard at the Equity Court, before Mr. Justice Webb, yesterday. John Dickie on the 3rd October last sold a house and land having a frontage of 40 feet to Rosslyn-street, West Melbourne, to David Offices' Callaghan. The defendant would not complete the contract, alleging that there were three particulars of deficiency in the land. Two of these deficiencies, consisting of 1 foot 3 inches on the one side and 3 inches on the other, were admitted by the plaintiff, who was willing to give compensation. ...'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 13 September 1915

`HULSE.-On the 11th September, at the residence of his niece, Mrs. W. J. Johnston, 27 Park grove, Middle Park, Thomas Hulse, late loco. Foreman Spencer street, aged 81 years. A colonist of 57 years.'

## Briscoe and Co ironmongers warehouse complex, 164-184 (164-170, 172-184) Roden Street, Submission 38

City of Melbourne property numbers: 576879, 653949<sup>51</sup>

Type of place: warehouse

**Heritage Places Inventory 2017:**

- 164-170, part (Briscoe and Co ironmongers warehouse complex, Hawke Street Wing)- significant
- 164-184 Briscoe and Co ironmongers warehouse complex - significant
- 164-170, part (Briscoe and Co ironmongers warehouse complex, Roden Street Wing) - contributory



Figure 119 Corner 172-184 Roden St -1937-8 upper level addition with 1889 base



Figure 120 Part 164-170 Roden Street (also known as 135-141 Hawke Street), 1925

<sup>51</sup> Land Victoria – 164-170 Roden St known as 135 Hawke Street West Melbourne 3003



Figure 121 Part 1937-8, 172-184 Roden St addition, adjoining the 164-170 Roden St 1925 addition with arch and sawtooth roof

**Historical associations:**

**Creation or major development date(s) of place:**

1889, 1925, 1937-8

Creation or major development period?

Victorian-era? Yes (172-184 base)

Edwardian-era? No

Interwar (WW1-WW2)? Yes (164-170, 172-184 Roden St)

Post WW2? No

**Major owners or occupiers:**

Briscoe & Co

**Designer:** 172-184 Roden St, Purchas and Teague 1937-8; Oakden, Addison & Kemp 1889 base.

164-170 Roden St, Purchas and Teague, 1925

**Heritage evaluation:**

Individually significant? Yes (172-184 the whole complex)

Contributory to a precinct? Yes (172-184, 164-170 parts of the complex)

**Existing heritage grading and streetscape level**

(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): D3

**Proposed heritage grading:** C2 (172-184 Roden St); D2<sup>52</sup> (164-170 Roden St)

**Heritage values:**

Aesthetic values? Yes (172-184 Roden St)

Historical values? Yes (164-170, 172-184 Roden St)

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** HO3, North & West Melbourne Precinct

**Victorian Heritage Register?** No

**Thematic context:**

5.5 Building a manufacturing industry<sup>53</sup>

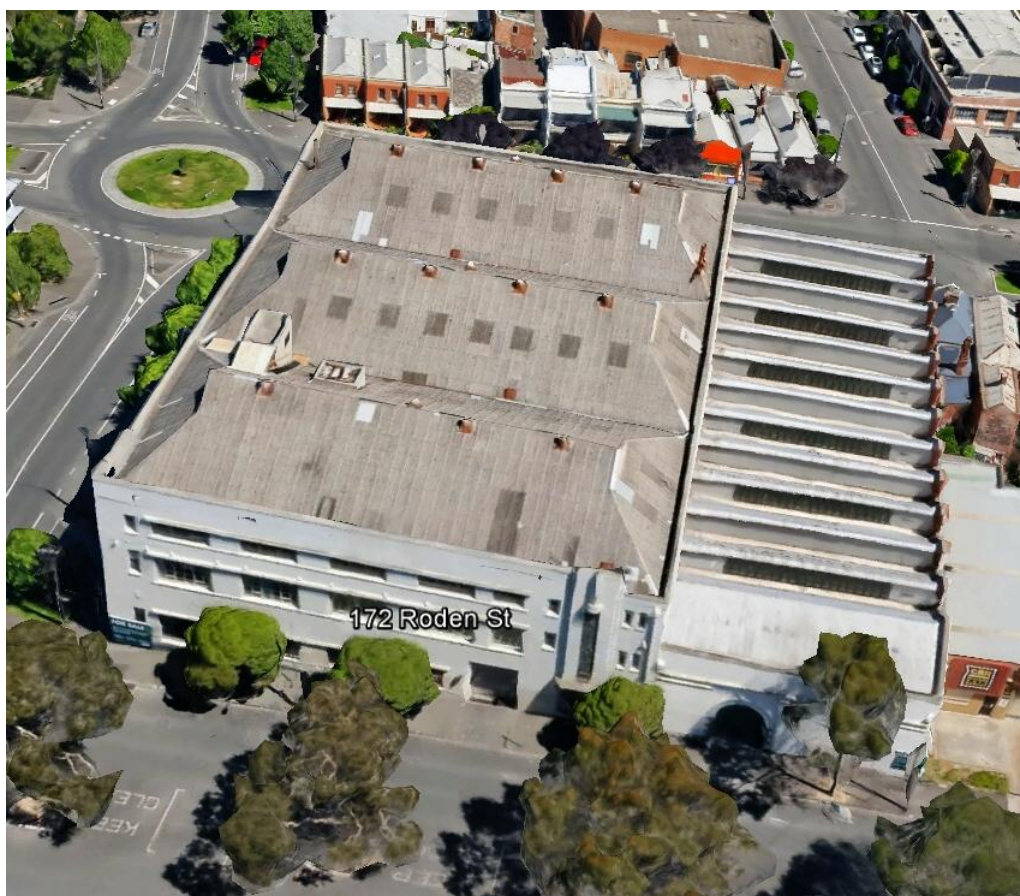
<sup>52</sup> Shown as C2 in the West Melbourne Heritage Review

<sup>53</sup> The theme should be amended as above in the WMHR Appendices for this place





*Figure 122 View of 1938 Hawke and Adderley Streets facades with adjoining contributory 1925 Hawke St sawtooth wing on the left (Google 2017)*



*Figure 123 View of 172-184 Roden Street Moderne style 1938 wing and adjoining 1925 sawtooth wing 164-170 Roden St (Google 2017)*





*Figure 124 View of 1889, 1938 172-184 Roden Street corner wing with adjoining 164-170 Roden St 1925 sawtooth wing behind (Google 2017)*



*Figure 125 Sawtooth roof profile, 164-170 Roden Street from Mighty Apollo Lane, 2018*



*Figure 126 Significant Interwar industrial and Victorian-era residential streetscape along Hawke Street terminating at Briscoe & Co, 2018*



**Figure 127 Site plan, 172-184 Roden St -1889, 1938 City of Melbourne Maps**



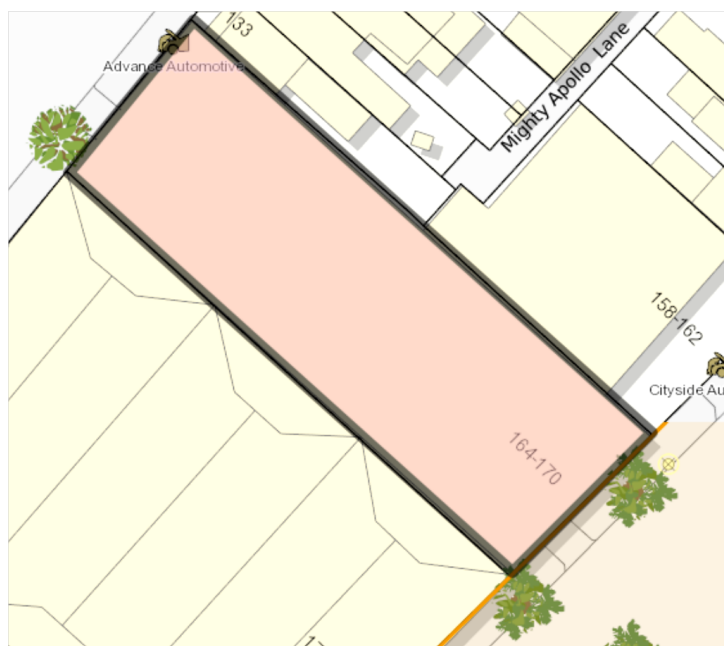


Figure 128 Site plan 164-170 Roden St – 1925, City of Melbourne Maps

## C258 Submission 38

### Summary

#### Submission 172-184 Roden Street

Having regard to expert heritage advice received, it is our submission that the proposed gradings for the buildings at the subject site are not justified, particularly noting the elevation of the main warehouse complex (No. 164-184 Roden Street) and the 'Hawke Street Wing' of No. 164-170 to 'significant' heritage graded buildings.

Further, we submit the following:

- It is confusing that Amendment C258 seeks to divide the properties into three separate addresses, each with differing heritage gradings;
- The site is within a precinct characterised by buildings exhibiting relatively low heritage significance and sensitivity;
- Under current local planning policy, 'D' graded buildings within 'level 3' streetscapes outside the

Capital City Zone are considered to be 'non-contributory', and the elevation of these buildings to 'contributory' and 'significant' heritage gradings is not supported;

- No. 164-170 Roden Street was erected in 1925 some decades after the 1889 construction of the original part of the building. Therefore, it did not form part of a unified architectural composition with either the 1889 structure at 164-184 Roden Street or its 1937 remodelling. Accordingly, the proposed gradings of the Roden Street and Hawke Street elevations is not justified;

- Within the preliminary work associated with the West Melbourne Structure Plan, the subject site is identified as a 'strategic site'. This identification contemplates redevelopment and the proposal to elevate the applicable heritage grading creates 'planning tension'; and

- Council has supported Planning Permit Application No. TP-2016-501, and this proposal will alter the built form presentation, and ultimately, its heritage value.

### Graeme Butler response

Submission	Graeme Butler response
It is confusing that Amendment C258 seeks to divide the properties into three separate addresses, each with differing heritage gradings.	<p>The <i>Heritage Places Inventory 2017</i> lists three components at this place from the West Melbourne Heritage Review, with differing heritage values:</p> <ul style="list-style-type: none"> <li>• 164-170 Roden St, part (Briscoe and Co ironmongers warehouse complex, Hawke Street Wing)- significant</li> <li>• 164-170 Roden St, part (Briscoe and Co ironmongers</li> </ul>

Submission	Graeme Butler response
	<p>warehouse complex, Roden Street Wing) - contributory</p> <ul style="list-style-type: none"> <li>164-184 Roden St, Briscoe and Co ironmongers warehouse complex - significant<sup>54</sup></li> </ul> <p>The 1925 wing is at 164-170 Roden St but has Roden and Hawke Streets facades or wings: both were assessed as <i>contributory</i> to the significant Briscoe complex as a whole and West Melbourne.</p> <p>164-184 Roden St refers to the whole complex including the above 1925 wings and a large corner building from 1889 and 1938.</p> <p>This listing arises from the option provided to the City of Melbourne in the <i>West Melbourne Heritage Review</i> to give the place (164-184 Roden St) its own Heritage Overlay as individually significant with contributory parts (for example if the other parts of the amendment C258 did not succeed) or to make it a 'significant' building within the existing Heritage Overlay area 3. To confound this, Hawke Street addresses had been used in previous citations.</p> <p>To standardise to the City of Melbourne Maps addresses the inventory needs to be corrected in the <i>Heritage Places Inventory</i> 2017:</p> <ul style="list-style-type: none"> <li>164-170, part Briscoe and Co ironmongers warehouse complex, as 'contributory'</li> <li>172-184 Roden Street Briscoe and Co ironmongers warehouse complex, as 'significant' and</li> <li>Briscoe and Co ironmongers warehouse complex, 164-184 as significant .</li> </ul>
The site is within a precinct characterised by buildings exhibiting relatively low heritage significance and sensitivity;	<p>The site is within the North and West Melbourne Heritage Overlay (HO3) area which has been identified and managed as a significant heritage precinct since the 1980s.</p> <p>The adjoining streetscape in Hawke St includes Victorian-era row houses and significant Interwar industrial architecture, both complementing the two key phases of Briscoe complex.</p>
Under current local planning policy, 'D' graded buildings within 'level 3' streetscapes outside the Capital City Zone are considered to be 'non-contributory', and the elevation of these buildings to 'contributory' and 'significant' heritage gradings is not supported;	No evidence is supplied for this view
No. 164-170 Roden Street was erected in 1925 some decades after the 1889 construction of the original part of the building. Therefore, it did not form part of a unified architectural composition with either the 1889 structure at 164-184 Roden Street or its 1937 remodelling. Accordingly, the proposed gradings of the Roden Street and Hawke Street elevations is not justified;	<p>The development phases of the Briscoe complex illustrates well in one complex the growth of a large and important Melbourne company, as well as marking the development eras apparent within the West Melbourne area: the boom of the late Victorian-era, the minor boom in the 1920s after stalling of the economy during WW1, and the recovery after the Great Depression just before WW2 in the late Interwar period.</p> <p>The dominant character is that of the Interwar and the design skill in integrating the whole shown by Purchas &amp; Teague, well known Melbourne architects, is apparent.</p>

<sup>54</sup> The City of Melbourne Heritage Review 1999 referred to the place as 135-141 Hawke Street.



Summarising, the format adopted in the *West Melbourne Heritage Review* was to allow for the option of the Briscoe complex at 164-184 Roden Street to be provided with its own Heritage Overlay with significant and contributory parts or its parts to be designated as 'contributory' or 'significant' within the existing Heritage Overlay 3.

The City of Melbourne has opted for the latter option but the *Heritage Places Inventory* 2017 lists all three components: the two parts and the whole complex.

The other issues raised deal with other strategic planning matters and are not relevant to the heritage significance of the place.



Figure 129 Significant Moderne style detailing at the entry to the 1938 wing, 172-184 Roden St.

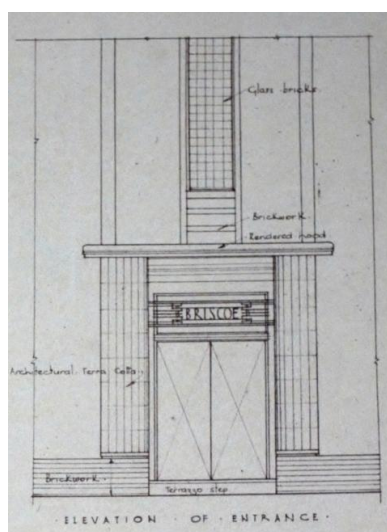


Figure 130 Moderne style detailing, entry 1937-8, 172-184 Roden St, (VPRO)



Figure 131 Hawke St elevation of Streamlined Moderne style 1938 wing, 172-184 Roden St, with the 1889 base apparent although visually integrated with the overall design

### Statements of Significance

The West Melbourne Heritage Review Appendix 3 has three Statements of Significance for this place:

- Two identical Statements of Significance for the 1925 wing, dealing with the two addresses of the same building (one in Hawke St and one in Roden St.) and
- one for the 1889, 1938 corner building 172-184 Briscoe and Co Ironmongers warehouse complex.

This latter Statement of Significance has been wrongly labelled 164-184 Roden Street, in the incorporated documents. No Statement of Significance covers the whole complex.

### Recommendations

Revise the proposed *Heritage Places Inventory* 2017 to:

- 172-184, (part Briscoe and Co ironmongers warehouse complex)- significant
- 164-184 Briscoe and Co ironmongers warehouse complex - significant
- 164-170, (part Briscoe and Co ironmongers warehouse complex) - contributory

Revise the addresses in the associated Statements of Significance as follows in red.

### Proposed revised Statements of Significance 172-184 Roden Street

The following Statement of Significance for 1889, 1938 corner building should be amended to use the City of Melbourne Maps addresses as shown in red<sup>55</sup> in the West Melbourne Statements of Significance Incorporated Documents.

<sup>55</sup> See Incorporated Documents - Clause 81 – Schedule: 289

**Briscoe and Co ironmongers warehouse complex, part, at 172-184 Roden Street.**

***What is significant?***

Renowned architects Oakden, Addison and Kemp designed the first stage or ground floor of this warehouse complex in 1889 for successful ironmongers, Briscoe and Company as their iron yard. As part of national expansion, Briscoe, Drysdale and Co. had just launched their new six storey office and warehouse building in Sydney, 1886. The Melbourne and Metropolitan Board of Works Detail Plans 730, 731 (1895) show Briscoe and Company as 143-159 Hawke Street, 172-180 Roden Street, and 216 Adderley Street, one large building, with three pitched crossings to Adderley and one each to Roden and Hawke Streets.

The existing brick building to the north of this wing, at 160-170 Roden Street, is shown as houses on the 1895 Melbourne and Metropolitan Board of Works plan and remained so until 1925 when Briscoe expanded north.

By 1937-8, two floors were added to the Victorian-era base, for most of the original extent, to the design of Purchas and Teague, as part of the firm's shift out of the City. This addition transformed the Victorian-era warehouse to a Modernistic industrial design, paralleling with the Interwar Gadsden complex nearby. The (now painted) brickwork base, quarry-face basalt footings and regular punched fenestration is expressive of the Victorian-era.

Purchas and Teague had worked on Briscoe's Victorian-era Little Collins Street warehouse back in 1903: this was sold to finance the new Roden Street building. When the Little Collins Street warehouse was erected Briscoe had already been established in England for over 100 years (as William Briscoe and Son), having opened in this colony at Elizabeth Street during 1853. By the late 1880s they had branches in New Zealand and New South Wales. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty. Ltd..

Contributory elements include:

- Victorian-era brick base with basalt footings and punched segmentally arched fenestration with voussoirs with 1930s modifications;
- Moderne style, two brick Interwar upper levels with parapeted roofline, stepped at one end;
- Dutch hipped roofs behind the parapet; · fenestration set in Modernistic horizontal streamlining strips, delineated by projecting

head and sill moulds, grooved and rounded at each end;

- multi-pane glazing in steel frames as typical on both sections, with hopper sashes; ·
- vertical facade elements terminating elevations, with vertical brick panels and ribbing; and
- contribution to a major industrial complex, that extends over the 19th and 20th centuries. Integrity is good despite the bricks and stone footings having been painted over and new openings at ground level.

***How is it significant?***

Briscoe and Company ironmongers warehouse complex, part, at 172-184 Roden Street is significant historically and aesthetically to West Melbourne.

***Why is it significant?***

Briscoe and Co. ironmongers warehouse complex, part, is significant.

- Historically, as part of a major industrial complex that extends over two centuries, 19th and 20th, its evolution expressive of the development of West Melbourne as a preferred location for industries moving from the central City, close to transport nodes, also as associated with one of Australia's largest Victorian-era hardware firms; and
- Aesthetically, as a successful combination of two major era of the growth of this complex, each one expressive of its creation date, also a major Moderne style design in West Melbourne that parallels with the nearby significant Symington Interwar complex.

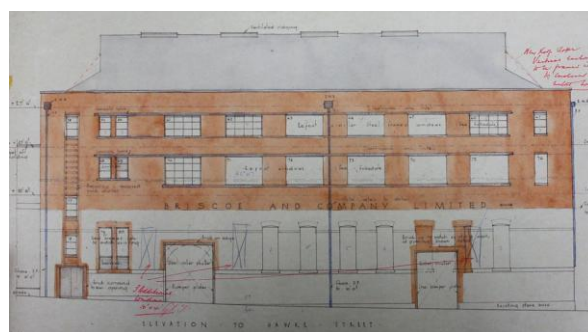


Figure 132 upper level addition to 1889 base, 1937-8, 172-184 Roden St, Hawke St elevation (VPRO)



Figure 133 Briscoe & Co 1948 (State Library of Victoria)

The following Statement of Significance should be amended as shown in red<sup>56</sup> in the West Melbourne Statements of Significance Incorporated Documents.

### Statement of Significance 164-170 Roden Street

Briscoe and Company building at 164-170 Roden Street, part of the Briscoe complex at 164-184 Roden Street

#### What is significant?

Renowned architects Oakden, Addison and Kemp designed the first stage of this large warehouse complex at the corner of Adderley and Roden Streets for successful ironmongers, Briscoe and Co. as part of their iron yard. The Melbourne and Metropolitan Board of Works Detail Plans 730, 731 (1895) show Briscoe and Company as occupying 143-159 Hawke Street, 172-180 Roden Street, and 216 Adderley Street, as one large building with three pitched crossings to Adderley and one each to Roden, Hawke Streets.

The 1895 Melbourne and Metropolitan Board of Works plan shows 164-170 Roden Street as adjoining houses. However these were replaced in 1925 when Purchas and Teague designed this new warehouse addition to the north of the complex. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty. Ltd..

Contributory elements include:

- double-storey rendered masonry Interwar industrial building;
- a corrugated galvanised steel transverse gabled and sawtooth roof concealed behind a parapet;
- two street frontages, to Hawke Street and Roden Street, each dominated by a distinctive large semi-circular arched entrance linked by an internal roadway;

- three wide but shallow piers which stop short of a moulded string course as the sole decoration.

There are six non-original windows over two levels on the Hawke Street elevation.

#### How is it significant?

The former Briscoe and Company building at 164-170 Roden Street, West Melbourne, is of contributory significance historically and aesthetically to West Melbourne and the Briscoe complex.

#### Why is it significant?

The former Briscoe and Co. building at 164-170 Roden Street, West Melbourne and the, is of contributory significance.

- Historically, the building is representative of the Interwar surge in West Melbourne industrial development, in this case as expansion of an existing large and important late-nineteenth century industrial complex, Briscoe and Company, in West Melbourne;
- Aesthetically, as a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.



Figure 134 Hawke St elevation of 1925 wing, showing adjoining 1889 main building (VPRO)

#### Comparative analysis:

Refer to Table 2 Interwar industrial places identified as significant' in the .

#### Sources used for this assessment

The following sources and data were used for the assessment:

See also adjoining 135 TO 141 Hawke Street, West Melbourne 3003

<sup>56</sup> See Incorporated Documents - Clause 81 – Schedule: 289

***City of Melbourne Heritage Review 1999 for Hawke & Roden Street buildings***

***History***

The building at 135-141 Hawke Street was constructed c.1889. It first appears in the Sands and McDougall directory in 1890, when it was occupied by Drysdale, Briscoe and Co., 'store'. The company later referred to as Briscoe and Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.

***Description***

The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is the sole decoration. There are six non-original windows over two levels on the Hawke Street elevation.

***Significance***

The former Drysdale, Briscoe and Co. building at 135-141 Hawke Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

***Grading Review***

Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

***Victorian Heritage Database***

Purchas and Teague- significant places

Former Melbourne Wool Exchange 120 - 138 King Street, MELBOURNE, MELBOURNE CITY

The former Melbourne Wool Exchange was erected in 1913-14 by Monier Reinforced Concrete Constructions. The architects were Purchas and Teague.

Church of St John The Evangelist Finch Street, MALVERN EAST, STONNINGTON CITY

The Church of St John the Evangelist, East Malvern is of Local architectural significance as the design of Purchas & Teague

***MMBW***

DP706 1895 shown as Briscoe & company

143- Hawke St, 172- Roden St, -216 Adderley Street, one large building with three pitched crossings to Adderley and one each to Roden, Hawke

***Lewis, M. Australian Architecture Index:***

'29 06 1889 City of Melbourne registration no 3968 [Burchett Index]. Fee 6.0.0 warehouse Oakden, Addison & Kemp

Owner Briscoe & Co

Builder Dunton, John - 46 Latrobe west'

Melbourne CAD Conservation Study 1985-

Briscoe & Company, Little Collins St, warehouse.

'Briscoe had been established in England for over 100 years (as William Briscoe & Son) when they leased this warehouse, having opened in this colony at Elizabeth Street during 1853. By the late 1880s they had branches in New Zealand and New South Wales. Architect, Edward Twentyman, had designed the Queen Street premises; in 1882-3, the new firm of Twentyman & Askew being responsible for this building. The builder was Harry Lockington. Twentyman had already proved himself as the ironmonger's architect, executing the design for McLean Bros. and Rigg's Bourke Street West store.'

***Newspapers:***

'The Argus': 14/7/1883

'BRISCOE AND CO.'S NEW WAREHOUSE.

Within recent years several important additions have been made to the architecture of Melbourne, but there have been few such conspicuous examples of improvement as the new establishment erected for Messrs Briscoe and Co., wholesale ironmongers, in Little Collins-street west. This firm has for years held a foremost position in the trade in Australia, and their retail business centre in Collins-street east, which has just been closed, was one of the finest shops in the city. A change of policy, however, has taken place. The retail connexion has been to a considerable extent relinquished and the firm's operations are to be devoted almost entirely to wholesale trading. To enable them the better to develop this scheme they removed a few weeks ago to the new quarters, which have been built with a thorough regard to their requirements. The freehold is owned by Mr. George



Robertson, who has also erected the building, and the value of the entire property is not less than £26,000.

Messrs. Briscoe and Co. arranged that the work should be in their hands, and according to their instructions the plans were prepared by Messrs. Twentyman and Askew, of Bourke-street west...'

'The Argus': 4/11/1937

'BANK BUYS CITY

#### PROPERTY

The property known as Briscoe's Buildings, at 391-395 Little Collins street, near Queen street, has been purchased by the Bank of New South Wales from Briscoe and Company Limited, hardware merchants. The sale price has not been disclosed.

... adjoins the rear boundary of the bank's chief office in Melbourne at 368 Collins street. The purchase will give the bank a complete block with frontages to both Collins and Little Collins streets and will provide for extension of accommodation for the banks business and for tenants The bank has not yet considered plans for a building on the site The brick building on the site was erected by Briscoe and Company Limited in 1904 and comprises four and a half stories and basement With McNeil lane on the east side and Briscoe lane on the west the site has excellent natural light The managing director of Briscoe and Co Ltd (Mr J P McNeil) said yesterday that possession of the property would be given to the bank in April next Work was beginning immediately on the erection of a modern warehouse building on portion of the company's iron and steel yards at Roden Adderley and Hawke streets West Melbourne The new building will be 140ft by 200ft and will contain more floor space than the building sold The removal of the warehouse from the city had been contemplated for some time Mr McNeil added The architects for the new building are Messrs Purchas and Teague of Little Collins street.'

#### *i-Heritage*

i-Heritage search results: Abstract of Building Identification Form (BIF)

#### **172 TO 184 RODEN STREET West Melbourne 3003**

Heritage Gradings

Building Grading Streetscape Level Laneway Level D3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study, Date, Status.

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Inter War

Period 1926-39 - Inter War

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Not Assessed

Condition Not Assessed

Original Building Type

History Not Assessed

Description/Notable Features Notable features include glass and brick details.

#### **135 TO 141 HAWKE STREET West Melbourne 3003**

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom

Lovell and Associates 1999 Adopted

Building and History Information

Architectural Style Victorian; c1889

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

The building at 135-141 Hawke Street was constructed c.1889. It first appears in the Sands and McDougall directory in 1890, when it was occupied by Drysdale, Briscoe and Co., 'store'. The company later referred to as Briscoe and Co. Ltd, and the premises an iron yard. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty Ltd.

Integrity Fair

Condition Fair

Original Building Type

History

Not Assessed

Description/Notable Features

The building at 135-141 Hawke Street is a double-storey rendered masonry Victorian industrial building with a corrugated galvanised steel transverse gabled and sawtooth roof which is concealed behind a parapet. The building has two street frontages, to Hawke Street and 160 Roden Street. Both facades are similar, and each is dominated by a large semi-circular arched entrance, and has three wide but shallow piers which stop short of a moulded string course which is



the sole decoration. There are six non-original windows over two levels on the Hawke Street elevation.

***Statement of Significance***

The former Drysdale, Briscoe and Co. building at 135-141 Hawke Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of late-nineteenth century industrial development in West Melbourne. Aesthetically, the building is a reasonably intact industrial building which is characterised by its

austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings.

**Recommended Alterations**

Other Comments Upgraded from E to D. Although the building has been altered by the painting of brickwork and the insertion of non-original window openings, its overall form and facade composition remain intact. The building is an important element in both the Hawke and Roden Street streetscapes. Original datasheet: 135-141 Hawke Street, West Melbourne; 160 Roden Street, West Melbourne.

## Row house 171 Roden Street , part Wigton cottages, 171-179 Roden Street , Submission 101

**City of Melbourne property number:** 108350

**Type of place:** row house

***Heritage Places Inventory 2017:***

Roden Street 171 (part 171-179) contributory

Roden Street 171-179 (Wington Cottages) Significant



*Figure 135 Row house 171 Roden Street, 2018*



*Figure 136 Row house 177 Roden Street- once near twin of 171 Roden Street, 2018*



Figure 137 Aerial view of row from north, Google 2018, shows the symmetry of the row.

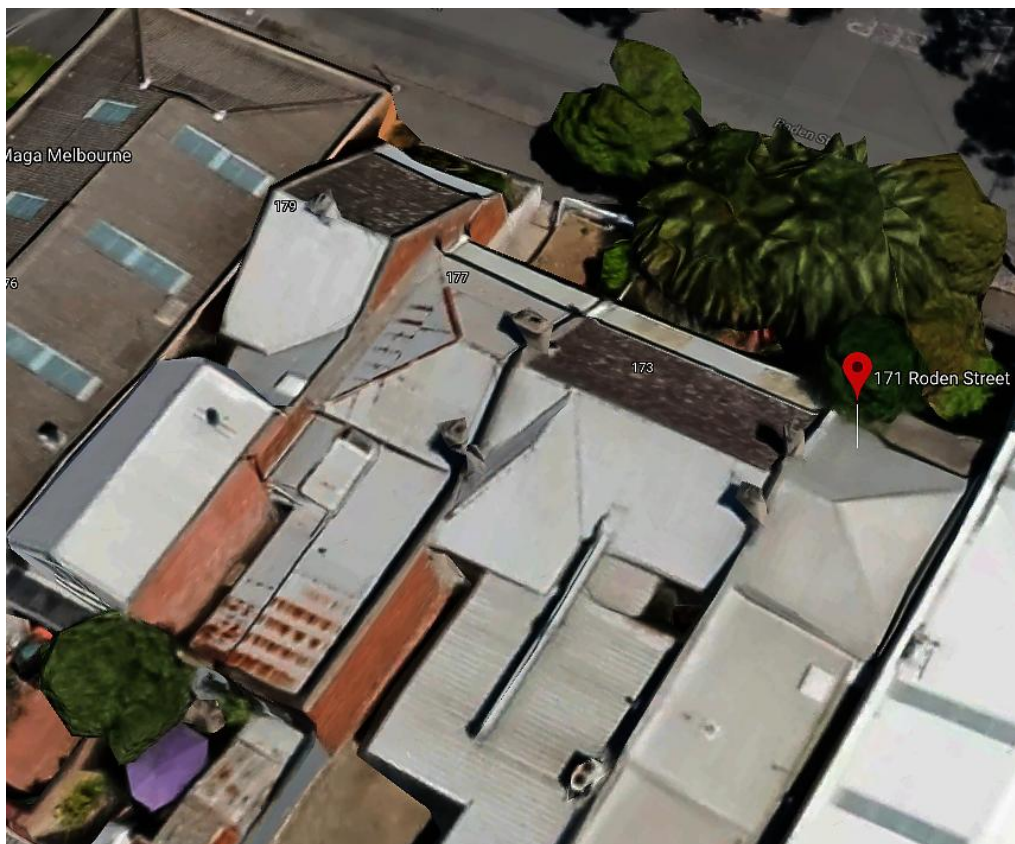


Figure 138 Aerial view of row from south, Google 2018, shows the symmetry of the row.



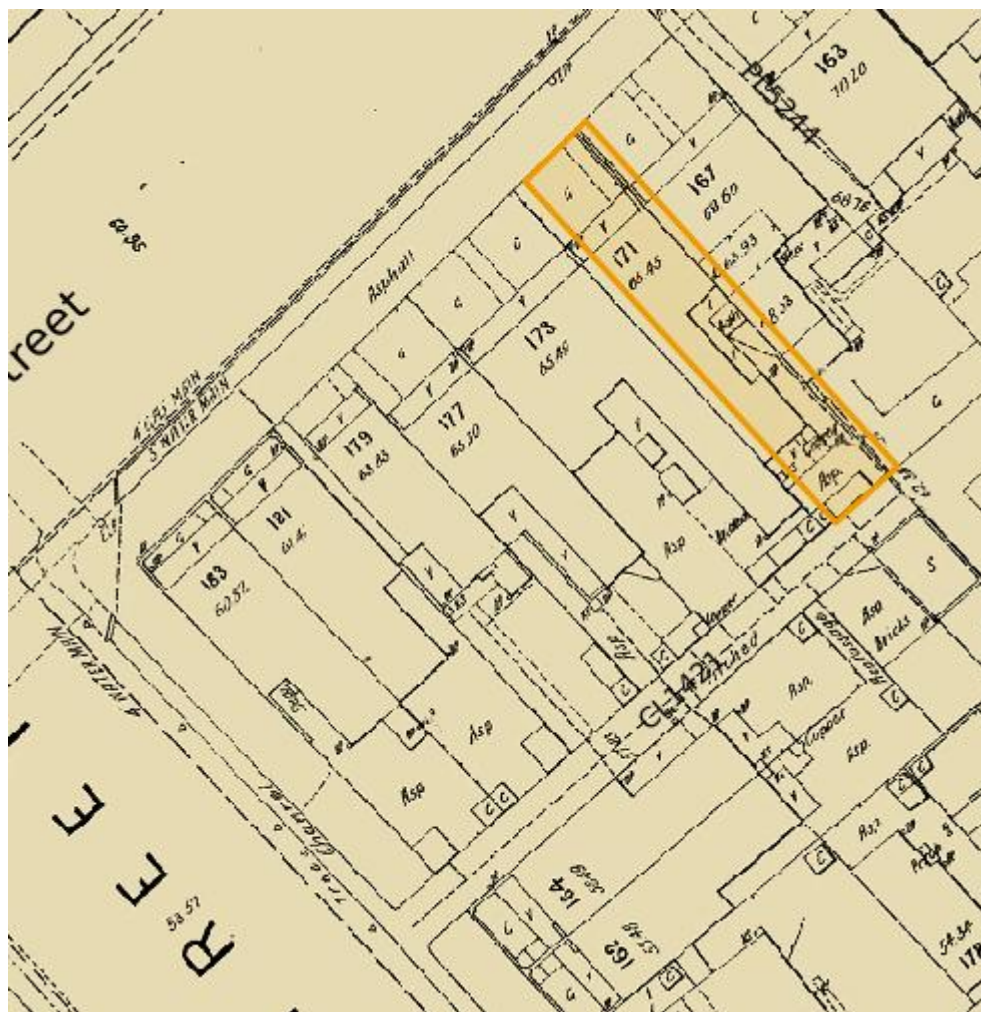


Figure 139 Part MMBW DP 728

**Historical associations:**

**Creation or major development date(s) of place:**  
1864-8, 1871

Creation of development period?

Victorian-era? Yes

Edwardian-era? No

Interwar (WW1-WW2)? No

Post WW2? No

**Major owners or occupiers:**

George Carnaby

Isabella Roberts, Hugh Erasmus Roberts

**Designer:**

Unknown.

**Heritage evaluation:**

Individually significant? No

Contributory to a precinct? Yes

**Existing heritage grading and streetscape level**  
(Heritage Places Inventory 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: D2**

**Heritage values:**

Aesthetic values? No

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** No, Proposed part of Heritage Overlay 844 (173 -179 Roden Street, West Melbourne).

**Victorian Heritage Register?** No.

**Thematic context:**

8.2 Housing the population

## C258 Submission 101

### Summary

- Submitter questions the proposed Statement of Significance for 171-179 Roden St that states the chimney of 171 is non-existent and the roof line is not a continuum of the neighbouring houses;
- States that the roofline bears no similarity to the neighbouring properties whatsoever;
- The front of 171 Roden St. is estimated to be mid 1950's.



Figure 140 Chimneys on 173-5 Roden St, shaved nearly in half for 171 renovations, 2018.

### Graeme Butler response

This house is adjoining an existing Heritage Overlay 844, 173 -179 Roden Street. The row had no Statement of Significance which has been provided in this review. The house is proposed to be included in the Heritage Overlay as having once been part of the row.

The Statement of Significance provided refers to the whole row 171 -179 Roden Street, West Melbourne, of which 171 is a contributory part (existing Heritage Overlay 844, 173 -179 Roden Street).

Part of the Statement of Significance refers to 171:

'The house at 171, with its free-form 1950s-60s concrete verandah and reconstructed façade, has been altered with only the chimneys and form matching but 173-175 and 177 provide the basis for its restoration..'

The above aerial view shows the symmetry of the house row roof forms, with the house at 171 Roden St

having once been identical to 177 Roden Street as bookends to 173-5. The roof and plan forms of 171 are contributory to the row but the two chimneys once shared by 171 and 173-5 Roden St have been partially demolished but about half remains to provide evidence and a basis for any future reinstatement.

There is no Building Application listed for this house in the City of Melbourne records from 1916 to the 1980s that would account for the changes to 171 Roden Street.

Demolition and redevelopment of 171 would destroy the row's symmetry and hence affect its heritage value.

### Statement of Significance

The addition in red might answer the submitter's query.

#### *What is significant?*

A row of three cottages were built here in 1864-8 for tailor George Carnaby. The row includes two single-fronted end houses (171, 177 Roden Street), with corrugated iron clad hipped roofs, that flank the larger central house (173-175 Roden Street) with its gabled profile. All share the same ridge line across the exposed party walls. Isabella Roberts of Dudley Street West Melbourne and Hugh Erasmus Roberts, a storeman and her husband, were early long-term owners of these houses.

The house at 171, with its free-form 1950s-60s concrete verandah and reconstructed façade, has been altered with only the chimney remnants and form matching but 173-175 and 177 provide the basis for its restoration. As the row's centre 173-175 has a slate clad roof; double fronted form and two three-light windows either side of the entry. Shallow cemented cornices on the chimneys denote early Victorian-era construction. The eaves are dentilated and 173-175 has a six panel door and toplight. A Victorian-era cast-iron front verandah is common to 173-177 and an unusual vermiculated block on the wall dividing it supports a cemented pineapple. Two semi-mature Canary Island palms are exotic specimens uncommon in the area but are not individually significant.

The house at 179 is a separate, later and more typical brick Victorian-era cottage from c1871, built for George Hessey.

Contributory elements include:

- pitched gabled and hipped roof forms, clad with corrugated iron and slate;



## Melbourne Planning Scheme Amendment C258 Evidence

- cemented dividing walls with vermiculated and scrolled blocks as ornament;
- dentilated eaves for 173-177;
- single and double-fronted forms, used symmetrically on 171-177;
- face brick walls;
- front verandah with cast-iron frieze and posts (173-179)
- originally double-hung sash windows; and
- contribution to early Victorian-era streetscape with 159, 163 Roden Street.

1879 Isabella Roberts of Dudley Street West  
Melbourne wife of Hugh Erasmus Roberts storeman

1883 Hugh Erasmus Roberts gentleman, Isabella dies  
21 Nov 1883

1884 Hugh Erasmus Roberts jnr. (son)

1884 Hugh Erasmus Roberts gentleman, Hawke St

Integrity is generally good despite bricks having been painted over and a new iron fence to 173-175 where a timber picket fence was probable (see adjoining).

Subdivides to 3: 1885 171 Hugh Mitchell, 177 to Joseph Duffy,

### ***How is it significant?***

The Early Victorian-era house row, 171-177 Roden Street, is significant historically to West Melbourne.

1887 173-175 Roden Street

### ***Why is it significant?***

The Early Victorian-era house row, 171-177 Roden Street, is significant

to David Evans Brighton St, Newmarket draper from estate of Roberts who died 16 March 1886

- Historically as representative of the start of a major growth period in West Melbourne while being in a distinctive row form that evokes the early date of construction and relates to other nearby early houses in Roden Street.

1887 Fourth Victorian Permanent Property Building & Investment Society

1978 Coral Pearl Cottrell of Port Melbourne and Caroline Hansch Mooroolbark.

## **Recommendation**

No change to *Heritage Places Inventory* 2017.  
Potential change to *West Melbourne Heritage Review*  
Statement of Significance, as above.

### **MMBW**

DP728 house shown with other row houses of same setback: 167 DF, 171 S.F., 173 DF, 177 S.F. front gardens

## **Sources used for this assessment**

The following sources and data were used for the assessment:

### ***Heritage Places Inventory June 2015***

No listing. 173, 177, 19 Roden Street: D2

**North and West Melbourne Conservation Study**  
(1983)

No listing

### **Hermes**

See heritage overlay 173-179 Roden HO844; no Statement of Significance

**i-Heritage search results: Abstract of Building Identification Form (BIF)**

No listing.

### **Victorian Titles Office**

Application 11899 (not at VPRO, see RGO)

Owners:

### **Lewis, M. Australian Architecture Index: ; ;**

`72887 Bowness ,Ernest - McKean Street Nth Fitzroy  
Roberts,- West Melbourne VIC ; ;City of Melbourne  
registration no 431 [Burchett Index]. Fee 1.15.0 five

171-177 Roden Street

room brick cottage Roden Street Billing & Son; 1883 08 10

72880 Hessey, George - Melbourne Hessey, George West Melbourne VIC City of Melbourne registration no 4354 [Burchett Index]. Fee 1.10.0 three room brick cottage Roden - below Adderley 1871 03 29

72916 Hessey, George - 102 Stanley Street West Melbourne Hessey, George West Melbourne VIC City of Melbourne registration no 7692 [Burchett Index]. Fee 1.15.0 six room brick house Roden - between Adderley & Railway.'

Note Typing Error - '1878 Bourke 18'; in date - either on Burchett Index Card or in original Intent to Build.

#### **City of Melbourne Building Application index cards**

No listing.

#### **Newspapers:**

'The Age' 20/2/1886

'On the Premises, Roden-Street, West Melbourne.

SUPERIOR BRICK RESIDENCE,

To Business Men, Railway Employees, Speculators and Others.

BARRETT and Co. will sell by auction, on the premises as above, Land having a frontage of 32 ft. to Roden-street by a depth of about 100 ft. to a right of way at rear 10 ft. wide on which is erected a superior brick residence (Wigton Cottage), containing 7 rooms, bath, pantry, scullery, copper built in, yard asphalted.

...

The auctioneers would call special attention to this sale, the property splendidly adapted for the residence of persons connected with the railways or business men on the look out for a suburban residence near the city, it being within a few minutes' walk, and near the cab route.'

'The Age' (Melbourne, Vic. : 1854 - 1954) ;  
;Wednesday 3 March 1886

'CITY PROPERTY.

On the Premises. Wigton Cottage, Roden-street,

WEST MELBOURNE.

SUPERIOR FAMILY RESIDENCE,

BARRETT and Co. will sell by auction, on the premises, as above.

Land having a frontage of 32 ft. to Roden-street by a depth of 100 ft. to a right of way, on which is erected a very superior seven-roomed brick family residence, bath, outhouse and every convenience.

Title, certificate. Terms at sale.

The auctioneers would call special attention to this sale. The property is splendidly situated near the station and cab route, and most rapidly increase in value.

Barrett and Co., auctioneers, corner of Queensberry and Abbotsford streets, Hotham, and Racecourse-road, Newmarket'

## Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields 101 Rosslyn Street, Submission 99

City of Melbourne property number: 108410

Type of place: Factory

**Heritage Places Inventory 2017:** Rosslyn Street 101-107 Significant



Figure 141 Felton Grimwade and Duerdins Pty. Ltd. factory 101 Rosslyn St, context, 2018



Figure 142 Felton Grimwade and Duerdins Pty. Ltd.  
factory 101 Rosslyn St, 2018

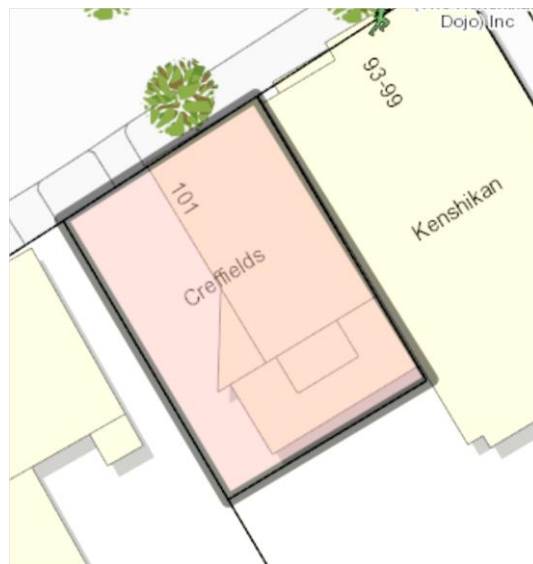


Figure 143 Proposed Melbourne Planning Scheme map

**Historical associations:**

**Creation or major development date(s) of place:**  
1944

Creation of development period?

Victorian-era? No

Edwardian-era? No

Interwar (WW1-WW2)? Yes

Post WW2? No

**Major owners or occupiers:**

Felton Grimwade & Duerdins Pty. Ltd.

Lyall-Owen Pty. Ltd.

**Designer:** Arthur Peck, Hugh Peck Architects

**Heritage evaluation:**

Individually significant? Yes

Contributory to a precinct? No

**Existing heritage grading and streetscape level**  
(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: C2**

**Heritage values:**

Aesthetic values? Yes

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay?** HO1192\* Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields, 101-107 Rosslyn Street, West Melbourne.

**Victorian Heritage Register?** No

**Thematic context:**

5.5 Building a manufacturing industry

4.8 Defending the city

**C258 Submission 99**

**Summary**

- The Statement of Significance identifies the Subject Site's contextual association with the Fenton (sic) Grimwade and Duerdin buildings at 109-133 Rosslyn Street (identified as 'B' graded).
- The permitted demolition of the building at 109-133 Rosslyn Street has impacted the heritage context of the building on the Subject Site.

- The building on the Subject Site bears no external expression of its association with Fenton Grimwade and Duerdin.

- The building is not well preserved, has large openings in the façade that compromise the architectural integrity, and has reached the end of its design life as evidenced by its poor structural integrity.

- The building is one of many located in West Melbourne that date from the interwar phase of industrial growth

**Graeme Butler response**

The adjacent 109-133 Rosslyn Street has been demolished and thus the significance of the Level 2 Streetscape has been affected - potentially to a Level 3 Streetscape. The loss of another well-preserved part of this chemical industry complex potentially lends a greater significance to 101 Rosslyn Street given it the last trace of an important complex that has now been reduced.

This place has also been identified as individually significant - historically, for its association with this important company Felton Grimwade and Duerdins Pty. Ltd. and its increased capacity during World War Two as part of their war effort, also a well-preserved Interwar industrial building symbolic of this phase of growth in West Melbourne as noted by the submitter.

Also aesthetically, for its strong Moderne style design using brickwork as its ornament and massing as created by the Arthur & Hugh Peck Architects.

The part of the Statement of Significance citing the other Peck design formerly to the west (109-133 Rosslyn Street) deals only with the streetscape level.

**Recommendations**

Revise the Statement of Significance (see red entries) and *Heritage Places Inventory* 2017 to reflect the demolition of 109-133 Rosslyn Street and the enhanced aesthetic role as now the only example in this locality of the common design theme with 109-133 Rosslyn Street (1942).

**Statement of Significance**

Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields 101 Rosslyn Street, West Melbourne

**What is significant?**

Industrial specialists, Arthur Peck and Hugh Peck Architects designed this addition to the existing Felton Grimwade and Duerdins Pty. Ltd. chemical manufacturing complex, applying in 1944 to convert an existing building from a factory to a showroom and

erect this new chemical factory wing for an estimated cost of £6548. The ground floor held offices, a laboratory, and packing electrical store rooms. On the first floor were offices, a large laboratory with fume cupboard, balance room, and a dark room along the rear wall, all with a sky lit roof. Later the building was occupied by photo engravers Lyell-Owen Pty. Ltd., and then Creffields, the plan printing and publishing service used by generations of architects and engineers.

Felton Grimwade and Duerdins were established in 1867. Frederick Sheppard Grimwade, a shrewd English businessman, borrowed funds from his father to purchase the Melbourne drug company from Edward Youngman, renamed Felton Grimwade and Company. Alfred Felton, Grimwade's partner, was originally apprenticed to a chemist, and gained prominence from his bequest of more than £2,000,000 to charity and the Melbourne National Gallery. By the late nineteenth century the company was the largest drug house in Victoria and had subsidiary interests in companies in New Zealand and Western Australia. Felton and Grimwade also established a number of other enterprises including bottle manufacturing, an acid works and salt manufacturing.

One of the company's founding members was chemist, botanist and philanthropist Russell Grimwade. He moved the cottage of Captain Cook's father from England to Melbourne in 1933 as a gift to the Australian people for the centenary of Melbourne's founding. Grimwade was also official botanical adviser to the Australian military during the Second World War. In the absence of reliable sources of raw material during wartime, Grimwade grew many source plants on his property, Westerfield, near Frankston. The company of Felton, Grimwade and Duerdins later became known as Drug Houses of Australia.

This project and the **former building** nearby at 109-133 Rosslyn Street (1942) shows the company as very active on the home front during World War Two when all building work was restricted unless aimed at the war effort. An example of their wartime products included an RAAF Emergency Flying Ration pack, now held in the Australian War Museum.

Contributory elements include:

- two storey face red brick parapeted factory, with matching but higher skillion additions built on an existing wing at the rear;
- pitched roofs behind parapet;
- three-bay symmetrical façade with raised central bay providing for a stepped parapet;
- soldier coursing above openings and across side bays as structural ornament;

- rainwater heads and downpipes arranged symmetrically as part of the facade; and
- multi-pane glazing in steel framing.

Integrity is good despite new entry lobby created central to the facade.

#### ***How is it significant?***

The Felton Grimwade and Duerdins Pty. Ltd. factory, 101-107 Rosslyn Street, is significant historically and aesthetically to West Melbourne.

#### ***Why is it significant?***

The Felton Grimwade and Duerdins Pty. Ltd. factory, 101-107 Rosslyn Street, is significant.

- Historically, for its association with this important company and its increased capacity during World War Two as part of their war effort, also a well-preserved Interwar industrial building symbolic of this phase of growth in West Melbourne; and
- **Aesthetically, a strong Moderne style design using brickwork as its ornament and massing.**

#### **Comparative analysis:**

Refer to Table 2 Interwar industrial places identified as significant' in the .

This place is well-preserved and a bold design when compared to the other Interwar factories identified in West Melbourne and represents an important architectural theme for the area. As now the only representative of the Felton Grimwade and Duerdins Pty. Ltd. complex, this building has a greater historical significance. Similarly the bold Moderne styling once illustrated in a larger form by the now demolished adjacent building at 109-133 Rosslyn Street (1942) leaves this as the only example of this strong brick architectural massing.

#### **Sources used for this assessment**

The following sources and data were used for the assessment:

(See also 109-133 Rosslyn Street)

***Heritage Places Inventory June 2015, i-Heritage, Hermes***

No listing.

***City of Melbourne Building Permit Applications***  
**101 Rosslyn Street**

1918 alterations to factory

1944 22981 £6548 additions & alts to building from factory to showroom (refers to 22785) Arthur Peck, Hugh Peck Architects:



Ground: office, laboratory, packing electrical store  
rooms first floor: office, large lab with fume  
cupboard., balance room, dark room along rear wall;  
sky lit roof. Sections showing existing adjoining  
buildings

1985 \$290,000 refurbishment 2 storey building

105-109 1960-4 various

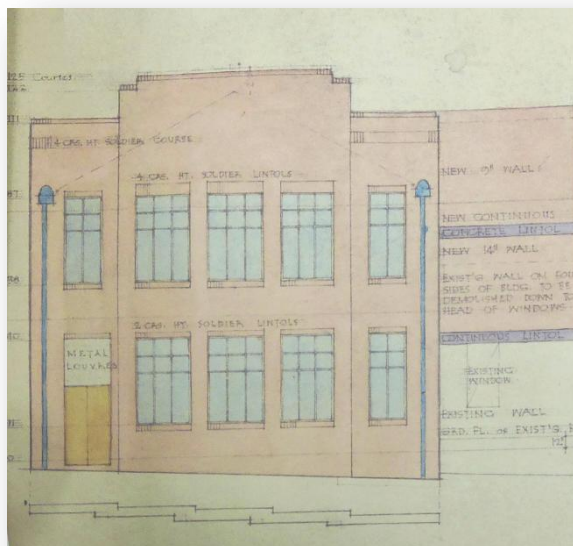


Figure 144 City of Melbourne application 1944, VPRO

**VGG**

1967

Lyell-Owen Pty. Ltd., 101 Roslyn-street, West  
Melbourne

**Newspapers:**

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 7  
November 1942 PHOTO Engraving.-Lyell-Owen Pty!  
Ltd. have a vacancy for suitable Boy. View to  
apprenticeship. Apply National Service Officer, 473  
Bourke street, Tuesday, 3.15 p.m.

**Biosis Fisherman's Bend Heritage Study**

Prepared for Places Victoria

11 June 2013

'Felton Grimwade & Co was established in Melbourne  
in about 1867, soon after moving from Russell Street  
to Flinders Lane where its importing business  
flourished. The firm operated as wholesale druggists  
but developed into a large manufacturing enterprise  
with products including acids, salt, glass bottles,  
fertilisers and eucalyptus oil. In 1870 they were  
operating a chemical works at their Port Melbourne  
manufacturing site and as early as 1872 the Port  
Melbourne Council opposed the manufacture of

sulphuric acid at its plant. Nevertheless, company  
activities from the outset were to include the  
manufacture of sulphuric acid and other mineral acids  
including bi-sulphide of iron. By 1894 the Ingles Street  
building was the principal manufactory at Felton  
Grimwade and CO's. Chemical works. The works was  
extensively damaged by fire in 1895, but was rebuilt  
and continued to operate into the mid twentieth  
century. 38 The complex was later occupied by Arthur  
Vale and Co. Pty. Ltd., oil stores, Cotton Dressing Pty.  
Ltd. and the United Oil Co. Pty. Ltd. oil store. 39 And  
more recently became part of AMI and then Toyota.  
40 Alfred Felton is remembered for the generous  
bequest he gave to the National Gallery of Victoria,  
which continues to fund the purchase of artworks for  
the state collection.'

## Melbourne Remand Centre, later Assessment Prison 317 Spencer Street, Submission 58

City of Melbourne property number: 105463

Type of place: prison

*Heritage Places Inventory 2017*: significant



Figure 145 Spencer St view



Figure 146 Spencer St view





Figure 147 Jeffcott St view 2017, since changed internally

Images of place 2015-2017

**Historical associations:**

**Creation or major development date(s) of place:**  
1983-1989

Creation or major development period?

Victorian-era? No

Edwardian-era? No

Interwar (WW1-WW2)? No

Post WW2? Yes

**Major owners or occupiers:**

Victorian Government

**Designer:** Godfrey Spowers & Darryl Jackson

**Heritage evaluation:**

Individually significant? Yes

Contributory to a precinct? No

**Existing heritage grading and streetscape level**

(Heritage Places Inventory 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: B3**

**Heritage values:**

Aesthetic values? Yes

Historical values? Yes

Scientific values? No

Social values? Yes

**Heritage status:**

**Heritage Overlay?** No, Proposed HO1195 Melbourne Remand Centre, later Assessment Prison, 317 Spencer Street, West Melbourne

**Victorian Heritage Register?** No

**Thematic context:**

4.5 Administering justice

4.7 Policing the city



Figure 148 Proposed Melbourne Planning Scheme map

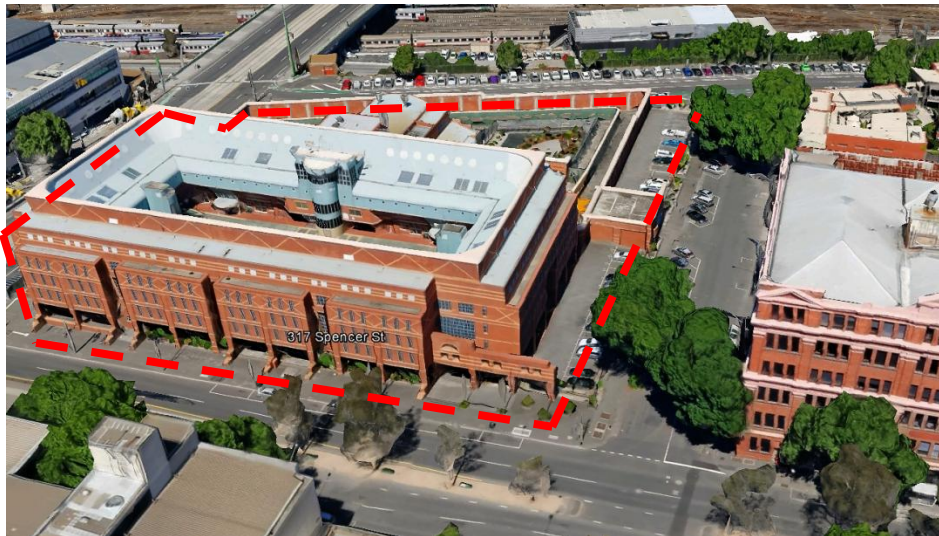


Figure 149 Aerial view from east, showing main building, internal court and rear exercise yard. The reference to the Sands and McDougall building is clear. Proposed Heritage Overlay extent shown as dashed line. (Google, 2017).

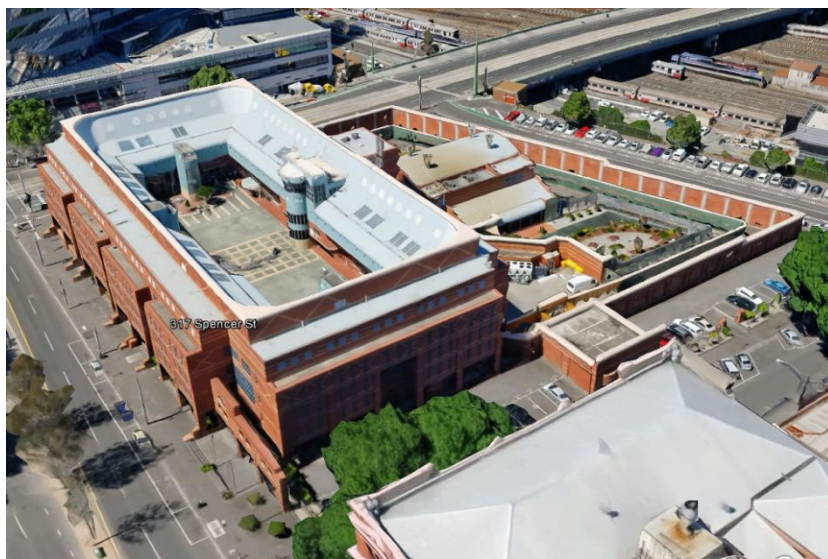


Figure 150 Aerial view from north, showing main building, internal court and rear exercise yard. (Google 2017)

## C258 Submission 58

### Summary and response

Submission	Graeme Butler response
Corrections Victoria's concerns relate to the operational impacts from the imposition of the Heritage Overlay, particularly in the case of upgrade works and urgent health, safety and security works that might be required. .	Operational aspects could be managed by an incorporated plan which allows for permit application exemptions for prescribed works. This technique has been investigated most recently in planning heritage management of the North and West Melbourne flour milling complex (HO455).  No planning permit is required for maintenance that replaces like with like.
Existing protections for the MAP include PUZ3, which designates the land for Health and Community purposes and DDO33, which actively provides protection for buildings of heritage significance in the precinct (example provided in the submission).	36.01 PUBLIC USE ZONE does not directly address heritage places.  <i>Purpose</i>  <i>To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>  <i>To recognise public land use for public utility and community services and facilities.</i>  <i>To provide for associated uses that are consistent with the intent of the public land reservation or purpose</i>  There is no direct requirement to conserve any heritage values at this place or for a demolition permit.  The DDO33 limitations of the example cited was in respect to the adjacent Sands and McDougall building which will always be a potential limitation for any development on this site but it does not prevent demolition of the existing building or parts thereof.  It is the respect already shown by the original MRC (later MAP) design for the Sands and McDougall building that provides for a major aspect of its significance.
States proposed cl 22.05 also imposes more stringent requirements for permit applications; for example, where new buildings or additions to existing buildings are proposed, there will be a requirement to be 'respectful of and compatible and in keeping with the key attributes of the heritage precinct.'  The City of Melbourne Heritage review by Lovell Chen Architects & Heritage Consultants (Lovell Chen report) <sup>9</sup> characterises the key attributes of the precinct by reference to its typical nineteenth century building characteristics, Victorian-era buildings and mixture of industrial and residential use. The MAP is a post-war building constructed for use as a public prison facility and is not explicitly mentioned in the North & West Melbourne Precinct statement of significance.	The proposed Heritage Overlay is independent of HO3 North and West Melbourne precinct; any new works are to relate to the existing building or contributory elements at the place.
Heritage Victoria's 2008 study on post war built heritage between 1945 and 2000 did not identify the MAP as being of heritage significance.	<i>Survey of Post-War Built Heritage in Victoria</i> : prepared for Heritage Victoria in 2008.  This study assessed potential post Second War places that should be considered for the Victorian Heritage Register – this Heritage Overlay is proposed at the local level, not State (A graded).  <i>‘ This study was commissioned by Heritage Victoria in April 2008 to identify built places across Victoria from the post-Second World War (hereafter referred to simply as “post-war”)</i>



## Melbourne Planning Scheme Amendment C258 Evidence

Submission	Graeme Butler response
	<i>period that were considered to be of potential heritage significance at a state level.<sup>57</sup></i>
While noting architectural elements of the MAP in the proposed statement, the Butler report described the historical theme as 'policing the city' and does not discuss the split between 'policing' and 'corrections' or address the MAP as an active prison.	The relevant theme is 4.5 Administering justice in association with 4.6 Policing the city.
The proposed statement notes the, "associated rich history that includes notorious prisoners' which is an ordinary feature of all prison facilities in the State.	This may be so but no further information has been provided. This not alter the fact that this prison has known associations as listed that have gained great public notoriety and cannot be regarded as 'ordinary' prisoners. Other Victorian-era prisons survive with similar associations from the era in which they operated, all adding to the historical richness of the place.
The WMHR states that it has conducted initial place assessments based on 'physical and known historical evidence' (at p.4), the discussion of the MAP does not include reference to previous studies or assessments and includes a reference to a Wikipedia online entry and newspaper articles.	Assessment of the MRC included physical and known historical evidence from: <ul style="list-style-type: none"> <li>• Site inspection 2015</li> <li>• Wikipedia which included the references: "Prison Profiles - Melbourne Assessment Prison". Department of Justice. 31 January 2012. Retrieved 22 April 2012; . The Age. Australia. AAP. 31 May 2006. Retrieved 22 April 2012; R. v Knight, 3 (VSCA 25 March 2004) ("...he was in the Melbourne Assessment Prison...").</li> <li>• Daryl Jackson: Selected and Current Works By Daryl Jackson- Melbourne Remand Centre included in list of works</li> <li>• 'The Age' - May 12, 1976</li> <li>• 'The Age' - Sep 28, 1983</li> <li>• 'The Age' - Jan 16, 1989</li> </ul>
<p>The West Melbourne Heritage Review assigned a heritage grading of 'B' to the MAP under the old grading system, however, the revised statement of significance for the MAP in Proposed Amendment C258 attributes a 'Significant' grading to MAP under the new grading system.</p> <p>The City of Melbourne website has advised that all A and B grade properties were converted to 'Significant'. Believes there is a substantial difference in the respective definitions.</p>	<p>The definitions are not in contradiction. Each allows for locally important places like the MRC. The proposed definition is an expansion of the existing stating the same values to be satisfied (historic, aesthetic, scientific, social), these being inherent in entry to the Register of the National Estate when it existed.</p> <p><i>'B' Graded Buildings</i></p> <p><i>These buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate</i></p> <p><i>A 'significant' heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.</i></p>

<sup>57</sup> Survey of Post-War Built Heritage in Victoria: 2008: V1: 5

The MRC or MAP has been excluded from the interim heritage controls introduced by the State Government.

The operational aspects cited in the submission could be managed by an incorporated plan. Priority areas would include those listed as contributory elements in the Statement of Significance but the major external elevations are of primary significance with the rear exercise yard as secondary. This hierarchy could be built into an incorporated plan that would obviate unnecessary planning applications or even in the mapping of the proposed Heritage Overlay.

No evidence is provided to refute the main premise of the Statement of Significance, being principally 'largest and most articulate Post Modern design in the City of Melbourne from an era when design context was as important as the design itself, in this case referencing the significant Sands and McDougall building nearby'. The Post Modern style in architecture is now a thing of the past and may never be repeated: such outstanding examples as the MRC should be protected as landmark designs in public architecture.

The web site *Walking Melbourne* addresses the Post Modern style as follows:

Post-Modernism is a style which rejects the banal notions of modernism and its singleness of purpose in favour of a more expressive architecture.

Greatly influenced by theorists such as Robert Venturi<sup>58</sup>, a new respect for urban relationships and settings, scale and environment, combined motifs of the past with the technology of the future.

The style largely emerged in response to modernisms total disregard for history or ornament, things which gave the built environment a human reference. The philosophy behind Post-Modernism was that buildings were meant to be conversational, and not simply functional or minimal.

The style emerged in full-fledged form in the early 1980s, and reached a peak during the 1990s, but is now on the wane with modernism and the less-is-more design virtues regaining respect.

In Melbourne city, the office boom of 1991-92 saw a number of iconic buildings displaying the style in full force to leave a lasting impression on the streetscape. The most spectacular of which is 333 Collins Street<sup>59</sup>.

The primary example cited, a neoclassic design at 333 Collins St was completed in 1990, a year after the MRC. Given the normally conservative approach to major public architecture the MRC can be seen as free of the classical revivalism seen in 333 Collins St and as a free referencing to the nearby Sands and McDougall building that has been carried out in a creative manner.

Venturi (1966) wrote that 'modern architecture became 'a bore' because of its singleness of purpose, its deliberate rejection of history, and its inability to respond to subtle environmental factors'<sup>60</sup>. 'One of the style's most encouraging attributes was a concern for the scale and character of the environment into which a new building was to be inserted.'

*Identifying Australian Architecture* has identified other examples such as 1 Collins St (Denton Corker Marshall Pty Ltd 1984) that was also a free referencing to its Victorian-era environment; 91-97 William Street (Denton Corker Marshall Pty Ltd 1987); 90 Collins Street (Daryl Jackson Pty Ltd 1987-8) and Daryl Jackson's New Customs House, 414 Latrobe Street of 1988-1990, both parallels to the MRC but post-dating its design and development (pre 1983 project commencement on site). Jackson's 90 Collins St has been described thus: 'Inspired by the set-back form of American skyscrapers, this building uses square windows, a brown brick texture, and a vertically emphasized curtain wall mid section and horizontal girders to give depth to the facade and to create a Manhattan skyscraper effect. Similar to the style used by Daryl Jackson for 110 Collins and the CUI buildings also from the late 1980s and early 1990s post modern boom.'

None of these prime example is directly protected by the Heritage Overlay (some are in Heritage Overlay areas, protected for other values).

### **Recommendations**

- No change to Statement of Significance
- Promote preparation of an incorporated plan, in collaboration with the owner and the City of Melbourne;
- Add 4.5 *Administering justice* as a relevant historical theme to Appendix 2 of WMHR, this does not affect the Statement of Significance.

### **Statement of Significance**

#### **What is significant?**

<sup>58</sup> Venturi, *Complexity and Contradiction in Architecture* 1966

<sup>59</sup> Peck, Von Hartel & Trethowan 1990

<sup>60</sup> *Identifying Australian Architecture*: 264

Melbourne Remand Centre, later the Melbourne Assessment Prison, was originally built to accommodate Melbourne's remand prisoners and is located on the site of the former Western Hotel on the corner of Spencer Street and La Trobe Street. It opened in 1989.

Designed by architects in association, Godfrey Spowers and Darryl Jackson, the building is a significant Post-Modern design, referencing the nearby significant Victorian-era Sands and McDougall building. Around the time of designing this project Jackson achieved the following recognition: (1981) The first Australian architect to be awarded the Sir Zelman Cowen Award; (1987) Royal Australian Institute of Architects Gold Medal; and (1990) appointed an Officer of the Order of Australia on 26 January 1990 for his service to architecture, soon after the opening of this building.

Contributory elements include:

- pressed red brick parapeted form loosely inspired by Italian Renaissance palazzo forms;
- four levels with two attic storeys above, set in deeply recessed bayed elevations with giant-order piers;
- loggia at ground level and splayed corner;
- banding and diaper patterns applied in cream brick to facade;
- punched openings in façade as slits or squares in attic levels;
- fenestration wall to north side rear with tympanum motif; and
- red and cream brick pierced and panelled yard wall at rear.

#### **How is it significant?**

The Melbourne Remand Centre is significant historically and aesthetically to West Melbourne and the City of Melbourne.

#### **Why is it significant?**

The Melbourne Remand Centre is significant.

Historically, as a well-preserved, large scale and the only modern custom-designed prison complex active within the City of Melbourne, with an associated rich history that includes notorious prisoners such as Lester Ellis, Peter Knight, and Peter Gibb; and

Aesthetically, among the largest and most articulate Post Modern design in the City of Melbourne from an era when design context was as important as the design itself, in this case referencing the significant Sands and McDougall building nearby. The building provides a contemporary contribution to the

industrial character of West Melbourne; and associated with architect, Darryl Jackson, who was recognised nationally at this time for the excellence of his design work in Australia.

#### **Sources used for this assessment**

The following sources and data were used for the assessment:

##### ***Wikipedia, online 2015***

HM Melbourne Assessment Prison  
From Wikipedia, the free encyclopedia  
Melbourne Assessment Prison  
Location West Melbourne, Victoria  
Coordinates 37°48'46"S 144°57'2"E Coordinates: 37°48'46"S 144°57'2"E  
Security class Maximum  
Capacity 305 (as at 3 June 2014)[1]  
Opened 6 April 1989

Managed by Corrections Victoria

The Melbourne Assessment Prison is an Australian remand and reception prison located in Spencer Street, West Melbourne, Victoria. The facility is operated by the Department of Justice, of the Victorian Government.

Function and history...

The prison is also known by the nickname 'The Map'. Previously known as the Melbourne Remand Centre, the Melbourne Assessment Prison was originally built to accommodate Melbourne's remand prisoners and sits on the site of the former Western Hotel on the corner of Spencer Street and La Trobe Street just west of Melbourne's central business district.

The primary purpose of the facility is to provide state-wide assessment and orientation services for all male prisoners received into the prison system.[1]

In 1997 the prison became the main reception prison for all male prisoners in Victoria. Initial planning for the prison commenced in 1974. Construction commenced in December 1983 and was completed in 1989 at a cost of \$80m. The prison was officially opened on 6 April 1989, and received its first prisoners on 29 May 1989.[1]

At least two prisoners have escaped from the Melbourne Assessment Prison. In one incident explosives smuggled into the unit were used to blow open the armoured plastic windows of a cell, while the two inmates hid behind mattresses (see Peter Gibb). Since then steel bars have been added to the windows to prevent a repetition.[citation needed]

The prison has seen a small expansion of its capacity over the years and now holds 305 prisoners as of mid 2014.

Notable prisoners

- Lester Ellis[2] –
- Peter James Knight[3] –
- Gregory Brazel –
- Peter Gibb –'

**Cited references:**

"Prison Profiles - Melbourne Assessment Prison". Department of Justice. 31 January 2012. Retrieved 22 April 2012; . The Age. Australia. AAP. 31 May 2006. Retrieved 22 April 2012; R. v Knight, 3 (VSCA 25 March 2004) ("...he was in the Melbourne Assessment Prison...").

Daryl Jackson: Selected and Current Works By Daryl Jackson- Melbourne Remand Centre included in list of works

`The Age' - May 12, 1976

`The Age' - Sep 28, 1983

`The Age' - Jan 16, 1989

***Daryl Jackson: Selected and Current Works***

By Daryl Jackson- Melbourne Remand Centre included in list of works

***Newspapers:***

`The Age' - May 12, 1976

Fr. Brosnan criticises proposed remand centre plan in City- overseas experience cited.

`The Age' - Sep 28, 1983

`Melbourne Remand Centre

Scheduled to be built by end 1986 has been redesigned to occupy a city block in West Melbourne. Government already owns half block; Minister community Welfare Services, Mrs Toner; originally planned at 7 storeys for 218 prisoners, est. cost \$21 million; includes basket ball, tennis courts, swimming pool, cell separation for dangerous prisoners.

`The Age' - Jan 16, 1989

Imported German windows faulty: construction managers Holland Stolte; handover expected 2 Feb 1989. Architects Godfrey Spowers and Darryl Jackson.

***Identifying Australian Architecture***

Post Modern style

***Walking Melbourne web site 2017***

Post Modern style



## Victorian-era commercial streetscape 437-441 Spencer Street, West Melbourne

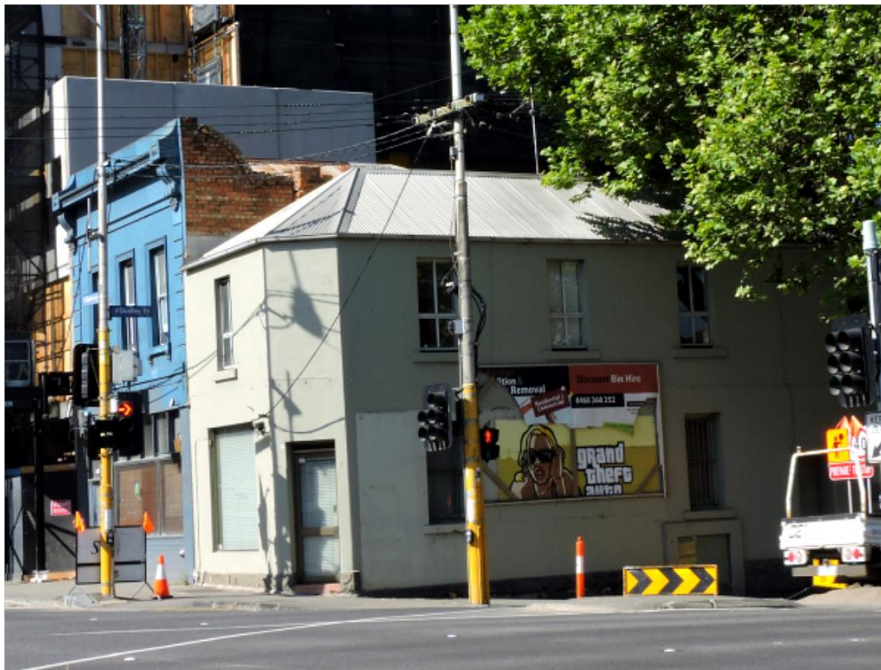
**City of Melbourne property number:** varies

**Type of place:** Shop & residences

**Heritage Places Inventory 2017:**

Spencer Street 437 Contributory

Spencer Street 441 Significant



*Figure 151 Victorian-era commercial streetscape*



*Figure 152 Shop & residence Spencer Street*

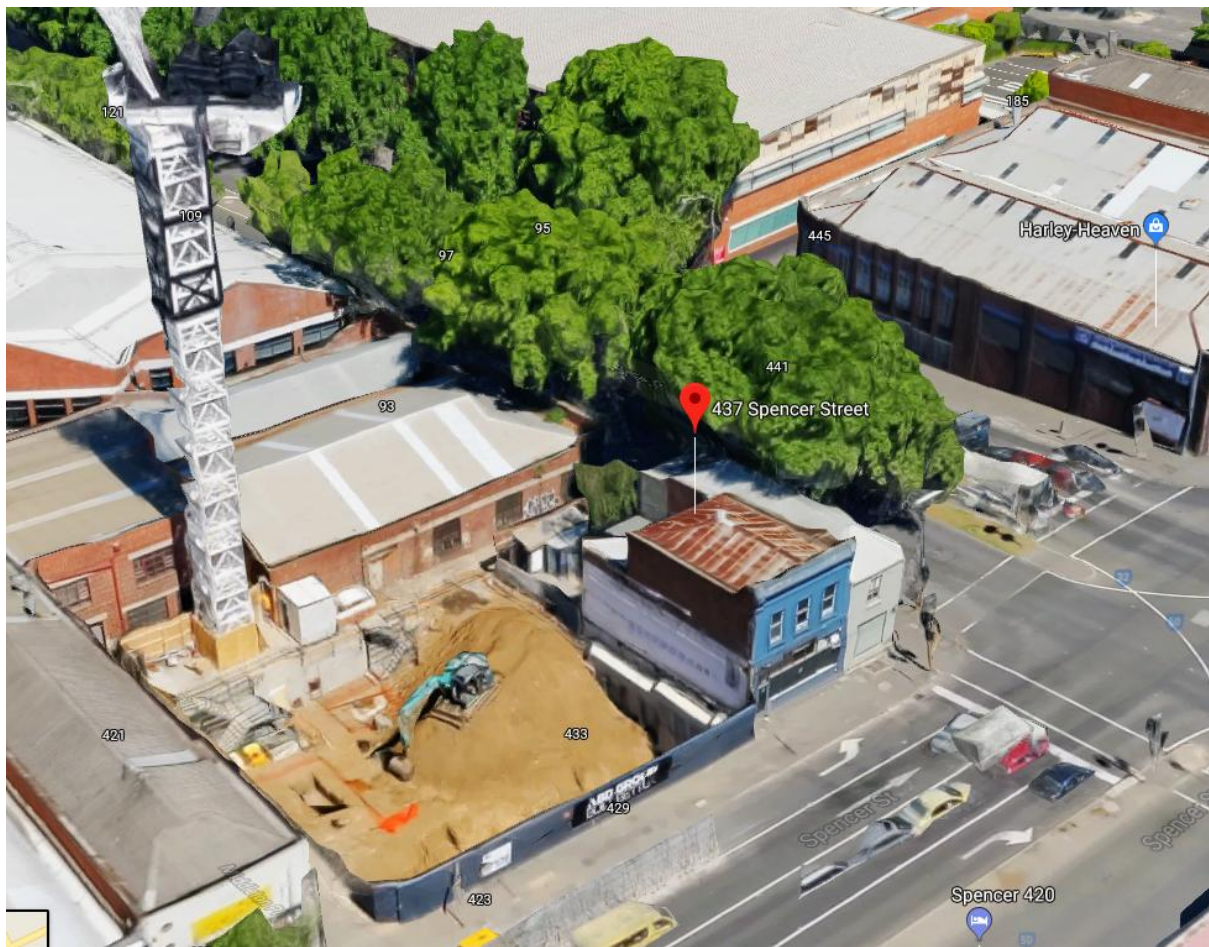


Figure 153 Commercial streetscape, Google 2018



Figure 154 1866 Isometric of Melbourne, detail, State Library of Victoria



**Historical associations:**

**Creation or major development date(s) of place:**  
1868-c1890

Creation of development period?

Victorian-era? Yes

Edwardian-era? No

Interwar (WW1-WW2)? No

Post WW2? No

**Major owners or occupiers:**

Fanning, Nankerville & Co, Crabtree, John 441

Edward Jacks 437-439

**Designer:**

Terry, Leonard

**Heritage evaluation:**

Individually significant? Yes

Contributory to a precinct? yes

**Existing heritage grading and streetscape level**  
(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): D3

**Proposed heritage grading: varies**

**Heritage values:**

Aesthetic values? No

Historical values? Yes

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay? HO780, 437-441 Spencer Street, West Melbourne**

**Victorian Heritage Register? No**

**Thematic context:**

5.4 Developing a retail centre

8.2 Housing the population



Figure 155 Derived from Melbourne Planning Scheme map

**C258 Submission 88**

**Summary**

437-441 Spencer Street

Cites Planning permit TP—2015-432 which allows:

'Demolition of existing buildings to construct a multi storey building to be used for the purposes of dwellings, office and reduction in the associated car parking and bicycle requirements in accordance with the endorsed plans.

Council recently approved an extension of the Permit TP-2015 -432 which allows for the commencement of the development by 29 March 2019 and completion by 29 March 2021.

The approval followed an assessment by Council's heritage advisor and submissions made by the applicant's heritage advisor...which resulted in support for the demolition of the existing buildings and the construction of a multi-storey building.'

**Graeme Butler response**

This place was already in HO 780 437-441 Spencer Street, West Melbourne with a Statement of Significance arising from the 1999 City of Melbourne Heritage Review: this has been adapted for the West Melbourne Heritage Review. The significance of the place and hence its status in the *Heritage Places Inventory* 2017 has not been contested with any evidence.

Existing permits may lapse and the place may still be conserved as part of another development.

### Further information

In reviewing this Heritage Overlay, the proposed and existing citations<sup>61</sup>, further data has emerged that indicates that the corner building at 441 Spencer Street is older than 1868 when the allotment that it occupies was sold to Crabtree.

Prior to this it served as a bonded store for the well known merchant firm of Fanning, Nankerville and Co. From 1863 when it was erected by North Melbourne builder, William Sturgess, to the design of the important architect Leonard Terry<sup>62</sup>. This fits with the buildings distinctive early character and the 1866 isometric also shows a similar building there.

This data enhances the value of this place as the Statement of Significance assumed that this earlier building had been replaced.



Figure 156 Former bonded store, 441 Spencer St, West Melbourne

### Recommendations

- No change to findings of *West Melbourne Heritage Review* or *Heritage Places Inventory* 2017.
- Recommended change to the Statement of Significance as below in red.

### Proposed Statement of Significance

Victorian-era commercial streetscape, 437-441 Spencer Street, West Melbourne

### What is significant?

The commercial streetscape at 437-441 Spencer Street, West Melbourne **includes the early bonded store, later shop and dwelling at 441 Spencer Street which was constructed in 1863 for well known merchants Fanning, Nankivell and Co..**

**It served as a bonded store for Fanning, Nankivell and Co. from 1863 when it was erected by North Melbourne builder, William Sturgess, to the design of the important architect Leonard Terry**

Sands and McDougall directories list the building as occupied by John Crabtree after he purchased the property in 1868. In 1872 the building was occupied by John Andrews, a tailor, and then from 1873 until 1890 by a number of hairdressers and tobacconists. The shop and residence at 437 is an altered Victorian-era structure which exemplifies the change in commercial styling **and was owned over a long period by Edward Jacks, a long-term and high ranking civil servant in the Victorian Railways, an important employer in the area.**

Contributory elements in the streetscape include:

- double storey rendered Victorian-era shops and residences, set on bluestone footings;
- cemented parapeted façade on 437 with moulded architraves, cornice and blocks on brackets;
- Italian Renaissance Revival styling on 437;
- traditional splayed corner entry for 441;
- double-hung sash windows on 437;
- shop front on the narrow Spencer Street façade of 441, now altered; and
- corrugated galvanised steel simply hipped roofs.

All of the other windows have also been replaced on 441, probably originally double hung sashes.

### How is it significant?

Victorian-era commercial streetscape at 437-441 Spencer Street, West Melbourne, is significant historically to West Melbourne.

### Why is it significant?

This Victorian-era commercial streetscape at 437-441 Spencer Street, West Melbourne, is significant.

Historically, the streetscape demonstrates both an early and later Victorian-era phase of commercial development of West Melbourne in the mid-nineteenth century;

<sup>61</sup> Citation from City of Melbourne Heritage Review 1999

<sup>62</sup> Lewis, M- Australian Architecture Index 71674 10/ 11/ 1863 MCC registration no 403 [Burchett Index]. Fee 2.10.0 Spencer St store, Owner Fanning, Nankerville & Co, Builder Sturgess, William - Dryburgh St, Hotham architect: Terry, L

For the association of the key corner component of the streetscape, the former bonded store at 441 Spencer St, with the well known merchant firm of Fanning, Nankivell and Co. and as an early work of the important architect Leonard Terry.

### Sources used for this assessment

The following sources and data were used for the assessment:

#### ***A Glance at Australia in 1880: 216***

Of the mercantile houses in Melbourne who partake of this character, may be mentioned Fanning, Nankivell and Co., general merchants, doing an import and export business with Mauritius, China, India, and London. About 1844, Griffiths, Gore and Co., of Sydney, which most New South Wales' people will remember as one of the best-known firms of that place, opened a branch in Melbourne, which in 1848, became Griffiths, Fanning and Co., under the management of Mr. T. J. Nankivell; the Sydney firm also taking the same name a little earlier. In 1858, the Melbourne firm changed the style of its name, and was thenceforth known as Fanning, Nankivell and Co. The resident partners of the firm are now Mr. T. J. Nankivell and Mr. Edward Fanning. About the time the South Australian trade developed such activity—now some ten years since—the above house recognised the desirability of having a branch there to meet the demands of their growing trade, which they subsequently opened and conducted under the name of Fanning and Co., of which Mr. T. J. Nankivell is the resident partner. This house has, from its earliest foundation in 1844, always been prominently associated with the importation of Eastern produce from India, China, and the Mauritius. They have invariably ranked amongst the largest—at times being the largest in certain lines—houses of the kind in Victoria. From present statistics, their importations of sugar excel by far those of any other house; while during their agency for the well-known house of Dent and Co., of China, the same was the case concerning their tea importation. In addition to their importing business, Fanning, Nankivell and Co., like many other leading merchants of Melbourne, are squatters, owning runs in Victoria, New South Wales, and Queensland. As such, they are large shippers of wool, which is consigned to the charge of their London house, Win. Fanning and Co., and are consequently in a position to make as liberal advances in this staple as any house which makes it its special business to ship wool, and also to receive consignments, ship them, and superintend their sale in London. Since Victoria has taken up her position as a grain-producing country for England, they have largely interested themselves in the shipment of wheat, and were the first house to recognise the important position this

cereal would ultimately occupy as an export from Victoria. They followed up this opinion in a very material and enterprising form by despatching the first whole cargo of Victorian grown wheat to England, some two years ago. They are also agents for the Union Insurance Society, of Canton, and cover risks from Melbourne to any part of the world.'

#### ***Newspapers:***

*Bendigo Advertiser* (Vic. : 1855 - 1918) Mon 25 Nov 1878 Page 3

#### **PRESENTATION TO MR. EDWARD JACKS.**

On Saturday evening a most pleasing ceremony and one which could not but afford the highest gratification to the person in whose honor the event took place, was performed at Mrs. Meagher's Builders' Arms Hotel, Mitchell street. Mr. Edward. Jacks, to whom a presentation was made, has been connected with the Victorian Railways for the past twenty years, and during sixteen years of that period has held the position of foreman in the locomotive department at Sandhurst. He has recently been appointed to a higher position in the same department at the Spencer-street station, Melbourne. It was in order to demonstrate the high respect and esteem in which he was held during his long stay in Sandhurst by the many persons under his superintendence, and also by the railway employees generally in this city, that the ceremony of presenting Mr. Jacks with a gold watch and chain, the former suitably inscribed, took place as stated above...(long article, watch was bequeathed to his son Thomas at his death)

'The Australasian' (Melbourne, Vic. : 1864 - 1946) (about) Saturday 1 December 1906

'CRABTREE.—On the 23rd November, at her residence, 518 Lygon-street, Carlton, Elizabeth, dearly beloved wife of John Crabtree, and dearly beloved mother of Mrs. Lindsay, Mrs. Kenwood, James, Samuel, Aberham, John, Hannah, and Florence Crabtree, aged 73 years.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 24 May 1884

'Jacks.— On the 13th May, at Adderley-street, West Melbourne, the wife of Edward Jacks, Victorian railways, of a daughter.'

'The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 19 February 1898

'JACKS—On the 9th February, at his residence, Jack-street, Newport, Edward Jacks, late loco, superintendent Victorian Railways, in his 69th year.'



'The Argus': ;20 Dec 1919

'THE Family of the late Mr. JOHN CRABTREE desire to THANK their many friends for the letters of condolence and kind expressions of sympathy in their recent sad ;bereavement. 518 Lygon street. Carlton.'

***i-Heritage search results: Abstract of Building Identification Form (BIF)***

441 SPENCER STREET West Melbourne 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 ;Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type Shop

***City of Melbourne Heritage Review 1999 - Allom Lovell and Associates***

**History**

The shop and dwelling at 441 Spencer Street was constructed c1868. The Sands & McDougall directories seem to indicate that there was an earlier building on the site, occupied by Nankivell Fanning & Co. stores, but described as vacant in 1865 and 1866 and then not listed at all in 1867 and 1868. In 1869 the building reappears, occupied by John Crabtree. In 1872 the building was occupied by John Andrews, a tailor, and then from 1873 until 1890 by a number of hairdressers and tobacconists.

**Description/Notable Features**

The building at 441 Spencer Street is a double storey rendered Victorian shop, with a splayed corner and a corrugated galvanised steel roof. The plinth is of bluestone. The entrance is located on the corner, and the narrow Spencer Street facade has a shopfront, now altered. All of the other windows have also been replaced, probably originally double hung sashes.

**Statement of Significance**

The building at 441 Spencer Street, West Melbourne is of local aesthetic and historical interest. The building is demonstrative of the early phase of development of the suburb in the mid-nineteenth century. Despite alterations, the overall nineteenth century form of the shop is intact.

***Lewis, M. Australian Architecture Index: ;;***

'77210 Sean, Joseph - Peel St West Melbourne Crabtree, - West Melbourne VIC City of Melbourne registration no 2627 [Burchett Index]. Fee 2.10.0 shop and dwelling Dudley near cnr. Dudley & Spencer 1868 05 16'.

**General law application**

LOT 1 on Title Plan 012323V.

Created by Application No. 114910W 08/12/1998

Other lots: app 39712, 30765, 7024

JOHN LAURENS sells to Crabtree 1868 from subdivision,

***North and West Melbourne Conservation Study (1983)***

Survey data: 441 Spencer Street c1870 graded D

437 c1880 graded E

***MMBW***

DP c1895: shown as 437-439 opens on to large rear yard with stable and access to lane.

***Parish Plan***

CA 10/48 A Gabrielli grantee (also CA11/48).

***RGO***

Application 38712 part CA 10/48 (12 perches 46' to Spencer St by 72' to 10' ROW, all 16' from Dudley St) 1911 by Margaret Jacks licensed victualler of Rankins Rd, Kensington, Centennial Hotel, to convert title- has party wall to 441 Spencer St

1869 John Laurens to Edward Jacks, engineer of Sandhurst £230

1911 Frank Wisewould (Wisewould Duncan & Wisewould, 408 Collins St), Edward Jacks executor- then 'retired civil servant' late of Ruby Villa, Speight St, Newport , to Margaret Jacks - gold watch to son, Thomas; also Catherine wife; real estate £1350, personal estate £381

## Melbourne Planning Scheme Amendment C258 Evidence

1911 survey by Geo Parsons

Neighbours in 1911-

East by Robert Gideon Douglas of 441, owned by John Crabtree of Carlton

North by Spencer St

South by ROW

West by Terrance Hughes, confectioner, owned by Joseph F Bragge civil engineer, Camberwell

occupied by Clara Harrington, costume manufacturer leased from June 1911; testimonies that buildings over 30 years old.

(also James Hanson application 30765: 1896 -see parts 8&9/48 - 1869 Catherine Boyce to Edwin & Catherine Grundy etc; 1873 to John Laurens and Ashworth; 1880 Geo & Maria Ashworth; 1891-6 mortgages, to James Hanson, & survey 1896;

### ***Victorian Government Gazette (VGG)***

1887 Victorian Railways employees list: Edward Jacks, inspector.

## Corden, J. S. and Company Pty. Ltd. 210 Stanley Street, Submission 99

City of Melbourne property number: unknown

Type of place: workshop

*Heritage Places Inventory 2017*: Contributory



Figure 157 Images of place 2015-



Figure 158Aerial view Google 2018

**Historical associations:**

**Creation or major development date(s) of place:**  
1935-6

Creation of development period?

Victorian-era? No

Edwardian-era? No

Interwar (WW1-WW2)? Yes

Post WW2? No

**Major owners or occupiers:**

Corden, J. S. and Company Pty. Ltd.

**Designer:**

Purchas & Teague

**Heritage evaluation:**

Individually significant? No

Contributory to a precinct? Yes

**Existing heritage grading and streetscape level**

(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: D3**

**Heritage values:**

Aesthetic values? Yes

Historical values? No

Scientific values? No

Social values? No

**Heritage status:**

**Heritage Overlay? HO3, North & West Melbourne Precinct**

**Victorian Heritage Register? No**

**Thematic context:**

5.5 Building a manufacturing industry

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## C258 Submission 99

### Summary

- The building is in a very mixed streetscape (hence the level 3 streetscape) and does not contribute to a valued streetscape to either side of this part of Stanley Street.
- The identified retention of the sawtooth roof structure is an unreasonable request that will severely restrict development on adjoining, non-heritage sites either side of the development.
- The building is not well preserved and has a large roller-door opening in the façade that compromises the architectural integrity.

### Graeme Butler response

The low level streetscape has been acknowledged in the assessment, as Level 3.

However, the J. S.Corden and Company Pty. Ltd. workshop built 1935-6 is recognisably an inter-war industrial place and is comparatively well preserved. Although altered, ample evidence exists that would allow it to be restored.

This modest workshop was associated with well known figures and was custom designed. Associated closely with primary production. The firm of Corden Pty Ltd were typical of the North and West Melbourne area.

Given the significant role that inter-war industrial growth played in the West Melbourne area, this is a contributory element to the existing HO.

### Recommendations

No change to Heritage Places Inventory.

### Statement of Significance

#### Description:

This workshop is a relatively well-preserved Streamlined Moderne style industrial design, with a once symmetrical clinker brick and rendered façade.

The walls were machine made bricks, with a façade made up of 'Brown Clinker' bricks and a cement rendered panel originally with a sand finish and colour. The saw tooth roof was set on steel trusses, with Oregon purlins. The roof is clad with 26g cgi curved at the top and wired rolled plate glass is set in a steel framed window frame, all typical of the period and use. The internal brickwork was originally painted 'Mill White.

#### Changes

The workshop entry door of red deal and hung as a two- part sliding door, has been replaced with a roller shutter and one of the windows has been expanded to create a doorway.

#### History

The workshop at 210-212 Stanley Street was built for J. S Corden & Co Pty Ltd, of 44 Spencer St, Melbourne, for manufacture of machinery for the meat and bakery trades.

The architects were well known firm, Purchas & Teague of 440 Collins Street, and the builder was RW Varley of Carlisle St, St Kilda. The building was completed by February 1936.



Local steel fabrication firm, Johns & Waygood designed and supplied the steel structure.



Figure 159 Proposed workshop, City of Melbourne building application 1935

In the Interwar period, the Melbourne merchants Corden & Co also had branches in Perth, Western Australia. The firm had been supplying 'butcher's requisites' since around 1900 when they advertised their speciality in refrigeration, ice-making machines, and cold storage rooms<sup>63</sup>.



Figure 160 Corden pavilion at the Royal Melbourne Show 1927

In the decade they erected this workshop, they observed in 1930 that the trade had never looked so bad, then at the height of the Great Depression<sup>64</sup>. The firm also sold equipment for the bakery trade. As was the custom the movements of the company's director, a Mr. F Doonan, were often reported in the social pages as he visited various commercial sites across Australia<sup>65</sup>. The firm later became a subsidiary

of the prosperous R Lohn & Company Ltd bakers, pastry cooks, general merchants and importers<sup>66</sup>.

### Purchas & Teague

The architectural firm Purchas & Teague had a long history dating back to the Edwardian-era with the individual partners predating that. The highly significant Hawthorn house Tay Creggan was built for Robert Guyon Whittlesey Purchas (known as Guyon) as his own home. in 1891-2 (Victorian Heritage Register H2210). St George The Martyr Church and Parish Hall Queenscliff is by Albert Purchas (Victorian Heritage Register H1125)

Together they designed the Melbourne Wool Exchange of 1914. In the Interwar period they were appointed to prepare a design for a new Kew Town Hall & Municipal Offices in 1935 after a competition.

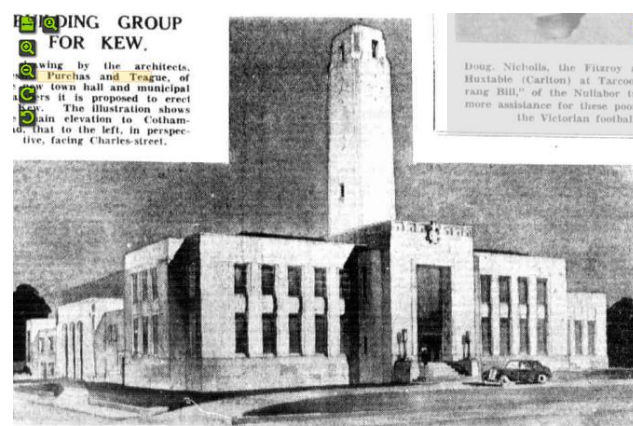


Figure 161 proposed Kew town hall, 1935, *The Age* 2 July 1935 p 11

### Conclusion form history

This modest workshop was associated with well known figures and was custom designed. Associated closely with primary production. The firm of Corden Pty Ltd were typical of the North and West Melbourne area.

### Sources used for this assessment

The following sources and data were used for the assessment:

#### City of Melbourne online maps

'Garage/Motor Vehicle Repairs.'

#### City of Melbourne building application

City of Melbourne application to build:

16768 Oct 1935' Workshop at 210-212 Stanley st for JS Corden & Co Pty Ltd, of 44 Spencer St, Melbourne

<sup>63</sup> See article on firm *Weekly Times (Melbourne, Vic. : 1869 - 1954)* Saturday 5 September 1908 p 54

<sup>64</sup> *The Argus (Melbourne, Vic. : 1848 - 1957)* Thursday 17 April 1930 p 7

<sup>65</sup> See *The West Australian* (Perth, WA : 1879 - 1954) Thursday 18 November 1937 p 18 ; *The West Australian* (Perth, WA : 1879 - 1954) Tuesday 2 August 1932 p 8 ; *The Herald* (Melbourne, Vic. : 1861 - 1954) Friday 12 August 1932 p 9

<sup>6666</sup> *The Argus (Melbourne, Vic. : 1848 - 1957)* Saturday 7 July 1956 p 17

## Melbourne Planning Scheme Amendment C258 Evidence

Architects: Purchas & Teague of 440 Collins St

Builder: RW Varley of Carlisle St, St Kilda. Finished Feb 1936

Johns & Waygood steel supply and design

Specification:

Machine made bricks, façade of Brown Clinker bricks with cement rendered panel sand finishes and coloured. Entry door of red deal 75mm thick, hung as 2 part sliding door, clad with 25mm T&G V-jointed boarding on Wagner tracks. Steel trusses, Oregon purlins. 'Flat pitched' roof clad with 26g cgi curved at top 12" radius. Steel windows to walls and sawtooth roof. Chain wire screens to windows. Wired rolled plate glass windows. Internal brickwork painted 'Mill White'

## Various places in West Melbourne,

## Submission 60

### C258 Submission 60

#### Summary

(See also detailed critique of C258)

...West Melbourne REVIEW

Melbourne Heritage Action are very pleased to see the West Melbourne heritage review finally progressing, in particular the protection of a range of industrial buildings, and especially post-modernism with the potential listing of the Melbourne Remand Centre.

We are however not happy that the Minister provided Interim protection for all but those where development proposals are active. We urge the City of Melbourne to pursue immediate interim protection of a number of threatened sites, particularly 488 La Trobe Street, which may be unnecessarily lost to a proposed apartment tower

currently at referral. We see the system failing important buildings if they are proposed for protection but not afforded that protection simply because a development application is underway – this is exactly what Interim protections are for.

#### Graeme Butler response

The above observations concern mainly management of the Heritage Overlay with no comment on the West Melbourne Heritage Review report specifics except that of support.

I concur with the separation of management from identification and listing as in the West Melbourne Heritage Review: existing permits may lapse and the place may yet be conserved as part of another project.

## Benevolent Asylum Estate, example House 387 Victoria Street, Submission 97

City of Melbourne property number: 109727

Type of place: row house

*Heritage Places Inventory 2017*: contributory



Figure 162 387 Victoria Street



Figure 163 Benevolent Asylum in 1890s, bounded by Elm, Curzon, Miller, and Abbotsford Streets, MMBW DP 750, City of Melbourne Maps



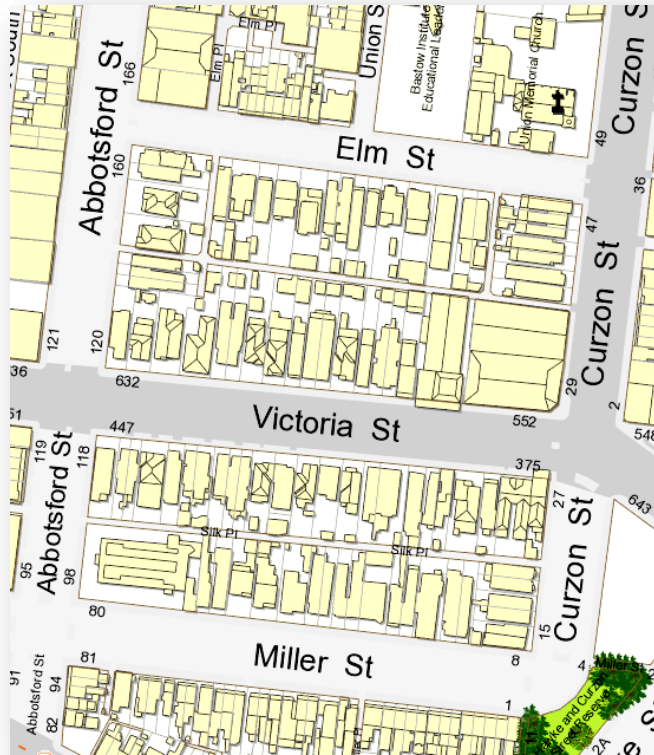


Figure 164 Benevolent Asylum, bounded by Elm, Curzon, Miller, and Abbottsford Streets, City of Melbourne Maps

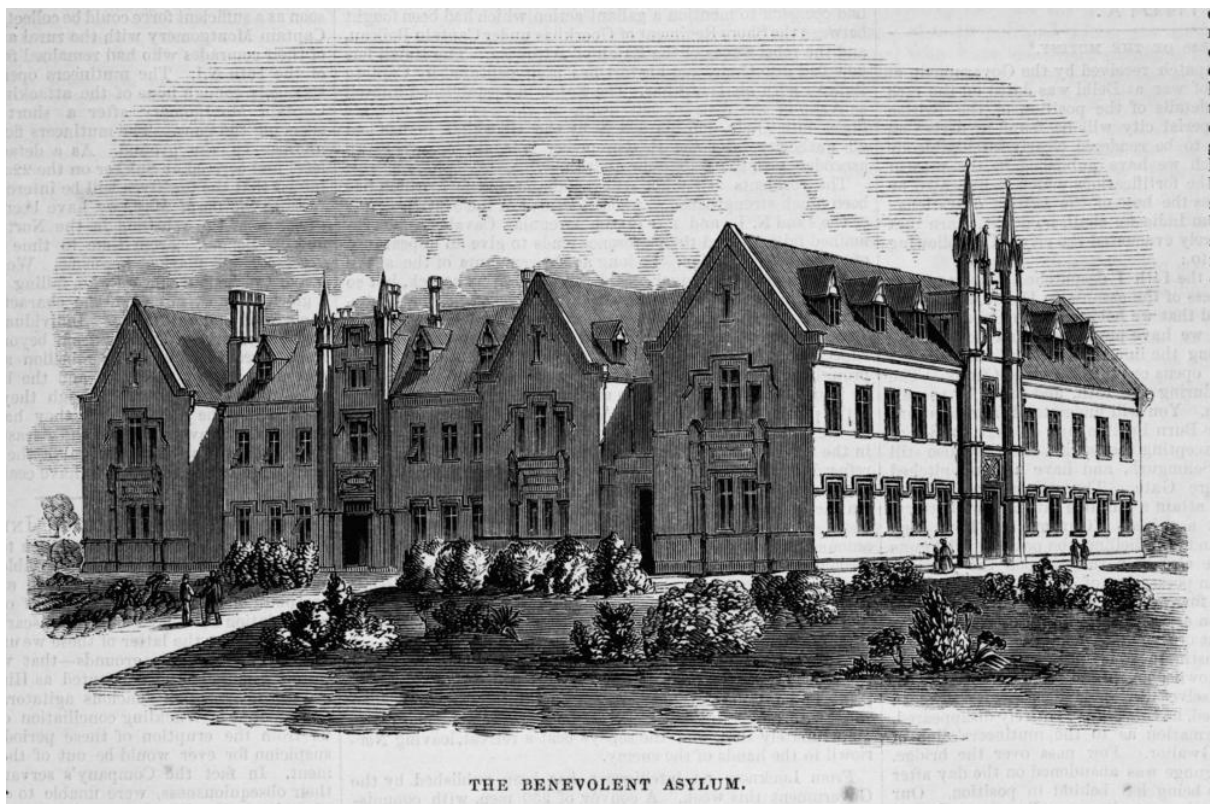


Figure 165 The Benevolent Asylum [picture] Grosse, Frederick, 1828-1894, engraver. State Library of Victoria

### 387 Victoria Street

#### Historical associations:

**Creation or major development date(s) of place:**  
1919-1945

Creation of development period?

Victorian-era? No

Edwardian-era? No

Interwar (WW1-WW2)? Yes

Post WW2? No

**Major owners or occupiers:**

Skehan, John

#### Heritage evaluation:

Individually significant? no

Contributory to a precinct? Yes

#### Existing heritage grading and streetscape level

(*Heritage Places Inventory* 2016: A,B,C,D,E; 1,2,3 ): --

**Proposed heritage grading: D2**

#### Heritage values:

Aesthetic values? Yes

Historical values? Yes

Scientific values? No

Social values? No

#### Heritage status:

**Heritage Overlay? HO3, North & West Melbourne Precinct**

**Victorian Heritage Register?**

#### Thematic context:

8.2 Housing the population

## C258 Submission 97

### Summary

`The Benevolent Asylum Estate

The North & West Melbourne Association requested some decades ago and several times since then that the obvious omissions in the North & West Melbourne Conservation Study be assessed, including buildings on the Benevolent Asylum Estate, an Edwardian estate developed 1913-1930 after the demolition of North & West Melbourne's first building. We believe the Asylum Estate warrants a sub precinct with its own statement of significance.'

One example cited:

387 Victoria St West Melbourne - face red brick and prominent gabled roof -(non-contributory in 2015 Inventory – the buildings either side are listed as contributory)

### Graeme Butler response

The West Melbourne review noted the contribution to and existence of the Benevolent Asylum precinct that includes both North and West Melbourne sites.

Refer to 26 Miller St, West Melbourne Heritage Review.

The Melbourne Benevolent Asylum was opened near here on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations'. Built for the Victoria Benevolent Society, a group of philanthropic Melbourne citizens, the asylum aimed to house the Colony's 'deserving poor' in a more dignified fashion than the work houses of the new English Poor Law. After the

increased demands put upon the Benevolent Asylum during the Great Depression of the 1890s, the asylum was relocated to a larger 60 ha site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were eventually demolished. Based on a government subdivision, the house lot area sold from the grounds was over eight acres, comprising 53 allotments. Eight of these were quarter-acre blocks, and the remainder measured 40 feet by 120 feet. This house was built on one of those lots.

To match the findings of the *West Melbourne Heritage Review* 387 Victoria St is now listed with a 'contributory' under Building Grading in the revised *Heritage Places Inventory* 2017.

The precinct is also referred to in the proposed Statement of Significance for North & West Melbourne:

The site of the former Benevolent Asylum in the south of the precinct, located between Miller, Elm, Curzon and Abbotsford streets, has Edwardian dwellings constructed from the early 1910s. These properties have larger allotments and deeper front setbacks; and dwellings of face red brick, with prominent gabled roofs.

As previously recommended the Benevolent Asylum Estate does warrant its own Heritage Overlay and Statement of Significance given the distinctive character of the building stock and the associated management guidelines needed for its preservation. This could occur in any future North Melbourne heritage review.

### **Recommendations**

Consider preparation of a Benevolent Asylum Estate Heritage Overlay or precinct, a Statement of Significance and associated management guidelines.

### **Sources used for this assessment**

The following sources and data were used for the assessment:

#### ***i-Heritage search results: Abstract of Building Identification Form (BIF)***

No entry.

#### ***Heritage Places Inventory June 2015***

No listing.

#### ***Hermes***

in Heritage Overlay Area as contributory

No BIF

#### ***North and West Melbourne Conservation Study (1983)***

Survey data: 389-385-379... c1915-20 D

#### ***eMelbourne web site 2015***

'Benevolent Asylum (Kingston Centre) demolition 1911

Set in rolling green countryside 2 km north-west of the infant Melbourne township, the Benevolent Asylum was opened on 27 November 1851 to 'relieve the aged, infirm, disabled or destitute of all creeds and nations' in the town's early days. The asylum was built by the Victoria Benevolent Society, a group of philanthropic citizens determined to house the colony's 'deserving poor' in more dignified fashion than the dreaded workhouses of the new English Poor Law. In accordance with a pattern already established for the development of charities in Victoria, the government granted the land and provided funds to match private subscriptions to build the asylum.

The overwhelming influx of immigrants to Victoria in the early 1850s placed enormous demands on the asylum, which initially served as an immigrants' home, blind asylum, orphanage, lying-in hospital and lunatic asylum. However, as other institutions were established, it focused increasingly on housing the aged poor. The impressive three-storey Tudor-style building on 'Institution Hill', straddling North and West Melbourne, was extended four times in its first 20 years. In 1873 the society commenced negotiations with the Victorian Government about relocating from the overcrowded site, but with no result. The society responded by erecting more wards on the 10-acre (4 ha) site, reaching a capacity of 685 beds.

The depression of the 1890s severely strained the resources of the asylum, 878 applicants being turned

away in 1892. The asylum finally relocated to a 150-acre (60 ha) site at Cheltenham in 1911 and the old buildings fronting Curzon Street in North Melbourne were demolished. By then almost 15 000 people had been assisted by the society.

With the establishment of other asylums throughout rural Victoria, the Benevolent Asylum was renamed the Melbourne Benevolent Asylum in 1868. Now known as the Kingston Centre, it remains at Cheltenham but provides a vastly different aged care service from its 1850s forerunner.

MARY KEHOE'

#### ***MMBW***

DP705 1895 shows Benevolent Asylum on site between Abbotsford, Curzon Streets.

#### ***Sands & McDougall Directory of Victoria***

387 Victoria St West Melbourne

1915

357 Travis. A.. wtchnkr

359 Turner. S., hairdrsr

365 Three Crowns hotel—O'Callaghan, David

King st

Hawke st

Curzon it

Abbotsford st

457 McInerney, Patk. J.

1920

357 Travis, A.. wtchmkr

359 Turner, S., hairdrsr

365 Three Crowns hotel—

Pierce. Mrs C.

King st

Hawke st

Carson st

Abbotsford it

457 Langshaw, Jno

459 Mitchell, Ernest

461 O'Donnell, John

1925

King st

## Melbourne Planning Scheme Amendment C258 Evidence

Hawke it

Curzon at

375 McCarthy, D., grcr

377-9 Bantry Flats-

377 Bidgood, Mrs Emily

377 Tunnecliffe,

379 Phayer, Mrs Eileen

379 Featherstone, Neil, skin spclst

381 Lake, Ernest T.

383 Leen, Cornelius

385 Amory, Mrs F., cnfr

385 Amory, Arthur

387 Skehan, John

389 Jaensch, John O.

391 Keating, Patk. L.

393 Hobbs, Clifford

417 Hood, Peter

419 Vaneede, Henry

421 Cameron, Donald

House being built

425 McDroy, Win. J.

427 Berwick, James

429 Phelan, Nicholas

433 Conly, H. J.

435 Conly, Jno, H.

439 Prentice, Bert.

441 Ogden, Thomas



## Wickham's house, later Oakey's house 62 Walsh Street, Submission 7

**City of Melbourne property number:** 109947

**Type of place:** Row house

**Heritage Places Inventory 2017:** significant



Figure 166 Wickham's house, later Oakey's house 62 Walsh Street 2017

### Historical associations:

**Creation or major development date(s) of place:**

1865, 1871, 1888

**Creation or major development period?**

Victorian-era? Yes

Edwardian-era? No

Interwar (WW1-WW2)? No

Post WW2? No

**Major owners or occupiers:**

John Wickham; Wilmot Oakey

**Designer:** Bellows?

### Heritage evaluation:

Individually significant? Yes

Contributory to a precinct? Yes

**Existing heritage grading and streetscape level**

(Heritage Places Inventory 2016: A,B,C,D,E; 1,2,3 ): C3

**Proposed heritage grading:** C3

**Heritage values:**

Aesthetic values? Yes

Historical values? Yes

Scientific values? No

Social values? No

### Heritage status:

**Heritage Overlay?** HO3, North & West Melbourne Precinct

**Victorian Heritage Register?** No

**Thematic context:**

8.2 Housing the population



*Figure 167 Site plan, City of Melbourne Maps*



*Figure 168 Walsh Street streetscape, grey wall hid two early houses, since replaced (Google 2014)*

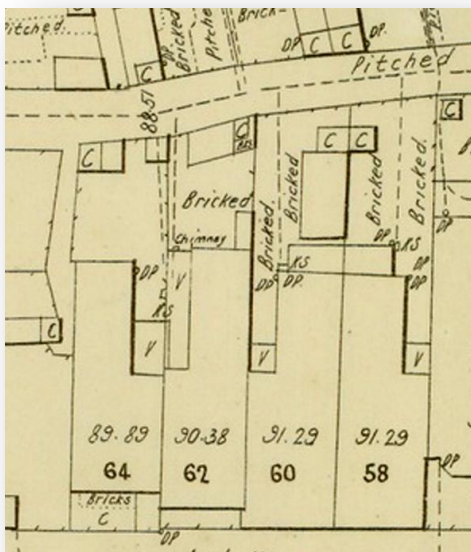


Figure 169 Melbourne and Metropolitan Board of Works DP 1895, shows same plan outline

## C258 Submission 7

### Summary

- Submitter states that the property at 62 Walsh Street, West Melbourne is proposed to change from a C grading, to 'significant'
- The submitter is a strong advocate for maintaining heritage buildings across Melbourne, and states that their property should not be classified as significant as Walsh Street is made of mixed use buildings with no real heritage significance

- The property (constructed in the 1900s) is nestled between two large buildings and can't be viewed on the street. Only the façade remains.
- Requests a change to a less significant category

### Graeme Butler response

The house is originally from the early Victorian-era and hence is expressive of a significant era within the Heritage Overlay area: the Statement of Significance explains further that the house is also significant historically and architecturally within the context of West Melbourne. No further justification has been received for this submission and hence there is no case to consider.

Submission	Response
The property at 62 Walsh Street, West Melbourne is proposed to change from a C grading, to 'significant'	<p>This is the case. The original <i>North and West Melbourne Conservation Study</i> 1983 Vol 1, p1 stated that 'C buildings have intermediate regional importance'. B level places had a high regional significance and A places were of State significance. 'Importance level D and E relate to importance judged in a purely local context'.</p> <p>This study was adopted by the City of Melbourne and one result was to seek planning protection for all A, B, and C graded buildings in 1985 as individually significant.</p> <p>The building and grading have not changed since 1983 and the proposed locally 'significant' ranking in the WMHR falls comfortably within the sphere of 'regional importance' previously allocated to the place.</p>
The property should not be classified as significant as Walsh Street is made of	The building has been assessed as significant or C, the streetscape or setting has been assessed as 'mixed' and hence 'Level 3' significance. Reference to the aerial image shows that there were four Victorian-era houses in a row, the two adjoining

Submission	Response
mixed use buildings with no real heritage significance	behind a new façade (58-60), the potential to enhance this streetscape by reinstating these elevations has been lost with their demolition since and the development of the site with a major unrelated structure.
The property (constructed in the 1900s) is nestled between two large buildings and can't be viewed on the street. Only the façade remains.	There is a two-storey infill building to the west connected to the significant former Bay View Hotel, but adjoining on the east is a major unrelated structure in place of two Victorian-era houses.

***Recommendations***

No change to assessment.

No change to Statement of Significance.



## Statement of Significance

### What is significant?

This initially two then four room and later six room brick house was enlarged twice (in 1871 and 1888) after its initial construction in 1865 for John Wickham, a carter, who died there in 1873. Later owner-occupiers were William Willis, Wilmot Oakey, and in 1896, Jeremiah Oakey. Wilmot Oakey was a patternmaker and first owner of the house as six rooms: he died in 1888 during its enlargement by builder, Bellows. Oakey was a frequent contributor to the Melbourne press on transport issues while being also an inventor, showing one of his creations at the Victorian Exhibition of 1872-73.

Contributory elements include:

- a two-storey stuccoed brick and parapeted row house;
- cemented ornament including a gabled entablature, with scrolls, a cornice mould and former cornice, now the string-mould, of the first single storey stage of building;
- notable cast-iron balustrading to bracketed balconettes on the upper openings;
- double-hung sash windows;
- one level timber, corrugated iron clad verandah; and
- contribution as one of a varied group of Victorian-era houses in Walsh Street, intermixed with new development (62, 46-8, 42 Walsh Street).

Integrity is fair despite the verandah having been rebuilt, a missing valance, replacement of the door and an iron picket fence added.

### How is it significant?

Wickham's, later Oakey's house is significant historically and aesthetically to West Melbourne.

### Why is it significant?

Wickham's, later Oakey's house is significant.

- Aesthetically, generally original to 1888 with fine and rare details such as the iron railings and balconettes; and
- Historically, the house evokes two major construction stages and has links with typical occupations associated with West Melbourne, but is also linked with Wilmot Oakey who was locally prominent; also representative of the beginning and end of a major growth period (Victorian-era) in West Melbourne.

## Sources used for this assessment

The following sources and data were used for the assessment:

### Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 21 November 1872

'The attendance at the Exhibition yesterday was as follows, namely, by 1,447 persons who paid at the door, and 345 season-ticket holders; in all, 1,792. A patent " window-fastening apparatus," exhibited by Wilmot Oakey, is likely to attract the attention of the visitor to the annexe, having been newly placed there, and Walker's " gas-roasting and cooking apparatus," which is in constant work between the annexe and the refreshment room is worthy of close inspection'

'The Argus' (Melbourne, Vic. : 1848 - 1957) 30/4/1873

'WICKHAM.—On the 29th inst., at his residence, 3 Walsh-street, West Melbourne, after a long illness, Mr. John Wickham, aged 36 years.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) (about)

'THE Friends of the late Mr. JOHN WICKHAM are respectfully invited to follow his remains to the place of interment, the Melbourne General Cemetery. The funeral will leave his late residence, 3 Walsh street, West Melbourne, THIS DAY (Thursday), at half-past 2 o'clock.

HENRY ALLISON, undertaker, Victoria-street west, Melbourne, and Lygon-street, Carlton'

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 18 April 1878

'Woods Railway Brake

Railways Minister's brake:

Woods himself would (however the decision would) place himself at once out of the reach of the unenviable criticisms that have been freely indulged in, and on a much sounder footing as a politician, I feel assured that the gentleman named values far more highly in status as a statesman than the mere pecuniary benefits accruing to an invention of this kind. — yours..

WILMOT OAKEY. Rosslyn-street, West Melbourne.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Friday 24 January 1879 p 3 Article

Letter to editor A STATE SCHOOL FOR KENSINGTON. If he (Minister) could see the troops of young ones straggling off to the Flemington, Hotham, West Melbourne, &c., in fact, distributed among all the surrounding schools, he would no doubt at once order designs for building of such architectural merit and

convenient situation as ..., without doubt, due to this charming and picturesque suburb. — Yours. &c.. Kensington.

WILMOT OAKLEY.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 17 March 1888 p 10 Article

'...subscription for the widow and family of the late Wilmot Oakley — Rev. Thos. Quinton, Mornington, £1 1s'

See also:

'Recollections of. Mr Wilmot Oakley.'

'Spectator and Methodist Chronicle' (Melbourne, Vic. : 1914 - 1918) Friday 10 July 1914 p 1111 Article

'The Late Mr. Wilmot Oakley'

'Spectator and Methodist Chronicle' (Melbourne, Vic. : 1914 - 1918) Friday 31 July 1914 p 1220 Article

'THE WILMOT OAKLEY FUND. TO THE EDITOR OF THE ARGUS.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 22 March 1888 p 4 Article.

#### **Melbourne and Metropolitan Board of Works**

DP734 1895 no iron fence shown

#### **Probate**

'John Wickham Carter W Melbourne 29 Apr 1873 70/053 VPRS 28/P0, unit 892; VPRS 28/P2, unit 501'

Died intestate- Willm. Henry Wickham 121 Dryburgh Street, North Melbourne contractor- personal estate only £5 - widow Mary Jane Wickham (who left Melbourne 1879 for California, not heard of since), brother was Fitzgerald Wickham (died 1875), sister Emma Maria Pascall who lives in Reading, England. Also Hugh James Wickham.

'Wilmot Oakley Patternmaker Walsh St, West Melbourne 16 Feb 1888 36/497 VPRS 28/P0, unit 446; VPRS 28/P2, unit 235'

Widow Jemima - real estate £600 and personal £590 - progeny Wilmot, Henry, Frederick, Claudia and Emma. Estate- part CA1/HB North Melbourne brick dwelling five rooms, value £650 - currently in contract with Mr Bellows, builder and contractor, who is repairing and enlarging the house, £180. Has 200 shares in Tramway Company.

#### **Lewis, M. Australian Architecture Index:**

Wickham-BUILDER/owner:

'Wickham, Fitzalbert West Melbourne VIC wooden house in Hawke Street 1866 07 16'

#### **North Melbourne Parish Plan**

Grantee: T Ivey, CA12/HB

#### **i-Heritage search results: Abstract of Building Identification Form (BIF)**

62 WALSH STREET West Melbourne 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style

Period

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

This house was enlarged twice (in 1871 and 1890) after its initial construction in 1865 for John Wickham, a cordial maker. Later owner-occupiers were William Willis, Wilmot Oakley a Queens Street patternmaker, and in 1896, Jeremiah Oakley.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A two-storey stuccoed brick and parapeted house with a lower level timber, iron-clad verandah and iron picket fence. Ornament consists of a gabled entablature, with scrolls, a cornice mould and former cornice, now the string-mould, of the first stage of building. Cast-iron balustrading surrounds bracketed balconettes to the upper openings. Notable features include the fence; verandah roof and structure; elaborate/high standard design of cement rendered surfaces; balconette detail.

Statement of Significance

Architecturally, obviously of two construction stages but, given this generally original with fine details such as the balconettes: of regional interest. Historically, evokes the construction stages and has links with industrialists from the rising adjacent area: of local interest.

#### Recommended Alterations

Replace door; repaint in original or typical colours; consider zoning provisions to preserve residential use and form, i.e. re-zone to Special Residential 2. Colour (sympathetic - no recommendations) verandah detail gone; door replaced (inappropriate - reinstate original design/sympathetic alternative)

#### Other Comments

Integrity - Verandah valence may be gone and the door has been replaced. Streetscape - One of a varied group of old houses in this area (42, 46-8, 54-6 Walsh Street).

## Flagstaff Gardens 309 William Street, Submission 83

City of Melbourne property number: 102942

Type of place: Public Gardens

*Heritage Places Inventory 2017*: significant



Figure 170 View of gardens 2015

### Historical associations:

**Creation or major development date(s) of place:**  
1862-

Creation or major development period?

Victorian-era? Yes

Edwardian-era? Yes

Interwar (WW1-WW2)? Yes

Post WW2? No

**Major owners or occupiers:**

Victorian Government

**Designer:**

### Heritage evaluation:

Individually significant? Yes

**Existing heritage grading and streetscape level**  
(*Heritage Places Inventory 2016*: A,B,C,D,E; 1,2,3 ): --

### Proposed heritage grading: A-

**Heritage values:**

Aesthetic values? Yes

Historical values? Yes

Scientific values? Yes

Social values? Yes

### Heritage status:

**Heritage Overlay?** HO793, Flagstaff Gardens, King St & William St & La Trobe St & Dudley St, West Melbourne (Victorian Heritage Register)

**Victorian Heritage Register?** H2041

**Thematic context:**

3.4 Defining public space

7.1 Appreciating the natural landscape

## C258 Submission 83

### Summary

- Seeking more policy direction in regard to ensuring heritage buildings are restored / reconstructed as part of planning applications. Provides example in William Street where Council did not include a condition requiring restoration but VCAT eventually ruled it was appropriate to do so.
- There is a huge amount of building stock requiring restoration / reconstruction, particularly Victorian buildings which typically have damage to ledge, linear protrusions, urns, orbs, etc
- Is seeking a Clause within the policies that specifically states that restoration / reconstruction is normally required for heritage features as a condition of significant additions. Provides example of what could be in policy as 'For both contributory and significant buildings, where there is structural damage, alterations or loss of features as viewed from the street, these will normally be expected to be restored / reconstructed as a condition to any significant additions.'
- Queries whether a Heritage Impact Statement is always necessary when it is obvious that restoration is required?
- Suggests importance should be given to hiding inappropriate or ugly parts of buildings in the additions section of the policy.
- Wishes for the Statement of Significance to acknowledge that part of the value of Flagstaff Gardens is that it is a viewing point so culturally very important to preserve.

### Graeme Butler response

The *West Melbourne Heritage Review* did not include the preparation of a Statement of Significance for the North and West Melbourne precinct, this being carried out in another project.

I agree that any proposed North and West Melbourne (HO3) precinct Statement of Significance (C258) should adequately describe the cultural importance of the adjoining Flagstaff Gardens as a key viewing and meeting point historically within the area. The following Victorian Heritage Register Statement of Significance extract could be utilised in the precinct Statement of Significance:

'Flagstaff Hill also has social significance as place of recreation and celebration. The existence of the various monuments on the crest of the hill reflects the importance of the site in the popular imagination. In addition, the hill was a natural gathering place in the early years of European settlement because of the views it offered over the Bay. Furthermore, with separation from New South Wales in 1850, the hill was a focus of celebrations with bonfires being lit and other festivities taking place there. In 1950 a monument was built to commemorate these original celebrations.'

*The Flagstaff Gardens Master Plan 2000* addresses some heritage management issues and refers to the *Flagstaff Gardens Conservation Analysis* by John Patrick Pty Ltd in association with Allom Lovell & Associates and Hansen Partnership, April 1999.

This assessed the cultural heritage significance of features of the landscape and of the Flagstaff Gardens as a whole. However the management plan does not state how it complies with the analysis nor is there mention of a conservation management plan based on the analysis. This should be done if it has not been already and ideally the 1999 work should be available online.

The other points made do not relate to the *West Melbourne Heritage Review* although appear to be highly desirable.

### Statement of Significance

#### Victorian Heritage Register Statement of Significance

Victorian Heritage Register number: H2041

What is significant?

Flagstaff Hill including the Flagstaff Gardens occupies an elevated position to the north west of Melbourne's CBD. Consisting of 7.7 hectares, it was originally called Burial Hill by the European settlers and was used as Melbourne's first burial ground in the 1830s. Later used as a signal station between 1840 and 1857, and then as a magnetic and meteorological observatory under Professor Georg von Neumayer between 1857 and 1862, the hill is a significant archaeological site. In 1862 the site was established as a public garden. Designed in an informal gardenesque style by the Deputy Surveyor General Clement Hodgkinson in 1865, and later redesigned by John Guilfoyle in the 1890s, the garden contained numerous trees of scientific and aesthetic importance, many of which remain today. The current appearance of the gardens reflects changes made between the 1890s and the 1920s although the original pathways are



still evident as are several of the original tree plantings. Although the character of the gardens has changed since the 1860s, the current appearance reflects a diverse cultural landscape that is rich in horticultural, historic and social meaning.

#### **How is it significant?**

Flagstaff Gardens and Flagstaff Hill are of aesthetic, archaeological, historical, scientific (horticultural) and social significance to the State of Victoria

#### **Why is it significant?**

Flagstaff Hill is of historic and scientific importance. Between 1836 and 1837, it was the site of Melbourne's first burial ground. Seven burials took place there and as there is no evidence that the bodies were exhumed the site probably has archaeological potential. Between 1840 and 1857 the site was used as a signal station with flagstaff. It was used to communicate with a similar station at Point Gellibrand at Williamstown. Flags flown from the flagstaff indicated shipping arrivals in the Bay and shipping lists were posted on a bulletin board near the station building. Accordingly the hill was a regular gathering place for Melburnians of all classes. The flagstaff and signal station became redundant following the introduction of the telegraph, however the site was then used as a meteorological and magnetic observatory between 1857 and 1862. Established under the supervision of Bavarian scientist Georg von Neumayer, the observatory played a significant part in the development of scientific knowledge in the colony. The footings of the signal station and the observatory buildings probably still exist and would be a significant archaeological deposit.

The Flagstaff Gardens is of scientific (horticultural) and aesthetic significance. Established as a public garden in 1862, the Flagstaff Gardens was designed in the gardenesque style in 1865 by Assistant Commissioner for Crown Lands and Survey, Clement Hodgkinson. Unlike the Fitzroy Gardens, also designed by Hodgkinson, the Flagstaff Gardens was a more informal style. Its path layout was determined in part by the site's topography but also by the location of the Victoria Market in the north-east corner. Some of the original 1860s path layout remains but the current layout reflects changes made between the 1890s and the 1920s. The central path from the main entrance in William Street to the crown of the Flagstaff Hill has disappeared but most of the path that originally crossed the gardens from the corner

of King and Latrobe Streets towards the Victoria Market still exists. None of the original statues exist but there is a sundial from the nineteenth century, albeit whose base was reconstructed in 1947, and a sculpture, The Court Favourite, from the 1930s.

There are many fine individual specimens of trees in the gardens including a Holm Oak (*Quercus ilex*), located on the south side of the William Street entrance, from the first stage of planting in the nineteenth century and which is amongst the largest of the species known in Victoria. There are also significant specimens from the twentieth century including a Maidenhair tree (*Ginkgo biloba*) and a Chinese Parasol tree (*Firmiana simplex*). The *Ginkgo biloba* is one of the State's finest and largest, and is growing in a prominent position in the garden of the caretakers cottage. The only larger and older *Ginkgo biloba* in Victoria is in the Geelong Botanic Gardens, which was planted in 1859. The *Firmiana simplex* is rare in Victoria and this tree is also the largest known in the State. As well there are a variety of significant specimen trees including elms, oaks, Moreton bay figs, Canary Island pines and River Red Gums. The *Corynocarpus laevigatus* is uncommon in Victoria and this tree is the largest known specimen in the State. The two Italian cypresses (*Cupressus sempervirens*) have important landscape and historical significance due to their association with Melbourne's first cemetery. These trees were commonly planted in cemeteries due to their symbolism.

The Flagstaff Gardens is of landscape and horticultural significance due to the avenues of elms (*Ulmus procera* and *U. x hollandica*) lining the pathways through the Gardens and elm rows along the north, north east and southern perimeter of the gardens. The elms are common landscape element in all of Melbourne's nineteenth century gardens and boulevards. The trees are numerous and have grown to a large size and are an important feature of the urban character and provide outstanding autumn colour. Melbourne now has some of the finest European elms in the world and these are of increasing international significance as Dutch Elm Disease has killed most of these species in the northern hemisphere. The deciduous elms, poplars and English oaks contrast dramatically with the evergreen conifers, eucalypts, Moreton Bay Figs and palms to provide an outstanding landscape. The two *Eucalyptus cladocalyx* (Sugar Gum) in the north eastern corner have grown to a great size and are an important landmark in the landscape.

Flagstaff Hill also has social significance as place of recreation and celebration. The existence of the various monuments on the crest of the hill reflects the importance of the site in the popular imagination. In addition, the hill was a natural gathering place in the early years of European settlement because of the views it offered over the Bay. Furthermore, with separation from New South Wales in 1850, the hill was a focus of celebrations with bonfires being lit and other festivities taking place there. In 1950 a monument was built to commemorate these original celebrations.

The Flagstaff Gardens has been the less respectable component in the city's collection of public parks. Accordingly its social significance is different from the Carlton, Fitzroy or Treasury Gardens. In the 1930s it was observed that if the

Fitzroy Gardens was the city's drawing room then Flagstaff Gardens was its kitchen. Earlier in the century it was also perceived to be the most notorious of the public parks as a site for illicit activities. This informality and diversity of public behaviour has distinguished it from other city gardens and also is an important part of its character today. The bowling club, playground and tennis courts contribute to its continuing recreational and informal character. To an extent its character has also been defined by its position on the west side of the city close to the Victoria Market, working class residential areas, industry and Yarra wharves.

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/1841#statement-significance>

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## Appendix 2: Historical Themes used in the *West Melbourne Heritage Review*

### Historical Themes

The City of Melbourne and Victorian Framework of Historical Themes historical themes, that formed the background to this Review, derive from *Thematic History - A City of the City of Melbourne's Urban Environment* (2012). The themes can be loosely associated with the Australian Historic Themes matrix and the Victorian Framework of Historic Themes (VFHT).

The following table sets out the themes identified in the thematic history and their links with the Victorian Framework of Historic Themes, as applied to this Review

Thematic History 2012	Theme content	Sub theme	VFHT Themes
PROMOTING SETTLEMENT	beginnings, inter-racial conflict; Hoddle, La Trobe, pastoral industry	2.1 Founding stories	2.2 Exploring and mapping,
PROMOTING SETTLEMENT	beginnings, inter-racial conflict; Hoddle, La Trobe, pastoral industry	2.3 Promoting immigration	2.4 Arriving in a new land; 2.5 Migrating and making a home
SHAPING THE URBAN LANDSCAPE	architecture, planning, parks and gardens, the 'Garden City', street trees, public spaces, City Square	3.1 From town to city	6.2 Creating Melbourne, 6.3 Shaping the suburbs
SHAPING THE URBAN LANDSCAPE	architecture, planning, parks and gardens, the 'Garden City', street trees, public spaces, City Square	3.2 Expressing an architectural style	6.2 Creating Melbourne, 6.3 Shaping the suburbs, 9.3 Achieving distinction in the arts
SHAPING THE URBAN LANDSCAPE	architecture, planning, parks and gardens, the 'Garden City', street trees, public spaces, City Square	3.3 Naming places	6.2 Creating Melbourne
SHAPING THE URBAN LANDSCAPE	architecture, planning, parks and gardens, the 'Garden City', street trees, public spaces, City Square	3.4 Defining public space	4.7 Transforming the land and waterways
GOVERNING, ADMINISTERING AND POLICING THE CITY	Melbourne City Council; Melbourne as a state and federal capital city, other local municipalities, MMBW, the courts system, police, defence	4.2 Administering the City of Melbourne	6.1 Establishing Melbourne Town, 6.2 Creating Melbourne, 6.3 Shaping the suburbs
GOVERNING, ADMINISTERING AND POLICING THE CITY	Melbourne City Council; Melbourne as a state and federal capital city, other local municipalities, MMBW, the courts system, police, defence	4.3 Melbourne's role as Federal capital	7.1 Developing institutions of self-government and democracy
GOVERNING, ADMINISTERING AND POLICING THE CITY	Melbourne City Council; Melbourne as a state and federal capital city, other local municipalities, MMBW, the courts system, police, defence	4.5 Administering Aboriginal affairs	7.1 Developing institutions of self-government and democracy
GOVERNING, ADMINISTERING AND POLICING THE CITY	Melbourne City Council; Melbourne as a state and federal capital city, other local municipalities, MMBW, the courts system, police, defence	4.6 Administering justice	7.3 Maintaining law and order, 7.1 Developing institutions of self-government and democracy



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Thematic History 2012	Theme content	Sub theme	VFHT Themes
GOVERNING, ADMINISTERING AND POLICING THE CITY	Melbourne City Council; Melbourne as a state and federal capital city, other local municipalities, MMBW, the courts system, police, defence	4.7 Policing the city	7.3 Maintaining law and order
GOVERNING, ADMINISTERING AND POLICING THE CITY	Melbourne City Council; Melbourne as a state and federal capital city, other local municipalities, MMBW, the courts system, police, defence	4.8 Defending the city	7.4 Defending Victoria and Australia
BUILDING A COMMERCIAL CITY	pastoral industry, trading port, merchants, banking, manufacturing, exhibitions, retail development	5.2 Melbourne as a trading port	5.3 Marketing and retailing, 3.2 Travelling by water
BUILDING A COMMERCIAL CITY	pastoral industry, trading port, merchants, banking, manufacturing, exhibitions, retail development	5.3 Developing a large, city based economy	5.3 Marketing and retailing, 5.2 Developing a manufacturing capacity, 5.4 Exhibiting Victoria's innovation and products
BUILDING A COMMERCIAL CITY	pastoral industry, trading port, merchants, banking, manufacturing, exhibitions, retail development	5.4 Developing a retail centre	5.3 Marketing and retailing
BUILDING A COMMERCIAL CITY	pastoral industry, trading port, merchants, banking, manufacturing, exhibitions, retail development	5.5 Building a manufacturing industry	5.2 Developing a manufacturing capacity, 5.4 Exhibiting Victoria's innovation and products
BUILDING A COMMERCIAL CITY	pastoral industry, trading port, merchants, banking, manufacturing, exhibitions, retail development	5.6 Publishing newspapers and periodicals	3.7 Establishing and maintaining communications, 5.4 Exhibiting Victoria's innovation and products
CREATING A FUNCTIONING CITY	water supply, sewerage, port, transport, public services, public utilities, hospitals	6.2 Sewerage	6.2 Creating Melbourne, 8.3 Providing health and welfare services
CREATING A FUNCTIONING CITY	water supply, sewerage, port, transport, public services, public utilities, hospitals	6.3 Providing essential services	8.3 Providing health and welfare services
CREATING A FUNCTIONING CITY	water supply, sewerage, port, transport, public services, public utilities, hospitals	6.4 Disposing of the dead	8.6 Marking the phases of life
CREATING A FUNCTIONING CITY	water supply, sewerage, port, transport, public services, public utilities, hospitals	6.5 Public toilets	6.2 Creating Melbourne, 8.3 Providing health and welfare services
CREATING A FUNCTIONING CITY	water supply, sewerage, port, transport, public services, public utilities, hospitals	6.6 Street making, drainage and river works	3.1 Establishing pathways, 3.2 Travelling by water, 4.6 Exploiting other mineral, forest and water resources, 4.7 Transforming the land and waterways
CREATING A FUNCTIONING CITY	water supply, sewerage, port, transport, public services, public utilities, hospitals	6.7 Transport	3.1 Establishing pathways, 3.2 Travelling by water, 3.3 Linking Victorians by rail, 3.4 Linking Victorians by road in the twentieth century, 3.5

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Thematic History 2012	Theme content	Sub theme	VFHT Themes
			Travelling by tram
APPRECIATING AND ADAPTING THE NATURAL ENVIRONMENT	appreciating the natural environment, Garden City movement	7.2 Cultivating the 'Garden City' aesthetic	6.2 Creating Melbourne, 4.7 Transforming the land and waterways
LIVING IN THE CITY	settling, education	8.2 Housing the population	6.7 Making homes for Victorians, 6.8 Living on the fringes
LIVING IN THE CITY	settling, education	8.3 Educating the people	8.2 Educating people
WORKING IN THE CITY	working life	9.2 Women's work	5.8 Working
WORKING IN THE CITY	working life	9.3 Working in the post-war city	5.8 Working
SHAPING CULTURAL LIFE	arts and culture, ethnicity, community groups, religion, cemeteries	10.2 Belonging to a religious denomination	8.1 Maintaining spiritual life, 8.4 Forming community organisations
SHAPING CULTURAL LIFE	arts and culture, ethnicity, community groups, religion, cemeteries	10.3 Belonging to an ethnic or cultural group	8.5 Preserving traditions and commemorating
CARING FOR THE SICK AND DESTITUTE	infant and maternal care, public health, hospitals and welfare	11.2 Providing welfare services	8.3 Providing health and welfare services
CARING FOR THE SICK AND DESTITUTE	infant and maternal care, public health, hospitals and welfare	11.3 Caring for the sick	8.3 Providing health and welfare services
CARING FOR THE SICK AND DESTITUTE	infant and maternal care, public health, hospitals and welfare	11.4 Caring for mothers and babies	8.3 Providing health and welfare services
EXPRESSING SOCIAL AND POLITICAL OPINION	Parliament, Eight-Hour Day monument, Federation, Yarra Bank speeches,	12.2 Staging protests	7.2 Struggling for political rights
EXPRESSING SOCIAL AND POLITICAL OPINION	Parliament, Eight-Hour Day monument, Federation, Yarra Bank speeches,	12.3 Upholding conservative values	7.1 Developing institutions of self-government and democracy, 7.2 Struggling for political rights
EXPRESSING SOCIAL AND POLITICAL OPINION	Parliament, Eight-Hour Day monument, Federation, Yarra Bank speeches,	12.4 Celebrating the larrikin spirit	7.2 Struggling for political rights
ENJOYING THE CITY	theatres, hotels and cafes, Bohemian Melbourne, recreation, entertainment, festivals, tourism,	13.2 Promoting tourism	5.7 Catering for tourists
ABORIGINAL COUNTRY	Aboriginal occupation	1.0 Aboriginal Country	1.4 Creation stories and defining country, 2.1 Living as Victoria's first inhabitants
PROMOTING SETTLEMENT	beginnings, inter-racial conflict; Hoddle, La Trobe, pastoral industry	2.2 Defending traditional country	2.8 Fighting for identity; 4.3 Grazing and raising livestock
GOVERNING, ADMINISTERING AND POLICING THE CITY	Melbourne City Council; Melbourne as a state and federal capital city, other local municipalities, MMBW, the courts system, police, defence	4.1 Governing the Colony and State of Victoria	7.1 Developing institutions of self-government and democracy
BUILDING A COMMERCIAL CITY	pastoral industry, trading port, merchants, banking, manufacturing,	5.1 Establishing a pastoral industry	4.3 Grazing and raising livestock

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Thematic History 2012	Theme content	Sub theme	VFHT Themes
	exhibitions, retail development		
CREATING A FUNCTIONING CITY	water supply, sewerage, port, transport, public services, public utilities, hospitals	6.1 Water supply	6.2 Creating Melbourne
APPRECIATING AND ADAPTING THE NATURAL ENVIRONMENT	appreciating the natural environment, Garden City movement	7.1 Appreciating the natural landscape	1.6 Appreciating and protecting Victoria's natural wonders
LIVING IN THE CITY	settling, education	8.1 Settling as immigrants	6.7 Making homes for Victorians, 6.8 Living on the fringes
WORKING IN THE CITY	working life	9.1 A working class	5.8 Working
SHAPING CULTURAL LIFE	arts and culture, ethnicity, community groups, religion, cemeteries	10.1 Arts and creative life in the city	9.3 Achieving distinction in the arts, 9.4 Creating popular culture, 2.6 Maintaining distinctive cultures, 8.6 Marking the phases of life
CARING FOR THE SICK AND DESTITUTE	infant and maternal care, public health, hospitals and welfare	11.1 Improving public health	8.3 Providing health and welfare services
EXPRESSING SOCIAL AND POLITICAL OPINION	Parliament, Eight-Hour Day monument, Federation, Yarra Bank speeches,	12.1 Introducing social and political reforms	7.1 Developing institutions of self-government and democracy, 7.2 Struggling for political rights
ENJOYING THE CITY	theatres, hotels and cafes, Bohemian Melbourne, recreation, entertainment, festivals, tourism,	13.1 Public recreation	5.6 Entertaining and socialising, 9.1 Participating in sports and recreation
ADVANCING SCIENTIFIC KNOWLEDGE	Observatory, origins of BOM, Mueller at the RBG, Royal Society	14.1 Keeping weather records	9.5 Advancing knowledge
PRESERVING AND CELEBRATING THE CITY'S HISTORY	civic monuments, centenary 1934-35, heritage movement, commemorations,	15.1 Remembering the past	7.5 Protecting Victoria's heritage, 8.5 Preserving traditions and commemorating
ENJOYING THE CITY	theatres, hotels and cafes, Bohemian Melbourne, recreation, entertainment, festivals, tourism,	13.3 Staging exhibitions	5.6 Entertaining and socialising, 5.7 Catering for tourists, 9.1 Participating in sports and recreation
ENJOYING THE CITY	theatres, hotels and cafes, Bohemian Melbourne, recreation, entertainment, festivals, tourism,	13.4 Processions and street events	5.6 Entertaining and socialising, 5.7 Catering for tourists, 9.1 Participating in sports and recreation
ENJOYING THE CITY	theatres, hotels and cafes, Bohemian Melbourne, recreation, entertainment, festivals, tourism,	13.5 Building a city of fashion and style	5.6 Entertaining and socialising, 5.7 Catering for tourists
ENJOYING THE CITY	theatres, hotels and cafes, Bohemian Melbourne, recreation, entertainment, festivals, tourism,	13.6 Eating and drinking	5.6 Entertaining and socialising, 5.7 Catering for tourists
ADVANCING SCIENTIFIC KNOWLEDGE	Observatory, origins of BOM, Mueller at the RBG, Royal Society	14.2 Observing the heavens	9.5 Advancing knowledge
ADVANCING SCIENTIFIC KNOWLEDGE	Observatory, origins of BOM, Mueller at the RBG, Royal Society	14.3 Pioneering botanical research	9.5 Advancing knowledge

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Thematic History 2012	Theme content	Sub theme	VFHT Themes
ADVANCING SCIENTIFIC KNOWLEDGE	Observatory, origins of BOM, Mueller at the RBG, Royal Society	14.4 Developing zoological gardens	9.5 Advancing knowledge
ADVANCING SCIENTIFIC KNOWLEDGE	Observatory, origins of BOM, Mueller at the RBG, Royal Society	14.5 Establishing scientific institutions	9.5 Advancing knowledge
PRESERVING AND CELEBRATING THE CITY'S HISTORY	civic monuments, centenary 1934-35, heritage movement, commemorations,	15.2 Raising monuments	7.5 Protecting Victoria's heritage, 8.5 Preserving traditions and commemorating
PRESERVING AND CELEBRATING THE CITY'S HISTORY	civic monuments, centenary 1934-35, heritage movement, commemorations,	15.3 Remembering the Aboriginal past	7.5 Protecting Victoria's heritage
PRESERVING AND CELEBRATING THE CITY'S HISTORY	civic monuments, centenary 1934-35, heritage movement, commemorations,	15.4 Preserving the fabric of the past	7.5 Protecting Victoria's heritage, 8.5 Preserving traditions and commemorating

## Appendix 3: Heritage definitions used by City of Melbourne

### Definitions of the existing City of Melbourne heritage grading system

The following, drawn from the policy document the *Heritage Places Inventory* (2015), explains the current grading or evaluation system used in the City of Melbourne.

Each building or place with cultural heritage significance located within Heritage Overlays in the City of Melbourne has been assessed and graded or ranked according to its importance. Streetscapes, with groupings of buildings along a street frontage, have also been assessed and graded. Individual buildings or places are graded from A to D in this Review, while streetscapes are graded from Level 1 to 3, both in descending order of significance.

The following definitions are provided in the inventory of what each heritage grading level means.

#### Definitions

##### ***'A' Graded Buildings***

These buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage.

##### ***'B' Graded Buildings***

These buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis.

##### ***'C' Graded Buildings***

These buildings demonstrate the historical or social development of the local area and/ or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and buildings types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

##### ***'D' Graded Buildings***

These buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which

retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

### Streetscapes

The definitions used for each of the streetscape gradings are as follows:

#### ***Level 1 Streetscape***

These streetscapes are collections of buildings outstanding either because they are a particularly well-preserved group from a similar period or style, or because they are highly significant buildings in their own right.

#### ***Level 2 Streetscape***

These streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

#### ***Level 3 Streetscape***

These streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

### ***Proposed Heritage Places Inventory 2017***

#### **DEFINITIONS**

The definitions used for each of the heritage place gradings are as follows:

'Significant' heritage place:

A 'significant' heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable

features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.

'Contributory' heritage place:

A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community;



a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct.

'Non-contributory' (-) place:

A 'non-contributory' place does not make a contribution to the heritage significance or historic character of the precinct. Non-contributory either do not appear in this Inventory or are represented with a '-'.

The definition used for a significant streetscape is as follows:

'Significant streetscapes' are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

### **North & West Melbourne Conservation Study 1983**

The *North and West Melbourne Conservation Study* 1983 stated (Vol 1, p1) that the Building Gradings used followed the following hierarchy of significance:

- A places were of State significance.
- B level places had a high regional significance
- 'C buildings had intermediate regional importance';
- D and E importance judged in a purely local context'.

There were no streetscape levels applied but streetscapes were noted.

Designated parts of the *North and West Melbourne Conservation Study* and other area studies were adopted by the City of Melbourne 1 July 1985<sup>67</sup> and one result was to seek planning protection for all unprotected A, B, and C graded buildings, as individually significant.

'The Council is seeking the introduction into the of MMPS of protective controls for buildings graded A,B C that stand outside existing and proposed UC1's<sup>68</sup>. These controls will be similar in nature to the Urban Conservation Area controls, except that they

will apply to an individual allotment rather than to an area.<sup>69</sup>

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<sup>67</sup> *North and West Melbourne Conservation Study* 1983 (City of Melbourne) Part D.

<sup>68</sup> UC1- urban Conservation Areas no 1

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<sup>69</sup> North and West Melbourne Conservation Study 1983 as issued in 1985 to accompany the 1985 policy *Urban Conservation in the City of Melbourne*

## Appendix 4: Assessment criteria used in this report

### Planning and Environment Act - heritage values and thresholds

Section 4(1)(d) of the *Planning and Environment Act 1987* lists the following heritage values for use in heritage assessment within a Planning Scheme:

- Scientific;
- Aesthetic;
- Architectural; or
- Historical interest; or
- other special value (includes social or spiritual interest).

The thresholds applied in any assessment of significance are:

- State Significance; and
- Local Significance.

*Local Significance* includes those places that are important to a particular community or locality.

### Assessment criteria used in this Review

This Review uses the above heritage values, as assessed under the *Victorian Planning Provisions (VPP) Practice Note, Applying the Heritage Overlay* (2018) which cites the following criteria as briefly described below:

A place may have:

- A importance to the course or pattern of our cultural or natural history (historical significance);
- B uncommon rare or endangered aspects of our cultural or natural history (rarity);
- C potential to yield information that will contribute to an understanding of our cultural or natural history (research potential);
- D importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness);
- E importance in exhibiting particular aesthetic characteristics (aesthetic significance);
- F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance);

G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance); and/or

H Special association with the life or works of a person, or group of persons, of importance in our history (historical association).

### **Burra Charter**

In addition to the Register of the National Estate criteria, the ICOMOS *Burra Charter* sets out broad heritage assessment considerations. The *Burra Charter* 1999 (1.2) defines *Cultural significance* as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is defined as embodied in the [place](#) itself, its [fabric](#), *setting, use, associations, meanings, records, related places and related objects*.