

Excerpts from Conservation Studies  
commissioned by the City of  
Melbourne

Each excerpt contains the building  
grading definitions for each respective  
Study

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# South Yarra

## CONSERVATION STUDY



1985

CITY OF MELBOURNE



"Nos." refer to terrace buildings

## OTHER COMMENTS

Other relevant notes are given here, eg., intact early garden, or details match a nearby building etc.

On the rear of the identification form historical information is given where known, and the summary of significance may be continued at the base of the page. Sometimes additional pages will give a fuller history and architectural analysis with early photographs.

### 3.3 Abbreviations

The following abbreviations may be used throughout the form:

B/W or BW = Brickwork  
CI = Cast iron  
T/C or TC = Terra cotta  
WB = Weather board

DEC = Decoration  
FLR = Floor  
PPT = Parapet  
VER = verandah

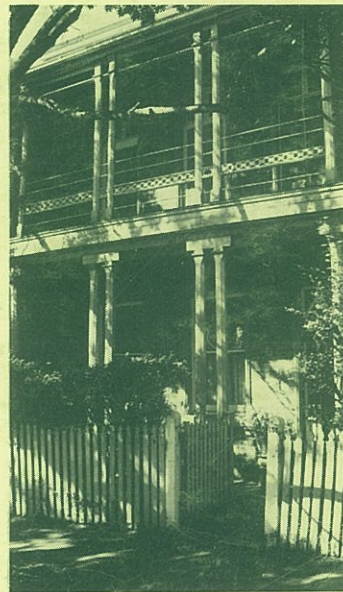
### 3.4 Gradings A to F and Streetscape Levels

Buildings have been graded "A", "B", "C", "D", "E" or "F" in accordance with the standard grading system adopted by the Melbourne City Council. This is shown in the table below. Buildings receiving no grading can be assumed to have no conservation value. Their demolition is permitted but is not mandatory



# East Melbourne and Jolimont

## CONSERVATION STUDY



MELBOURNE CITY LIBRARIES



3 3001 00210478 3



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## 2.1 GRADING SYSTEM FOR SIGNIFICANT BUILDINGS

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The determination of building grade has been based on the standard building identification format provided by the M.C.C. (see Table 1). Within the parameters of this format the grading has been further refined as follows:-

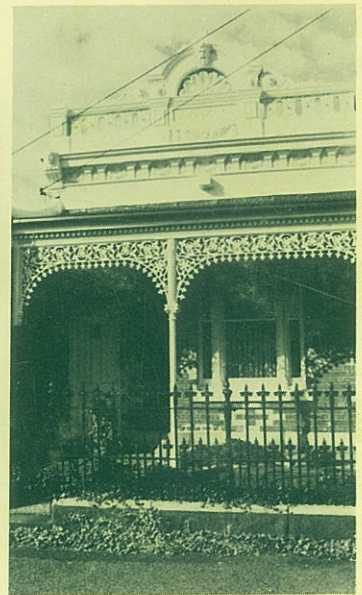
- |         |  |
|---------|--|
| GRADE A | Of outstanding importance and a high level of integrity, and worthy of listing on the register of the H.B.C.   |
| GRADE B | Of lesser, though still high importance and a high level of integrity. Worthy of listing on the register of the National Estate.   |
| GRADE C | Either of local significance to East Melbourne and a high level of integrity, or, of State or National importance but only of low integrity. Worthy of specification under clause 8 of the Town and Country Planning Act (Third Schedule). |
| GRADE D | Of local significance but substantially altered. Generally D buildings could be relatively easily returned to their original form.   |
| GRADE E | A building of nineteenth century origin which has been substantially altered. Generally E buildings would require extensive works to enable restoration to their original built form.  |

No buildings of Grade F have been assessed.



# Carlton, North Carlton, and Princes Hill

## CONSERVATION STUDY



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### 1.3 DEFINITIONS

#### 1.3.1 Study Area

All of the area covered by the accompanying map and including the University of Melbourne, Melbourne General Cemetery and various parks and gardens.

#### 1.3.2 General Terms

The definitions for conservation of places of cultural significance contained in the Burra Charter prepared by Australia ICOMOS (International Council of Monuments and Sites) in 1981 provide a standardised set of definitions and objectives that have been adopted by most organisations in Australia.

**Place** means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.

**Cultural significance** means aesthetic, historic, scientific or social value for past, present or future generations.

**Fabric** means all the physical material of the place.

**Conservation** means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaption and will be commonly a combination of more than one of these.

**Maintenance** means the continuous protective care of the fabric, contents and setting of a **place**, and it to be distinguished from repair. Repair involves **restoration** or **reconstruction** and it should be treated accordingly.

**Preservation** means maintaining the fabric of a **place** in its existing state and retarding deterioration.

**Restoration** means returning the **EXISTING fabric** of a **place** to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

#### 1.3.3 Buildings

Each building of historic or architectural significance has been graded from A to F according to its importance. To find the grade of a particular building, refer to the Schedule of A-F buildings in Appendix 2. The grades are defined as follows:

**'A' buildings** are of national or state importance, irreplaceable parts of Australia's built form heritage. Many will be either already included on, or recommended for inclusion on, the Register of Historic Buildings, or the Register of the National Estate.



## INTRODUCTION - DEFINITIONS

**'B' 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' buildings** make an architectural and historic contribution that is important within the local area. This includes well preserved examples of particular periods or styles of construction, as well as some individually significant buildings that have been altered or defaced.

**'D' buildings** are representatives of particular periods or styles which are either reasonably intact, or they have been substantially altered but stand in a row or street where buildings from similar periods predominate.

**'E' buildings** have generally been substantially altered, and stand in relative isolation from other buildings of similar periods. Because of this they are not considered to make an essential contribution to the character of the area, although retention and restoration may still be beneficial.

**'F' buildings** are an additional category relating to social rather than historic or architectural significance. They are valued by the local community either as familiar landmarks or for the use to which they are put or have been associated with in the past.

The following table shows Melbourne City Council's objectives for the different grades:

MELBOURNE CITY COUNCIL'S OBJECTIVES FOR BUILDINGS  
OF ARCHITECTURAL OR HISTORIC SIGNIFICANCE

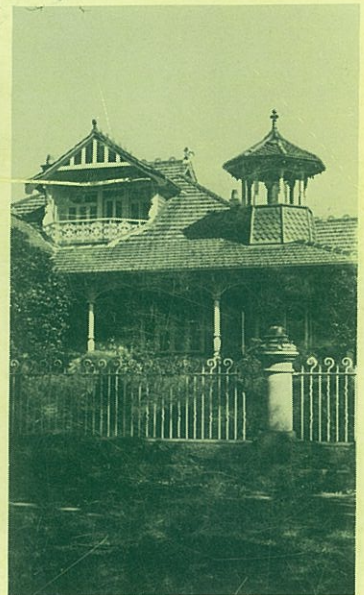
OBJECTIVES	IMPORTANCE LEVELS	EXPLANATION OF IMPORTANCE LEVELS
<b>Objective for A, B &amp; C:</b> The Council will require the retention and enhancement of buildings of significant architectural and historic merit.	<b>A</b>	Has a high level of integrity, architectural style and historic background important at national, state, regional or local level. The loss or defacement of such buildings would detract from national, state or local regional historic, architectural and social character.
	<b>B</b>	
	<b>C</b>	
<b>Objective for D &amp; E:</b> The Council will promote the retention and enhancement of buildings of significant character and high amenity, particularly where these make a contribution to the broader streetscape	<b>D</b>	Represents with some integrity a visual form or style-type on an individual basis, or reinforces other similar forms or style-types to provide or supplement a streetscape
	<b>E</b>	Has limited integrity and relative isolation from buildings of higher integrity and therefore neither represents individual form or style-types well, nor does it contribute to a streetscape or precinct. It possesses some period detail and thus it can be recognised as belonging to a general era and it may, by restoration or renovation, achieve a viable reuse and potentially it may contribute more to the area's period content.
<b>Objective for F:</b> The Council will promote the retention and enhancement of buildings which, while not necessarily exhibiting architectural or historic value, have a considerable value to the local community.	<b>F</b>	Has considerable value to the local community or houses a use which has a considerable or significant value to the local community.



Stephen Wainwright

# Parkville

## CONSERVATION STUDY



1979

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### 2.1.3 Selection Criteria for Areas and Streetscapes (contd.)

#### (iii) Street Character

- . street materials - road surfacing, pavements, lawn strips, gutters.
- . street furniture - street lamps, signs.
- . fences.
- . relationship to open space.
- . verandahs.

#### (iv) Subdivision Patterns

- . unusual street layout (e.g. formal planned elements, changing street widths, and the juxtaposition of grid and organic development).

#### (v) Topography

- . the influence of natural features (e.g. hills, creeks, rocky escarpments) on the urban street pattern and building type.

The areas and streetscapes were surveyed and significant areas categorised into the following groups:

#### PRIORITY A

Those areas and/or streetscapes which display one outstanding criteria or display some or many of the above criteria. These areas have then been defined, contributory buildings recorded and a character description provided of the area, including important building elements. In the case of some particularly important areas, recommendations are made for possible protection under Clause 8B of the Town and Country Planning Act (Third Schedule); elsewhere areas are defined Priority A to create a public consciousness of their importance and may at an appropriate stage be considered for protection using the provisions of the Act.

but see  
- 2.1.4 p 43  
which considers  
the criteria  
given to each  
category of area  
and streetscape



### 2.1.3 Selection Criteria for Areas and Streetscapes (contd.)

#### PRIORITY B

Those areas considered less significant and coherent than Priority A above, but which contribute to the character of Parkville. These areas are defined for the information of the council and residents and should receive special consideration by the Melbourne City Council in development control procedures.

on



## 2.2 DEFINITION OF PRIORITY A AND B AREAS

### 2.2.1 Priority A Areas and precincts:

These represent those areas and precincts within Parkville that are considered by the consultants to be of sufficient merit to be considered for protection by the provisions of Clause 8B of the Town and Country Planning Act (Third Schedule). The main objective of designating an area or precinct one of "special significance" in this study is to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of Parkville as it existed before 1914. However, this date should not be seen as a rigid cut-off point. Significant early twentieth century buildings are noted where they are felt to be of interest within the context of the area.

There is one A environmental area (as distinct from A precincts) : Area 1 South Parkville and this is shown on map 1, section 2.3. Within this area there are 10 precincts or sub areas (A1.1 - A1.10), as defined on map 2, section 2.3.1 of this report.

There are 7 A precincts within area B1 North Parkville. These are also shown on Map 1.

The report delineates the boundaries of the area and precincts of special significance and provides a description of the character and outlines, objectives and planning policies and guidelines for each precinct. (Refer 2.1.3 Survey Method for more detailed description.)

### 2.2.2 Priority B Areas

This section of the report attempts to describe those areas in Parkville which are considered of insufficient importance to be protected by the provisions of Clause 8B of the Town and Country Planning Act, but should receive special attention and consideration by the Melbourne City Council.

The main objectives of these areas is to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of the area.



## 2.2 DEFINITION OF PRIORITY A AND B AREAS (contd.)

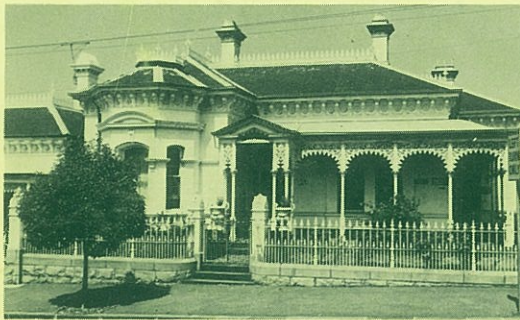
The report delineates the boundaries of these areas, provides a description of the character of the area and outlines objectives and recommendations for the Council.

There are two B areas : North Parkville and West Parkville.



# North and West Melbourne

## CONSERVATION STUDY



1983

CITY OF MELBOURNE



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

INTRODUCTION TO BUILDING SCHEDULE

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

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

BUILDING IMPORTANCE LEVELS

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

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

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

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

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

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



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

#### PLANNING CONTROLS: *Primary, Secondary & Tertiary*

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

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

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

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

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

#### SCHEDULE KEY

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

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

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

Roof Type 1 gabled, with gable-end(s) to street

Roof Type 2 gabled, with gable ridge parallel to street

Roof Type 3 hipped

Roof Type 4 parapetted.

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

A - one-level verandah, one-level building

B - one-level verandah, two level building.

C - two-level verandah, two level building.

D - one-level arcade, two-level building

E - two-level arcade, two-level building.

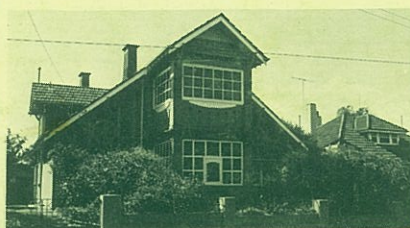
F - arcade upper level only.

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



# Flemington and Kensington

## CONSERVATION STUDY



1985

CITY OF MELBOURNE



## FLEMINGTON AND KENSINGTON CONSERVATION STUDY

### STUDY INTRODUCTION AND RECOMMENDATIONS

#### 1.0 STUDY BRIEF

Reproduced below is an extract from the study brief issued to consultants:

##### BACKGROUND AND AIM

This study is to be funded by the Melbourne City Council and the appointed Consultant will be responsible to a Steering Committee comprising Councillors, Council Officers, and representatives of the Historic Buildings Council and residents.

The study aim is to identify buildings, areas and other elements in Flemington/Kensington of architectural and/or historic importance worthy of preservation and enhancement and the means by which such preservation and enhancement can be ensured.

##### CONSULTANT'S TASKS

Using existing data, carrying out the necessary surveys and analysis the consultant shall undertake the following tasks 1-7. It is essential that these tasks be undertaken having regard to the need for consistency with other conservation studies within the City of Melbourne, e.g. East Melbourne and Jolimont, Parkville, North and West Melbourne, Lygon Street and Carlton.

1. Prepare a brief background history of Flemington and Kensington which highlights the social, economic and other factors which contribute to the area's development and character including a description of the sequence of development, building styles and street patterns and which will assist in completing the other tasks required.
2. Identify all buildings and/or groups of buildings in the area of architectural and historic importance in accordance with the building identification schedule... For each identified building and/or group of buildings a data sheet...shall be completed. The data sheet will include a colour post-card size photograph.
3. Provide details on the appropriate forms as required by the Historic Buildings Council for each building recommended for inclusion on the Historic Buildings Register and the Register of the National Estate. An additional colour photograph will be required for each of these buildings.



## FLEMINGTON AND KENSINGTON CONSERVATION STUDY

4. Based upon identification and analysis in 2. identify streetscapes in accordance with the standard definitions described... A brief statement of significance is to be provided for each identified streetscape.
5. Identify any items of street furniture landscape features, vistas, and landmarks of significance.
6. Develop design guidelines in accordance with the controls and guidelines model...
7. Determine areas which warrant declaration as Urban Conservation Areas in accordance with the provisions of Amendment 224 to the Melbourne Metropolitan Planning Scheme.

### 2.0 STUDY TEAM

Graeme Butler, B.Arch., conducted the initial survey, recording, grading of 4 sites, buildings and streetscapes; undertook historical research for the identified places and prepared citations for buildings of importance levels A and B, conservation areas and precincts; and prepared control mechanisms and guidelines for restoration and new building design.

Penny Johnson, B.A.(Hons.) History, researched and prepared the study area history of social and physical development.

### 3.0 STEERING COMMITTEE

Melbourne Councillors: Morris Milder, Lecki Ord and Lorna Rolfe; City Planning Officer: Michael Scott; Planning and Environment Ministry and Australian Heritage Commission: Justin Francis and Ray Tonkin; Community Representatives: Kate Jones (Kensington) and John Jackson (Flemington); National Trust of Australia (Vic.): Chris McConville.

### 4.0 STUDY METHOD

4.1 The study approach required by Council is focussed on physical identification of building exteriors and streetscapes and the resultant detailed information on alterations, construction period and notable attributes. To this end much of the study was spent carrying out physical survey work with little recourse to research and a heavy reliance on the experience possessed by the consultant in architectural appraisal. Important individual buildings gained from the survey were researched and evaluated and an outline social and physical history of the study area prepared, of necessity relying mainly on secondary sources.

4.2 Marking the individual building gradings on plans of the study area plans revealed small concentrations of highly important buildings but more so, large areas of locally important late 19th and early 20th century housing.



## FLEMINGTON AND KENSINGTON CONSERVATION STUDY

Only the Travancore area differed in character; again containing some important buildings but generally, locally important examples. In all cases of area appraisal, the strong division of the area by transport routes and topography, was highly influential in the demarcation of boundaries.

4.3 A brief tour of the proposed conservation areas by the Steering Committee allowed their direct involvement in boundary decisions: adding Hardiman Albermarle and Chelmsford Streets to the Kensington conservation area and an isolated area at the end of Rankins Road.

4.4 Adaption of existing Council conservation control policies followed with recommendations seeking to provide protection suited to the detached dwelling nature of the area which was not limited by existing policy concepts.

4.5 The report has been prepared after the pattern set by the Carlton, North Carlton and Princes Hill Conservation Study with the added inclusion of the building and area citations to provide some insight for the general public into the value judgements made on the one hand, and the more personal individual histories attached to buildings in their suburbs.

### 5.0 RECOMMENDATIONS

5.1 That Council obtain decoration, alteration, demolition and new works control over the recommended conservation areas (Urban Conservation Area One, Melbourne Metropolitan Planning Scheme).

5.2 That Council obtain planning control as in (5.1) for individual buildings of importance levels A, B and C which are outside the proposed conservation areas (by amendment to the Melbourne and Metropolitan Planning Scheme).

5.3 That Council adopt as policy the use of the development control guidelines towards preservation of the sites listed in the Schedule (Appendix 3).

5.4 That Council adopt as policy that identified Council-owned property and works be preserved as (5.2).

5.5 That Council declare all buildings of importance Levels A, B, C and D as being 'of special interest by nature of...design, appearance, location, use or environment' for the provisions of Victorian Building Regulations Cl.56.5.

5.6 That Council provide and advertise experienced architectural guidance for planning proposals dealing with sites or buildings identified in this study.

5.7 That Council record in detail original elements identified in the study area (verandahs, fences, general details and colour schemes) which may be used to aid in restoration by means of publication of working restoration details or colour guidance services.

5.8 That Council commission a history of Flemington and Kensington which deals with its personalities and events.

5.9 That Council encourage or fund oral histories, particularly in relation to the Newmarket saleyards and the abattoirs.



## CONTROL MECHANISMS

### Introduction

The following control mechanisms have been matched in the extent of their application to the superficial architectural importance attributed to each building or streetscape in the survey stage of this study. Consequently 'A category' buildings are protected more comprehensively than those of 'D category', as are Level One streetscapes compared to those of Level Three. The view from the street is also pre-eminent where **visible** parts of C and D category building are protected absolutely where discretion is given to **Council** in consideration of **concealed** parts. Buildings of A and B importance however are considered to be of such worth that the **whole** title extent is closely monitored subject to a detailed investigation of what may prove to be valuable exteriors or landscape, concealed from the street view. (Note: Where any buildings are also registered under the **Historic Buildings Act**, the whole title is also controlled.) This graded process attempts to streamline permit procedures to focus on high conservation priorities, rather than all, and to emphasise the demarcation of the public and private domain where conservation is concentrated on the most visible heritage resources. Shortcomings of this approach are the potential loss of valuable elements not seen from the street, and the relative absence of historical criteria in allocation of the importance levels which determine conservation priorities for an area.

Another problem is a fair definition of what is **visible** or concealed. (Refer **Building Envelope Controls**)

### Proposed Controls

The suggested controls which follow have been adapted from the **Carlton, North Carlton and Princes Hill Conservation Study** with an aim towards a standard control framework in the Melbourne City Council area. However given the obvious differences between this study area and the inner urban row-construction which evolved existing control methods, some refinements have been necessary, particularly in the realm of addition control for detached villa housing areas. The typically visible roof forms in the area have meant a reappraisal of the ideal extent of identified building preservation and hence the set-back and height of rear additions.



# FLEMINGTON KENSINGTON CONSERVATION STUDY- SCHEDULE OF SIGNIFICANT PLACES

## SYMBOL KEY:

### INDIVIDUAL BUILDING VALUE

A - State Importance, near to original and of importance within state-wide examples as being of an uncommon type, historically and/or architecturally and/or exhibiting relative design skill

B - Regional Importance, near to original and of importance among similar examples within its region as of an uncommon type and/or exhibiting relative design skill

C - Regional Interest, near to original and of interest within its region as of an uncommon type and/or exhibiting relative design skill

D - Local Importance, near to original but of a common type or one of the above categories but of limited integrity

D (SC) - Altered but contributes to a streetscape

E - Altered, but recognisably from its construction period not contributive to a streetscape

Sites valued at C,D,or E have been evaluated on the basis of architectural importance only

### STREETSCAPE VALUE

Where groups of adjacent buildings have been evaluated on their collective integrity and their contribution to a common identifiable architectural and/or historical theme and by comparison with like streetscapes elsewhere given a relative importance based on samples selected from the study area, the metropolis and the state ie.

- 1 State Importance
- 2 Metropolitan Importance
- 3 Local Importance

### ALBERMARLE STREET

Number	Building Value	Streetscape Value	Number	Building Value	Streetscape Value
1,13,11	D(SC)	3	2	D	3
3,5,7,9	D	3	4	D(SC)	3
15	D	3	6	D(SC)	3
17	D(SC)	3	8,10,12	D(SC)	3
19	D(SC)	3	14	D	3
21-23	D(SC)	3	18	D(SC)	3
			20-2	D	3

### ALTONA STREET

1,3	D(SC)	3	18	D	3
5	D	3			
7	D	3	20	D(SC)	3
11	D	3	22	D	3
15,17,19	D	3			
21	D(SC)	3			



**SOUTH MELBOURNE  
URBAN CONSERVATION STUDY**

**VOLUME 1**

**May 1987**

**Allom Lovell Sanderson Pty Ltd  
Conservation Architects  
1 Exhibition Street  
Melbourne 3000  
Australia**



## Grade A Structures

The 223 structures (or groups of structures ) designated Grade A, are integral to the historic nature of the City of South Melbourne, and are also of sufficient moment to be considered for protection by the Historic Buildings Council or the Australian Heritage Commission. As a result, the criteria for designating structures 'A' have been the same as those used for inclusion on their Registers by the above statutory bodies and was summarised as places:

- of importance to the understanding of the evolution and pattern of Australia's natural and human history
- that exemplify rare, endangered, or uncommon aspects of Australia's natural or human history
- that represent the range of Australia's natural, prehistoric and historic places
- that are associated with the lives or works of persons significant in our past
- that have value as natural or cultural landscapes
- that possess high aesthetic values, or creative and/or technical accomplishment
- which have strong cultural or social associations, or are the major focus of strong cultural or social sentiment for a majority or minority group within the Australian community
- that have yielded, or are likely to yield, important information contributing to the understanding of Australia's natural or human history.

Not all the above have in fact been found to be applicable within South Melbourne, however this range of criteria has been applied to all the structures and landscapes assessed. In a number of instances, the above criteria have not been able to be met in strict terms, however structures have been included in the interest of having a representative number of examples of each building type included in the 'A' grading, irrespective of whether the ideal example has been able to be identified within the study area. This has particularly been the case with buildings of which there are very few comparable structures extant in other areas; particularly in Melbourne's inner suburbs. Such diminished or rare groups of buildings include the timber clad buildings of the area, Victorian timber framed shop windows, Victorian hotels with their ground floor facades intact, and beach structures.

In designating buildings 'A' during the preliminary survey, all structures already on the statutory or National Trust of Australia (Vic.) registers were included as 'A'. During the Stage 2 survey each of these was reviewed and after this process, the report has only excluded one building that is currently on a register, that being the State School in Bridport Street, which was found to be inconsistent with the calibre of design and state of intactness of other schools included in this grading.

The final recommendation of this report is that a total of some 360 properties / structures be nominated or retained on the statutory registers .

Of these there are:

- |    |   |
|----|---|
| 64 | houses,   |
| 26 | terrace rows  |
| 4  | flats   |
| 37 | shops or rows of shops, most with residences attached |
| 5  | public buildings                                      |
| 5  | banks   |
| 6  | office buildings                                      |
| 6  | public buildings and community halls                  |
| 12 | schools and institutions                              |
| 13 | churches, church halls, temples etc.                  |
| 15 | hotels  |
| 5  | entertainment and recreation                          |
| 4  | pavilions, shelters and grandstands                   |
| 2  | railway stations                                      |
| 2  | memorials   |



3	military
19	warehouses and industrial
6	bridges
2	sundry

The citations for these properties are contained in Volume 2 of the report and for ease of comparison are organised according to their typological groupings. The lists in section 3.1.1 are a summary of the structures designated 'A' and are arranged by street and also by their respective citation number.

### Grade B Structures

There are in the order of 1500 buildings within the study area that have been designated 'B' during the survey. The master list of streets contained in Volume 4 of the report identifies in detail which properties have been given this 'B' grading. This body of buildings is integral to the historic nature of areas of South Melbourne and it forms a framework of substantially intact buildings, with sound architectural properties, that have a strong bearing on maintaining the historic character of the area. To erode this building stock would constitute a direct debasement of the heritage significance of South Melbourne. While essential to the heritage value of the suburb's building stock and its streetscapes, none of the 'B' buildings would, however, warrant an individual listing on any of the historic building registers.

Due to the stated value of these buildings, the report has attempted to provide sufficient information on them to enable both Government and property owners to conserve, maintain and alter the buildings with a knowledgeable and sympathetic approach. They have therefore been arranged into typological groups that take into consideration the use of the building, the period in which it was constructed, its scale in terms of storeys, and the materials of construction. The listing of the grade 'B' structures in Volume 4 identifies against each, to which typological group the building belongs, while Volume 2 contains the detailed definitions of each of the typological groups. The definitions have been written in a manner that describes the common features of the type, and what features could be found on such buildings. It is divided according to the structural elements of the building, that is the walls, roof, joinery, verandah etc, and should form the basis for the reinstatement of any missing elements on buildings.

### Grade C Structures

There are in the order of 2000 buildings within the study area that have been designated 'C' during the survey, and the master list of streets in Volume 4 of the report identifies in detail which properties have been given this grading. The Grade C buildings are in the main residential buildings that contribute to the historic character of the study area. Most of these buildings are close to the 'B' buildings both in their physical location and their period and type. The main factor that has divided the two is that the Grade C buildings, while clearly recognizable as examples of a period or type, are substantially altered in some way, for example by the replacement of the original windows, replacement of wall or roof cladding, or by alteration to their applied decoration. The contribution of this grading of buildings to the visual continuity of the suburb has been recognized and their sympathetic support of the 'A' and 'B' buildings identified as of great value.

No further information such as typologies has been given on this body of buildings, however their sympathetic care is strongly recommended. To facilitate this, the Building Conservation Guidelines (section 7.0) have been written so that they can be made available to owners of these properties, to assist them in the appropriate design and restoration techniques for these buildings.



### **Structures of no concern to the study**

Buildings that would have contributed to the historic nature of an area but have been altered beyond recognition of their original design have been excluded from the report. This has included buildings such as a house that has had its verandah removed, windows replaced and wall and roof cladding replaced, or where a sufficient number of these alterations have happened to make any attempt at restoration/reconstruction works merely hypothetical reconstruction that would fall outside the scope of the aims of this report (Refer Appendix B, 'The Burra Charter'). Many twentieth century buildings have been excluded such as infill buildings of a jarring, unsympathetic nature or structures of little architectural merit.

### **Landscape**

A master list of public parks, gardens and sports grounds is included in Volume 4, Section 9.3, while Volume 3, Section 6.1.2 elaborates on each of these with an outline of their history of development. Section 6.1.2 also includes the results of the physical survey of the landscapes, an assessment of their heritage significance and a grading of their significance. The system of grading of the landscapes that has been adopted is the same as for the structures, that is, either designated 'A', 'B', or 'C'. Their definitions are the same as given in Section 2.2.

The study of private gardens has been beyond the scope of this report, however such an undertaking would be of great worth.

### **2.3 Recommendations**

This volume (Volume 1), contains the recommendations of the report in relation to individual structures, landscapes and areas. These recommendations are made to the Historic Buildings Council, the Australian Heritage Commission, the Ministry of Planning and Environment and the City of South Melbourne. Apart from their commitment to the Register of Significant Trees, it has been outside the scope of this report to make recommendations to non-statutory bodies such as the National Trust of Australia (Victoria), although their contribution to knowledge in the field is obviously of immeasurable value and the recommendations of the report would be relevant to their activities and interests.