

West Melbourne MCC heritage C258

Some key historical themes



West Melbourne
later Victoria
Dock, c1887-
1891

Appleton
Dock 1920s

Coode
Canal 1879-
1886

Railway
yards,
workshops

Flour
mills

Arden
oval

Flour
mills,
wool
stores

Railways-
Essendon
1860
Coburg
1884

Railways-
Geelong
1853-7,
Williamstown
1859,
Bendigo
1859-62

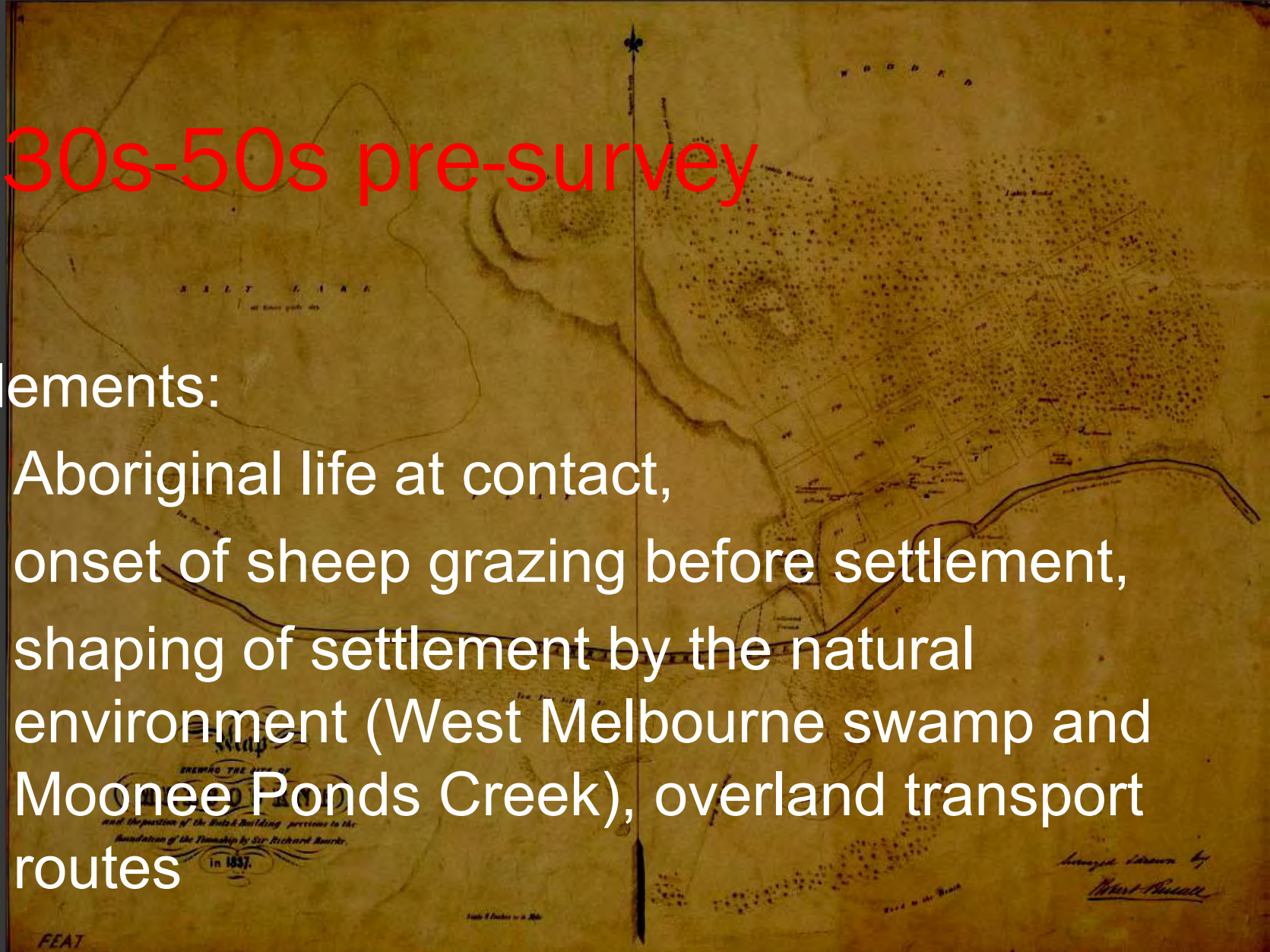
HCV

Moonee
Ponds
Creek

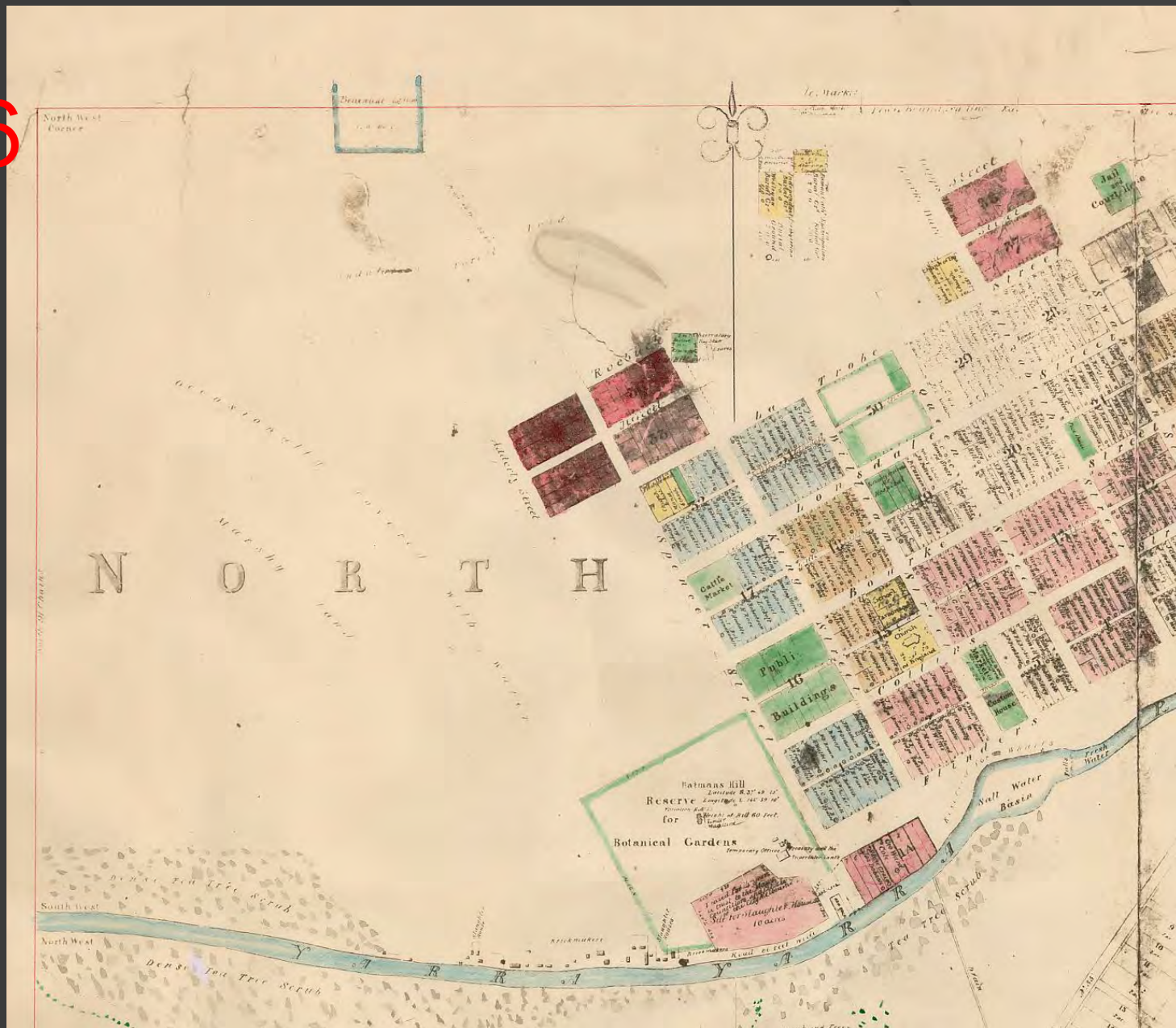
1830s-50s pre-survey

Elements:

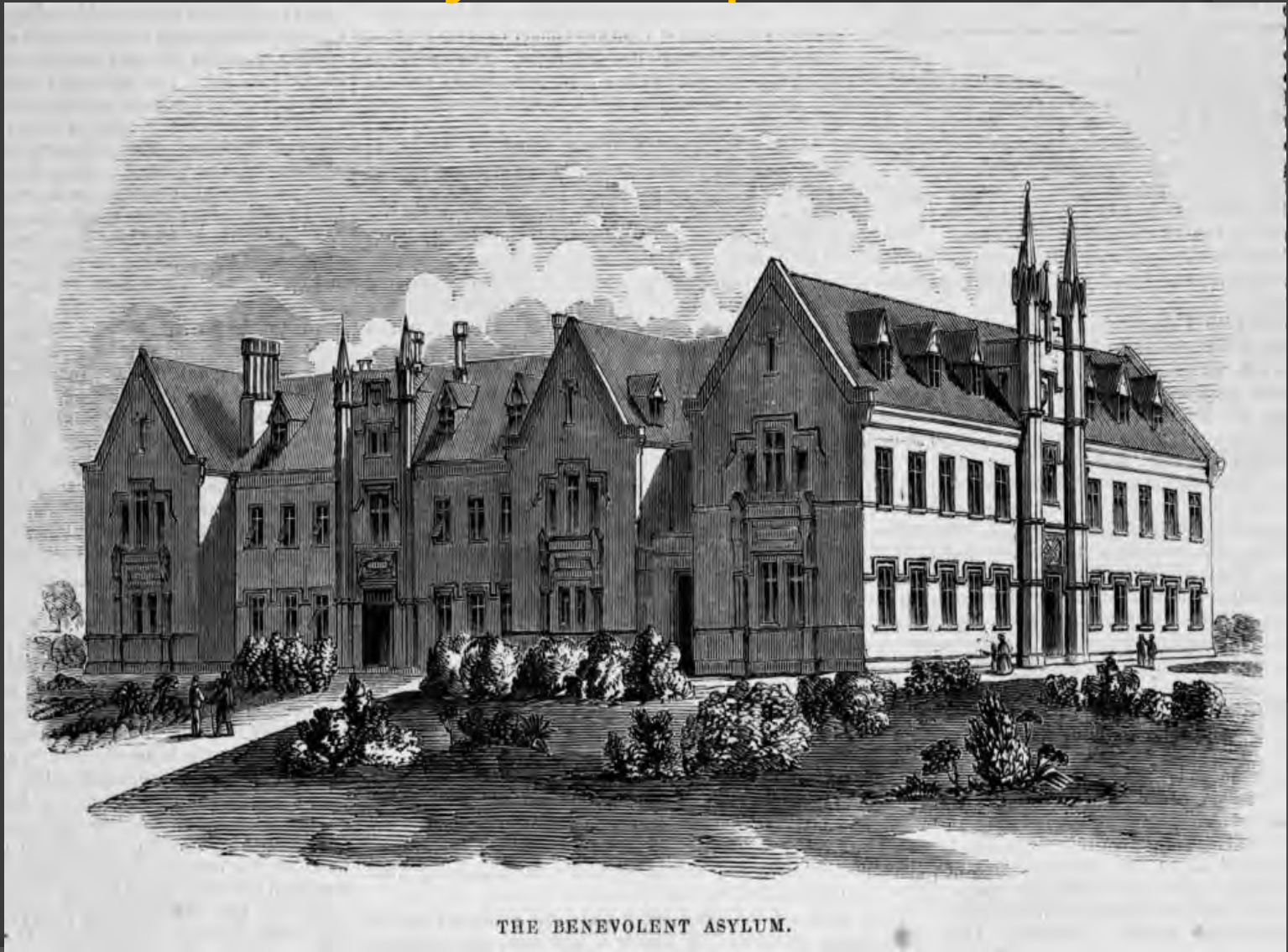
- Aboriginal life at contact,
- onset of sheep grazing before settlement,
- shaping of settlement by the natural environment (West Melbourne swamp and Moonee Ponds Creek), overland transport routes



c1846



Benevolent Asylum, open 1851



1855, gold routes, West more Melbourne lots



Early residential development at City edge

- Initial middle class housing in key sites, overlooking gardens, bay, on hilltops- Dudley Street, 1860s



VIEW FROM FLAGSTAFF HILL, WEST MELBOURNE, IN 1841.



Early Railways - Building Infrastructure for Exports

Elements

- Railway construction from 1850s and influence on industry
- Docking and canals from 1870s, integrated transport –from hinterland to overseas trade
- Flood control, release of industrial sites.

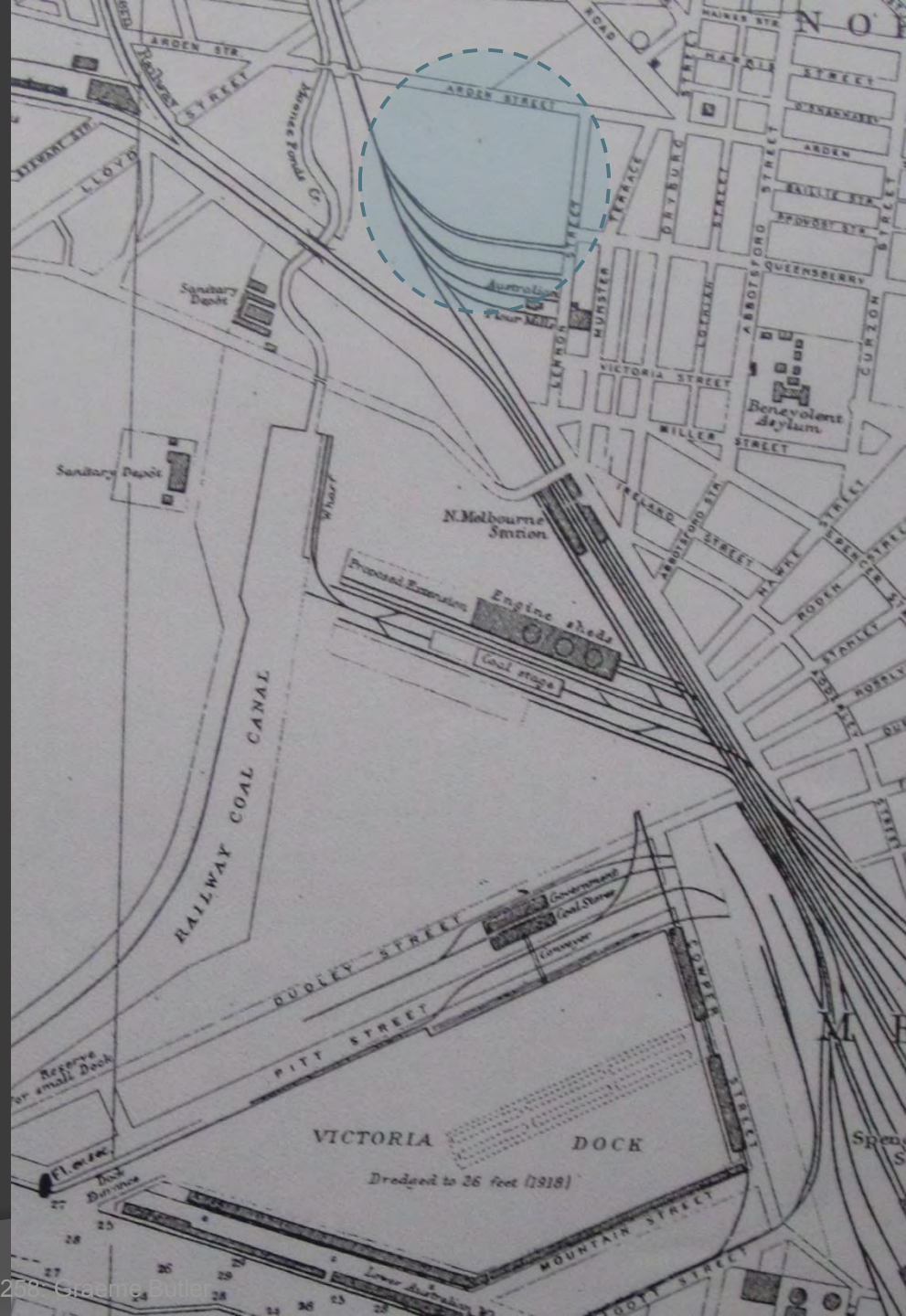
Flour milling and wool, Consolidation of the railways, docks

Elements

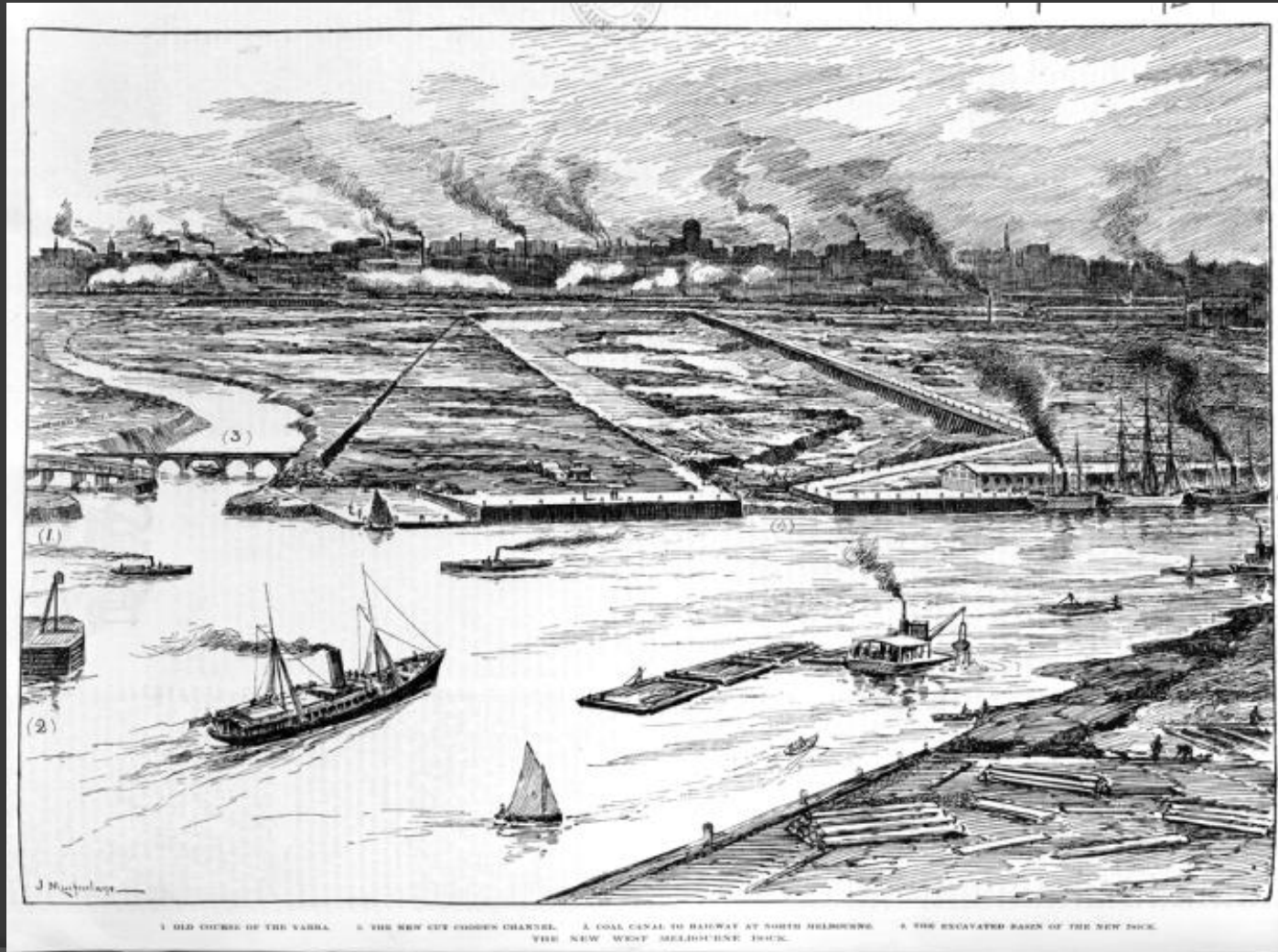
- ⦿ Infrastructure such as Coode and Moonee Ponds Creek canals, allow industry access
- ⦿ Expansion of railways and yards and associated works;
- ⦿ Industrial & warehouse complexes, flour milling 1870s-, wool stores as landmarks

Transport nexus

- Flour mill sidings
- Wood trade sidings
- North Melbourne station, engine sheds
- Railway Coal Canal (Moonee Ponds Creek)
- Victoria Dock



Industry and merging transport modes, 1890S



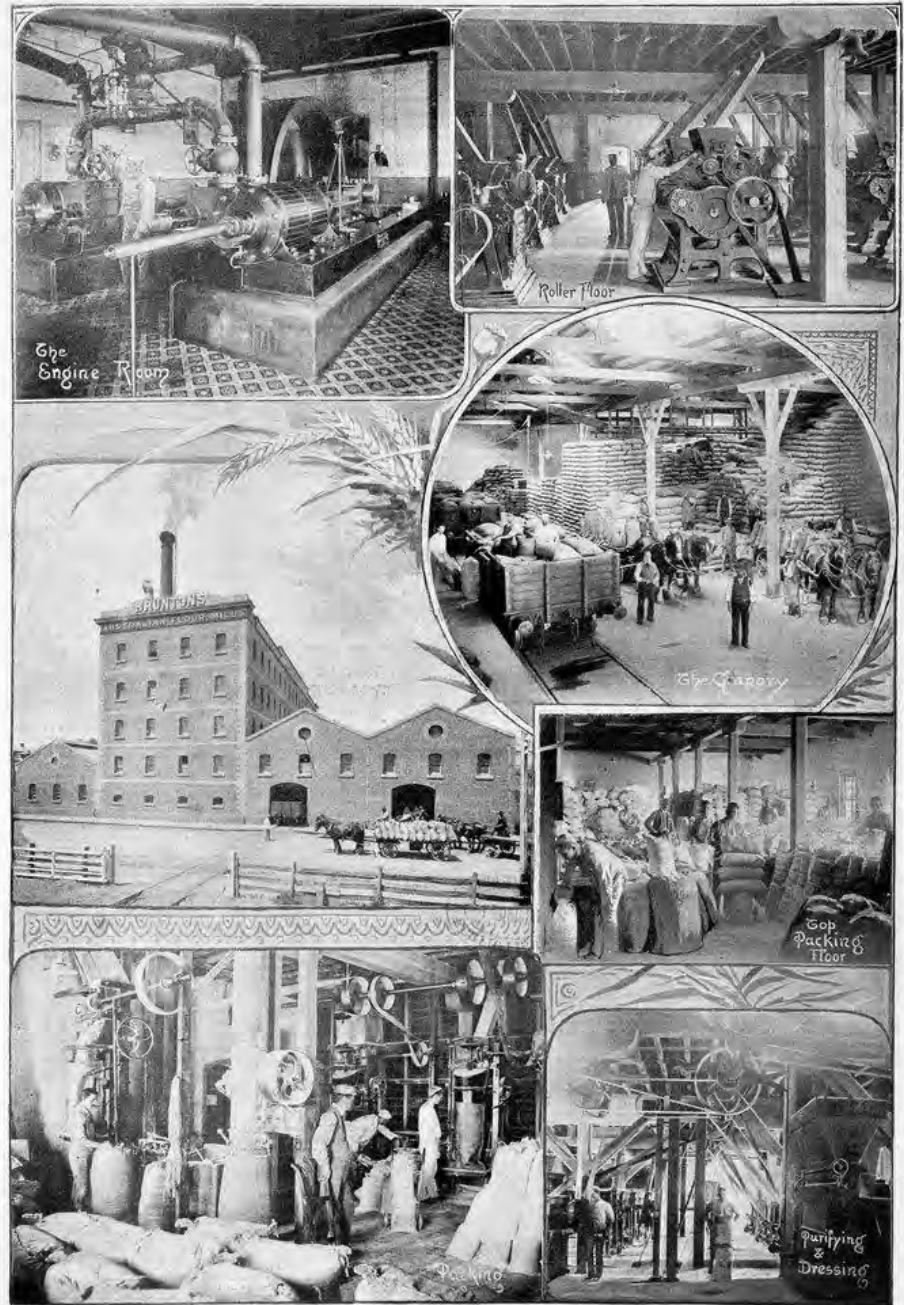
MASSIVE FLOUR MILLS

- WS Kimpton & Sons, Kensington, 1904-5, 1907, 1910, 1914, 1926, 1935-6, 1941-
- Thomas Brunton & Co, Laurens st, Munster Tce, North Melbourne 1888-, 1893-4, 1913-
- Smith and Sons, Brockhoff, TB Guest, Anderson St, 1874-1899,

1894



Laurens St



VICTORIAN INDUSTRIES.—AUSTRALIAN ROLLER FLOUR MILLS (MERRILL THOMAS HAUNTON AND CO.)

WOOL



Worker housing and services

- Transport, industry, primary production workforce housed near workplace;



Religious, educational,
entertainment and civic
infrastructure grow near worker
housing



20th Century Industrial Development

Elements

- wool and flour milling sites expand, with associated railway infrastructure;
- Interwar factory development aided by tariff protection and transport access



Post WW2 Housing

Elements

- Slum clearance;
- HCV housing estates for worker housing;
- New infill concepts in the 1980s



City edge professional offices and services, WW2 and onwards



Visual themes 2018, West Melbourne

- ◉ Dominance of Victorian-era construction, followed by Edwardian-era;
- ◉ Largely single and double storey housing punctuated by major factory structures of up to three levels as employment landmarks;
- ◉ Major transport routes around and through area, major transport groupings;
- ◉ Remaining 'natural' elements of the Moonee Ponds Creek as axis forming the centre of a valley rising into North Melbourne and Kensington

Heritage management for themes

Conserve places that are associated with and contributory to the key themes:

- ◎ transport, infrastructure
- ◎ trade,
- ◎ primary production,
- ◎ worker housing and services;
- ◎ Interwar industrial development

Origins & evolution of the A-E building gradings



North and West Melbourne Conservation Study 1983

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:

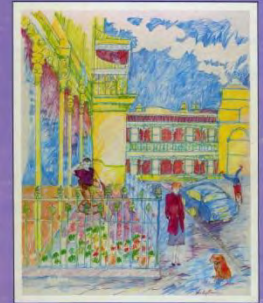
- represent individually with some integrity, a visual form, style-type, or person, theme, use or event of local importance; and/or
- reinforce other similar form or style types to provide or supplement a streetscape.

Reference policy on heritage conservation, 1985

SUMMARY TABLE 1

PRESERVING, ALTERING or RENOVATING GRADED BUILDINGS

		PRESERVATION OF INTACT SIGNIFICANT FABRIC	ALTERATION OR RENOVATION OF NO LONGER INTACT SIGNIFICANT FABRIC:	
			EVIDENCE OF EARLIER STATE AVAILABLE	NO EVIDENCE OF EARLIER STATE
'A' and 'B' buildings anywhere	"OUTSTANDING BUILDINGS"	Should be PRESERVED	Should be authentic RESTORATION/RECON- STRUCTION or should not preclude it happening in the future	RESPECTFUL or INTERPRETATIVE modern design preferred to "guesswork" reconstruction or reproduction. Refer to Summary Table 2.
'C' buildings anywhere; and 'D' buildings in Level 1 and 2 streetscapes	"CONTRIBUTORY BUILDINGS"	Should be PRESERVED where visible . DISCRETIONARY* where concealed .	Where visible , should be authentic RESTORATION/RECON- STRUCTION or should not preclude it happening in the future. DISCRETIONARY* where concealed .	
All other lesser graded buildings		DISCRETIONARY*	DISCRETIONARY*	
REFER TO PERFORMANCE STANDARD:		1	2	



Heritage Places Inventory 2016: building gradings

The definitions used for each of the building gradings are as follows:

‘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.

MCC Heritage Grading: A-E

- 'C' Buildings
- 'C' 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 building 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' Buildings
- 'D' 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.
- (Clause 22.05 Melbourne Planning Scheme)
- **Demolition**
- Demolishing or removing original parts of buildings, as well as complete buildings, will not normally be permitted in the **case of 'A' and 'B', the front part of 'C'** and many 'D' graded buildings*. The front part of a building is generally considered to be the front two rooms in Depth...
- **(NOTE: *1985 policy states D buildings in level 1 or 2 streetscapes)**

Streetscapes

- **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.

West Melbourne Heritage Review model

- ⦿ **Individually Significant**
- ⦿ Aesthetically, historically, scientifically, socially significant at the Local level and contributory or complementary to the Heritage Overlay Area;
- ⦿ **Contributory**
- ⦿ Contributory to identified cultural values of heritage overlay area as stated in the Statement of Significance

West Melbourne Heritage Review model cont.

Not Contributory

- ⦿ Not contributory to identified cultural values of heritage overlay area as stated in the Statement of Significance

Not assessed

- ⦿ insufficient data to allow an assessment

Heritage Places Inventory 2017

- '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.

J. Gadsden Pty Ltd., 17-37 Abbotsford Street, West Melbourne, 1926- HO1178 Interim, Submission 39



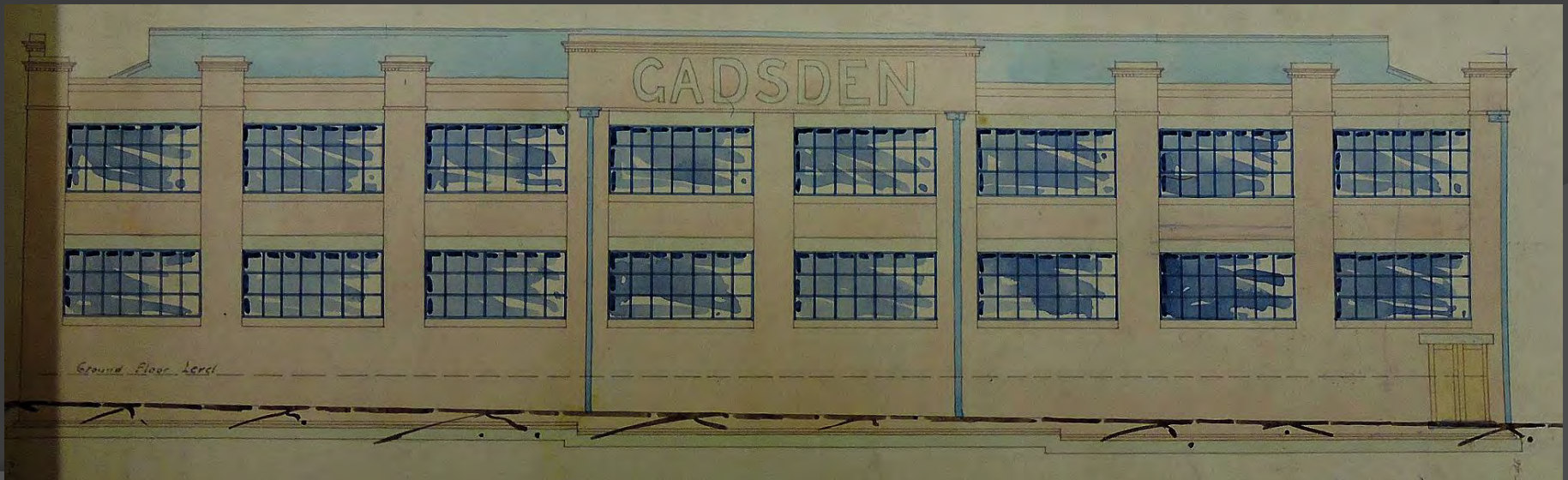
Interim heritage overlay





Heritage Evidence: Amendment C258: Graeme
Butler

1926



National Handbook of Australian Industry 1934

THE NATIONAL HANDBOOK OF AUSTRALIA'S INDUSTRIES

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J. Gadsden Pty. Ltd.

ABBOTSFORD STREET, WEST MELBOURNE AND PORT MELBOURNE
Also at SYDNEY, BRISBANE, ADELAIDE, FREMANTLE, CHRISTCHURCH,
AUCKLAND and WELLINGTON, N.Z.

A TYPICAL Australian enterprise, the success of J. Gadsden Pty. Ltd., makes interesting reading. Like many large organisations of to-day, the firm was founded by Mr. J. Gadsden in King Street, Melbourne, in 1887, where he commenced operations on a very modest scale, making calico and hessian bags. Through his enterprise and ability, larger premises were obtained in King Street, and later on in Lonsdale Street.

The making of printed tin canisters was commenced, and for over forty years this firm has been to the fore in this particular industry in Australia.

The continued growth of the firm led to larger premises being built at Abbotsford Street, West Melbourne, and a factory was also established at Princes Street, Port Melbourne.

The firm to-day manufactures on a large scale calico and hessian bags, printed canisters and tins of every description for containing petrol, oils, foodstuffs and all kinds of dry and liquid goods.

The continued growth of the firm led to the opening of a factory in Adelaide in 1902, and, owing to the fact that the Western Australian market was so far distant from the headquarters in Melbourne, a factory was opened in 1906 at Fremantle. Six years later large Sydney premises were opened, and to-day the firm has two factories in the Mother State. New Zealand was also exploited, and factories opened there at Christchurch, 1920, Wellington, 1922, Auckland, 1932. In the same year, a factory was also opened in Brisbane (Queensland).

Tin containers are made at all the factories excepting Brisbane, and calico and hessian bags at all factories

excepting Auckland and Wellington. Canvas goods and blind rollers are produced in the Melbourne and Fremantle factories. The Company also has a large factory in which wire mattresses and bedding are made. The firm employs approximately 1000 hands throughout Australia and New Zealand, and it is the largest manufacturer in the Commonwealth of metal and wooden rollers for blinds.

The Bag Industry.

J. Gadsden Pty. Ltd. is one of the largest importers of jute piece goods from Calcutta and cotton cloth from Great Britain and Japan for the manufacture of hessian and calico bags. The bales of calico are opened and joined into a continuous length, and are fed to the bag-making machine. Here the calico goes through rollers and is sewn into a tube, and then cut into lengths, and passes to another operator, who sews the bottoms of the bags. These in turn pass on to a machine which turns them inside out. They are then made into bundles of 25's and taken to the printing department, where four-colour printing presses—the first to operate in Australia—print the calico bags in four colours at one printing. Jute bags are similarly treated. The whole of the jute and cotton twine required for sewing these bags is made in Australia.

The firm makes all kinds of calico bags and hessian bags, particularly for local and export flour and frozen meat wraps, cement, plaster, salt and rice, etc.

Flags.

A smaller branch of the industry is the manufacture and sewing of flags. Every kind of flag and pennant is made by the firm from the best imported British



The Melbourne Head Office and Factory of J. Gadsden Pty. Ltd.

1934



The Melbourne Head Office and Factory of J. Gadsden Pty. Ltd.

Interwar INDUSTRY COMPARISONS



Why is it significant?

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

submission summary

- ⦿ 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.

Conclusion on submission...

- Gadsden complex is a custom design for a significant local company by a well known architect, possessing valuable attributes such as the multi-pane glazing, the piered 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.**

Conclusion on submission cont.

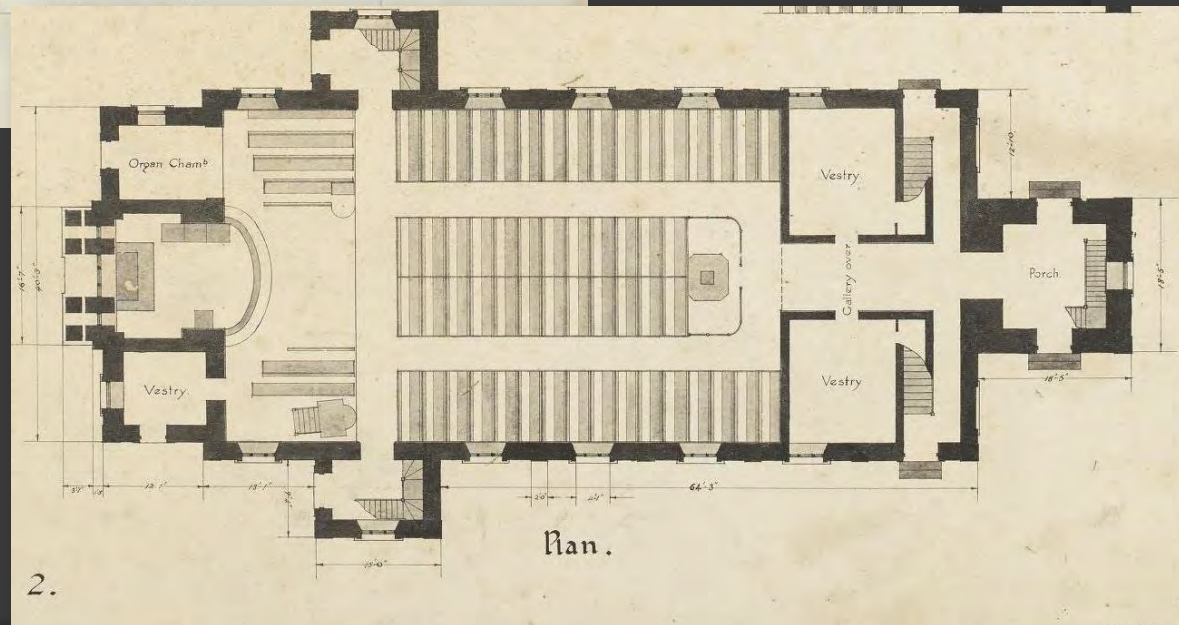
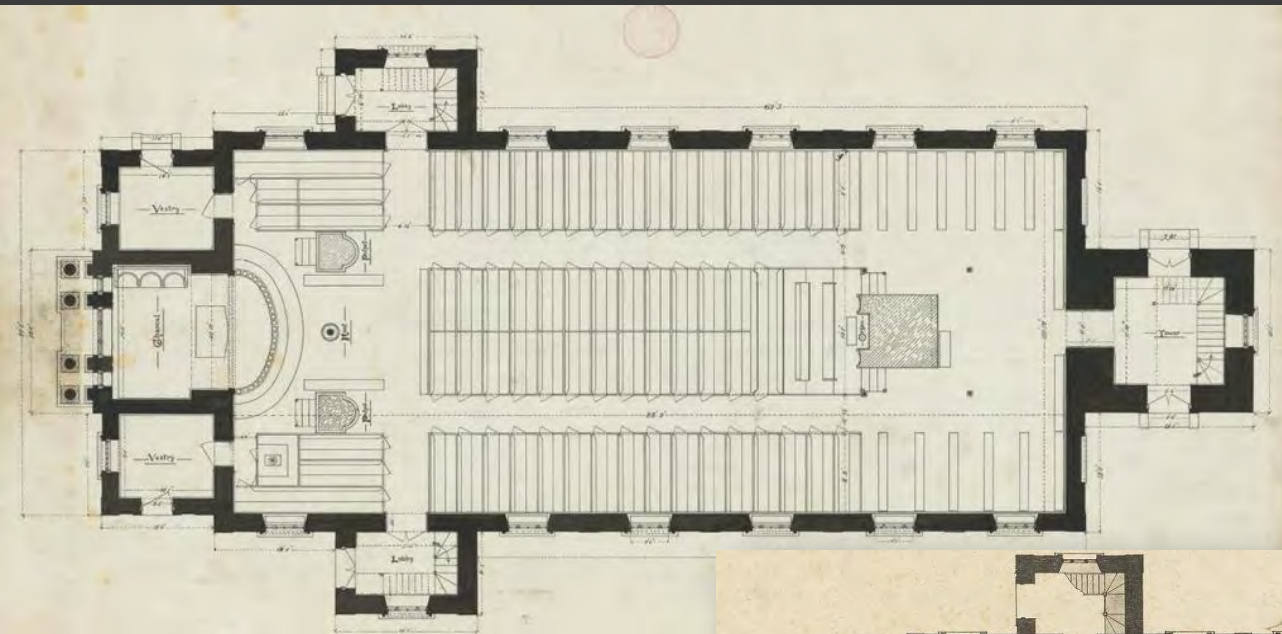
- ⦿ Abbotsford St complex was the first custom designed factory for the nationally important firm J. Gadsden Pty. Ltd.,
- ⦿ The development parallels the firm's expansion interstate and hence can be seen as the beginning of a major industrial firm in Australia and New Zealand.
- ⦿ As a bag manufacturer 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.
- ⦿ J. Gadsden Pty. Ltd., closely linked with the war effort in the Boer, First War and Second War, as a sand bag maker, ration can manufactory, principally as carried out on this site.

St James Anglican Old Cathedral bells, Batman St

HO478, St. James Old Cathedral, 419-437 King Street & 2-24 Batman St, West Melbourne (Victorian Heritage Register),
Submission 102.



1913, 1914



Why is it significant (Victorian Heritage Register)?

- 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.

Contributory internal elements

VHR:

- 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.

submission summary

The Mears and Stainbank bells are not cited in the Victorian Heritage Register Statement of Significance :

But they

- have historic value, as they are over 160 years old, and are the first ring of bells to sound in Melbourne, 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.;
- 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).

Response to submission

Agree:

The bells are of undoubted State if not national significance for the reasons stated

The *West Melbourne Heritage Review* did not review Victorian Heritage Register places, Statement of Significance from Victorian Heritage Register.
scope to seek an amendment to the existing Victorian Heritage Register designation and the bells could be specifically included.

Other aspects of the Statement of Significance that might be improved in this process:

- Church designer and completion date should be qualified for a place of this significance;
- Distinctive Stonework
- Changes in 1914, to Watts design;
- Vice-Regal boxes originally for the use of Governor La Trobe and the Chief Justice have been claimed as the only instance of this in Australia

Conclusion on submission...

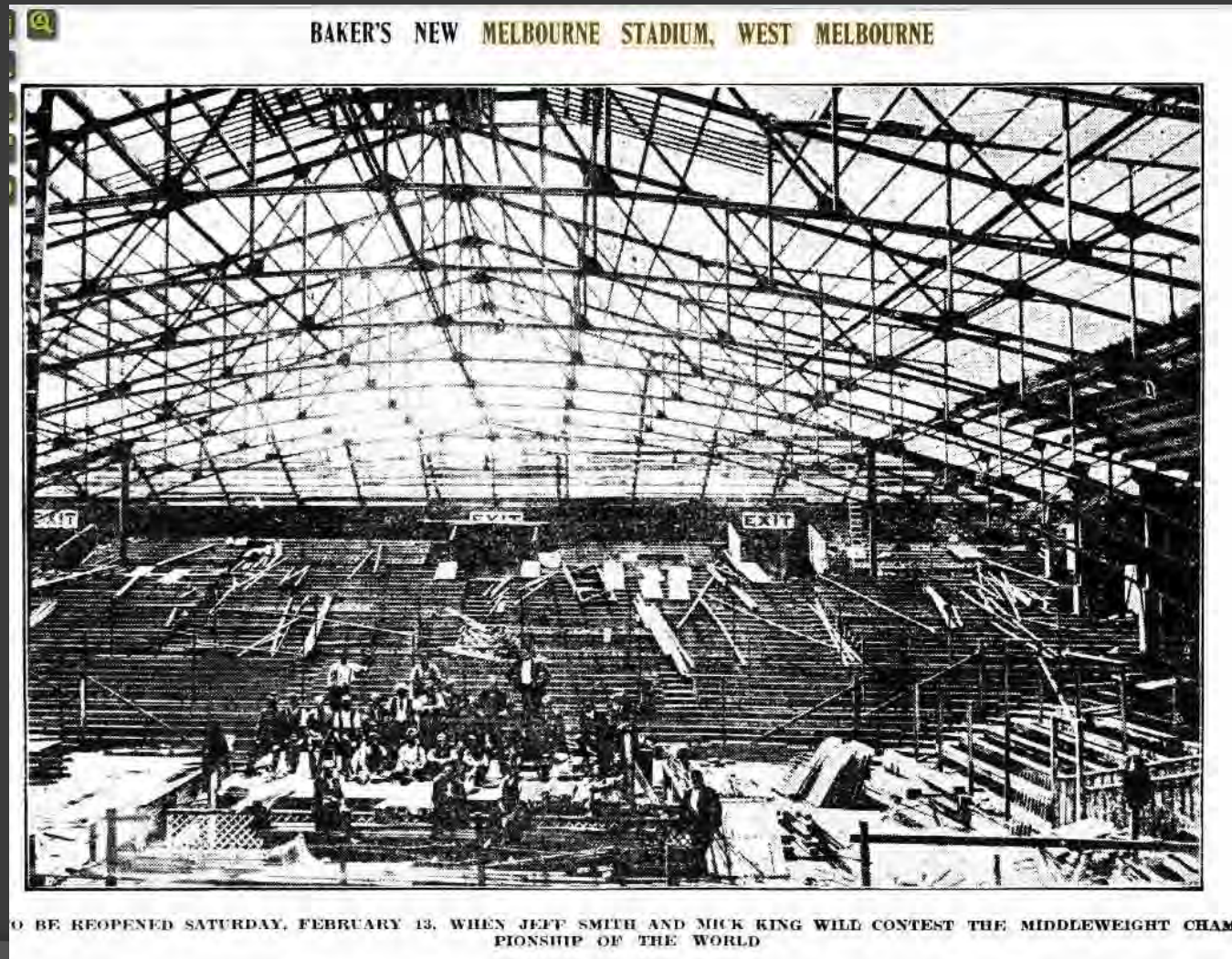
Recommendation :

- ⦿ No change to C258
- ⦿ City of Melbourne help seek an amendment to the Victorian Heritage Register designation to recognise the bells and potentially other issues with Statement of Significance.

West Melbourne Stadium, later Festival Hall,
300 Dudley Street, West Melbourne, 1955-6
HO1183 Interim, Submission 75



Snowy Baker's new Melbourne Stadium, West Melbourne 1913-

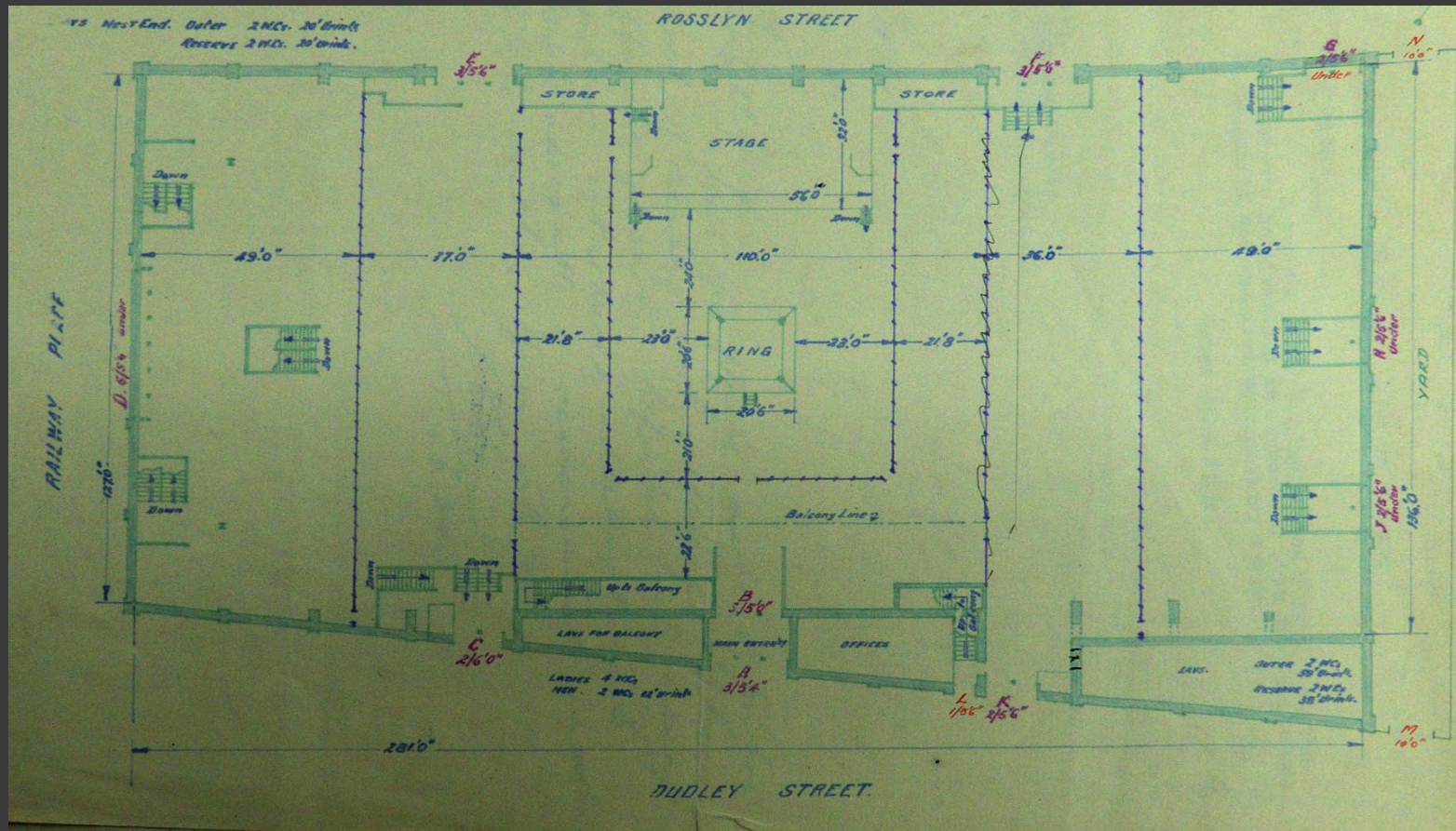


West Melbourne Stadium in 1930s



MR. JOHN WREN

West Melbourne Stadium, 1938



Stadiums Pty. Ltd.

NEW STADIUM

DUDLEY STREET, WEST MELBOURNE

FOR
STADIUMS LIMITED

New stadium 1955-

COWPER, MURPHY & ASSOCIATES
★ ARCHITECTS

5 ALBERT STREET, EAST MELBOURNE
PHONE: JA 1147

**RECONSTRUCTION OF STADIUM
DUDLEY ST. WEST MELBOURNE.
FOR MESSRS STADIUMS LTD.**
Cowper Murphy & Associates. Architects
5. Albert St. East Melbourne.

SCALES	PRINTS ISSUED	DRAWING SHEET
Plan $\frac{1}{8}" = 1.0"$	19.7.55 / 1	M55174 - 1.
Details $\frac{1}{4}" \frac{1}{2}" = 1.0"$	20.7.55 / 1	
	21.7.55 / 1	
	16.8.55 / 1	
REVISIONS		
	20.7.55 / 1	DRAWN BY RA
	20.7.55 / 1	DATE 12.8.55
	20.7.55 / 1	JOB No. 2668.
	20.7.55 / 1	ROLL DR. No. 1.

C. S. STEELE & ASSOCIATES
CONSULTING STRUCTURAL ENGINEERS
90 WILLIAM ST. MELB. C.T. V. MU5544

1957 and now



Festival Hall, 2015



Pre-stressed concrete

2.5" thick waterproof pre-stressed concrete wall panels with tongued and grooved edges



brick base



OLYMPICS 1956



WEST MELBOURNE STADIUM NEARLY READY 1956

- The modern multi-purpose 200,000 West Melbourne boxing stadium will open early in October. To seat 7,000, the Stadium was built to replace the previous structure destroyed by fire early in 1955. The collapsible 125ft. square aluminium, imported from the U.S., is now being erected at the Stadium. The building colour scheme is midnight blue with yellow and white relief.
- The ringside seats have bright red upholstery. Besides boxing and wrestling, the stadium will also be employed for tennis, gymnastics, basketball, stage shows and vaudeville.
- The building is equipped with a stage 20ft. deep by 95ft. wide. In addition to the Olympic boxing and gymnastics other events on the West Melbourne Stadium programme are the Australian ballroom dancing champion ships and an ice show.

WEATHER
STATION
T
A
SAFETY
THERMOMETER
Weather Station
THERMOMETER

A WOMAN IN
THE STADIUM W
AS RUSHED TO
HOSPITAL
DURING THE
FIGHTS TO HAVE
A BABY

[illegible]

Some of the fans who couldn't get in — the grille in the picture was ripped from a ticket box in the struggle to pay for seats.

NINA IN COURT: GUILTY!

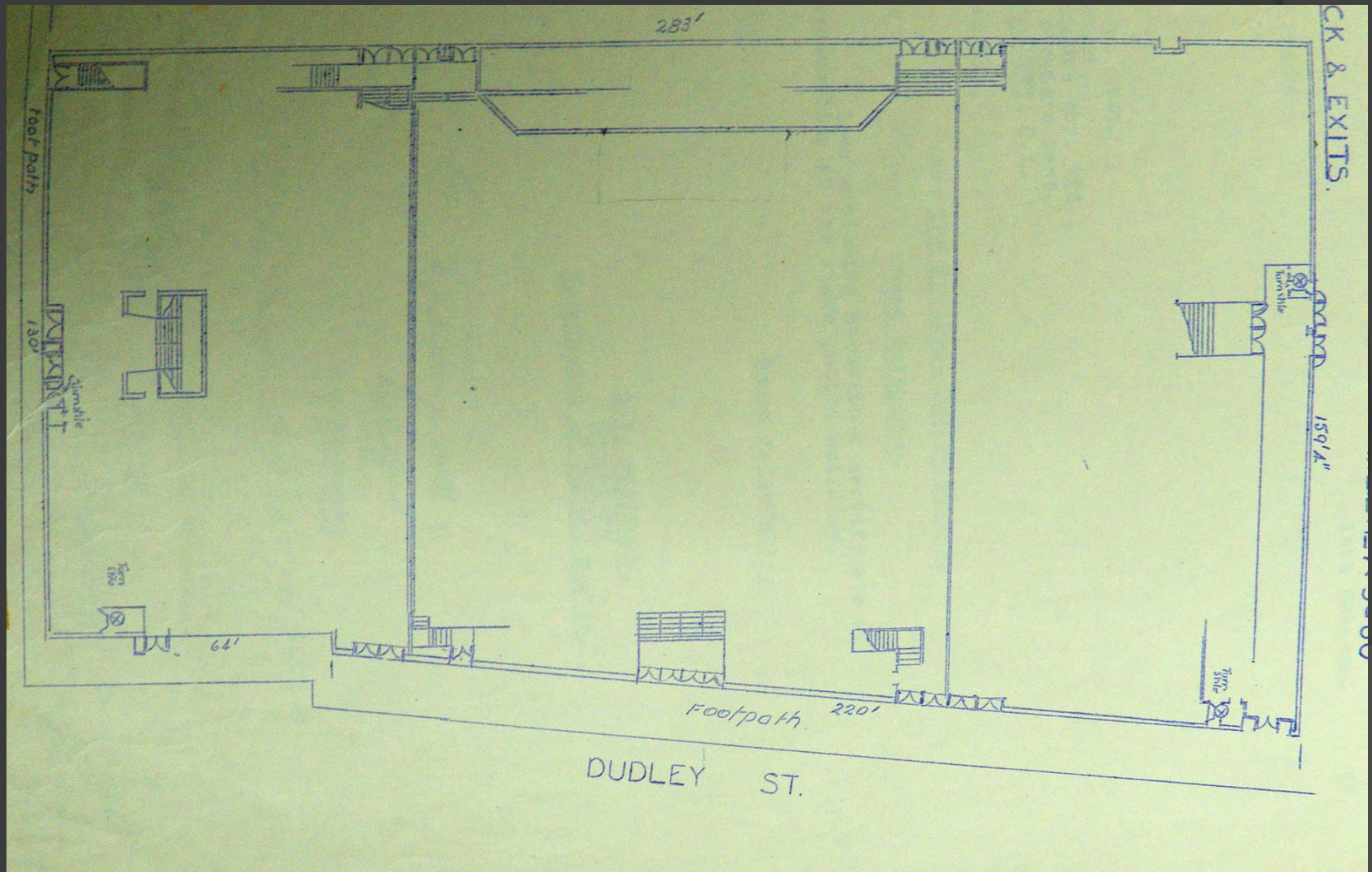
LONDON: Fielding Society, 1960.

Thousands of eager fight fans stormed the new **West Melbourne Stadium** when it opened last night, but many of them did not get in.

1957



Floor Plan 1960



AUSTRALIAN BALLROOM CHAMPIONSHIPS

WEST MELBOURNE STADIUM

NEXT WEDNESDAY NIGHT

Champions From All States Competing Under the Auspices of the Australian Dancing Society.



Jazz at Its Best in Festival Hall

Ella Fitzgerald, acclaimed as the greatest female jazz singer of the age, together with versatile, sophisticated singer Mel Torme and the Lou Levy Quartet, gave an enthusiastic Festival Hall audience a programme of jazz at its best last night.

Ella's style varied from lyrical phrases to bouncing rhythm and up-tempo scat singing. She chose mainly popular numbers in a fairly quiet tone and tempo. She lived up to her reputation of always providing something different by a fast, forthright version of her famous Lady Be Good number.

Mel Torme, essentially an intimate night club style entertainer, had the audience with him all the way with his sweet singing and spontaneous rhythm. He moved from sophisticated love ballads to progressive jazz.

He was equally at ease behind the piano, and gave a polished performance on the drums.

Lou Levy's Quartet provided a sensitive backing for Miss Fitzgerald, and were also a feature on their own account.

VICTORIAN BALLROOM CHAMPIONSHIPS

WEDNESDAY NEXT, 27TH. AUG. 1958

WEST MELBOURNE STADIUM

Under the Auspices of the Australian Dancing Society.



"Jack McGregor and Bernil" who Mickey Powell considers are the number 1 or number 2 couple in the world. They have just arrived in Melbourne and will be demonstrating and adjudicating at the Championships.

All Victoria's best professional and amateur dancers will be competing for Victorian titles.

This will be Melbourne's greatest dance night ever. SV Channel 7 have presented a magnificent perpetual trophy for the professional championship. FLOOR SHOWS &c.

CHAMPIONSHIPS COMMENCE AT 7.30 P.M. SHARP.

Reservations at Myer's.

Organiser: MICKEY POWELL

1964 Beatles



Roller Derby Games Tournament 1966



SECTION 9

SECTION 8

SECTION 4

SECTION 2

STAGE

15 FEB 1966

SECRETARY

I hereby certify that this is a correct copy of the plan approved by the Commission of Public Health on

Roller Games Tournament

pg 889

SPECIAL PERFORMANCE

(By courtesy of the Tivoli Theatre)

WINIFRED ATWELL

IN

"STAR NIGHT"

WEST MELBOURNE STADIUM

Sunday, December 7, 8 p.m.

Miss Atwell will appear with a brilliant company of TV, radio and stage stars, including: Red Moore, Graham Kennedy, Bill McCormack, Panda, Happy Hammond, Ormonde Douglas, Evie Hayes, Yolande and Rodriguez, Dorothy Baker, The Tune Twisters, The Aborigines Girls' Choir, Joff Ellen, Russell Stubbings, The Arthur Young Orchestra.

ADDED ATTRACTION: THE HORRIE DARGIE QUINTET

Donations: 5/-, 7/6, 10/-, 15/-, 20/-.

PROCEEDS TO:

YOORALLA CRIPPLED CHILDREN'S
APPEAL AND THE ABORIGINE
GIRLS' HOSTEL

TICKETS AVAILABLE NOW AT

YOUNG WENT WILD

Bay City Rollers' Melbourne visit
Dec. 1975

DAPHNE PATERNON & T.A. PROMOTIONS PRESENT

The Tina Turner Revue

Live
-on stage

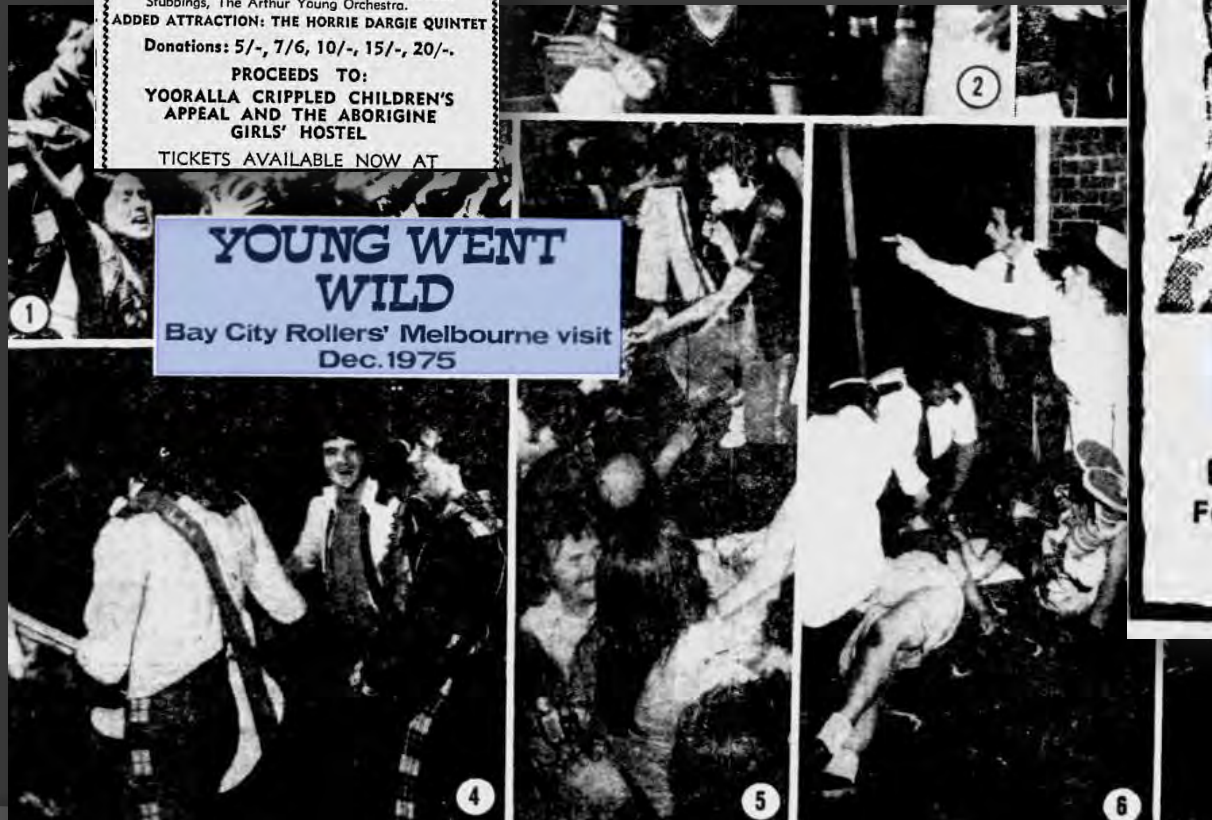


Arriving Christmas Eve by
QANTAS and **TAA**

FESTIVAL HALL
THIS SUNDAY NIGHT

Sept. 4, 8 pm.

EXCELLENT SEATS AVAILABLE
Festival Hall, Centertainment, Myer,
Celebrity
HURRY! BOOK NOW



1965 GMH meeting at Festival Hall



1969 Festival Hall- women wrestle



Queen 1976- explosive devices on stage



Frenzied fans of the British rock group Queen were dragged from the stage at the end of a Festival Hall concert last night.

Bouncers had their hands full as young girls tried to leap on to the stage at lead singer Freddie Mercury (above).

At the end of the show, Mercury (right) stripped to a pair of red and white hot pants and threw roses to the audience.

The crowd — mainly teenyboppers — went wild.


The four-man group stunned the capacity crowd with explosions and flooded the stage with smoke

They will give another concert tonight.



1979 new ceiling, 1981 tennis tournament

Singapore Airlines
International Tennis Challenge



FESTIVAL HALL
Tonight 7.30

John Newcombe v Charlie Pasarell
Tony Roche v Sherwood Stewart
Laver-Rosewall v Drysdale-Okker

Tickets from **FESTIVAL HALL TICKET BOX**
OPENS 10 am.
\$11.80, \$8.80, \$5.80 (Under 16).
Plenty of good seats available at door.
Enquiries: 329 9699



COMPARISONS 1950s



Submission summary

- Significance of the site and the building upon it does not warrant inclusion in the Heritage Overlay.*
- Statement of Significance overemphasises the historical and social significance of Festival Hall and inaccurately associates it with "John Wren (former Stadium)".
- Association of the site and the stadium with "John Wren II and Chris Wren (existing Stadium)" is not of historic or social significance.
- No architectural or technical aspect of the building warrants inclusion in the Overlay
- Significantly altered from its original condition.
- Sporting events or concerts is not of sufficient cultural significance to warrant inclusion within the Overlay
- Holding of such events is not manifest in the fabric of the building.


Social value?

- Places of social value are places that 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.

Why is it significant?

- ◉ Historically, and socially:
- ◉ As a major indoor 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)~~ and the firm Stadiums Pty Ltd. The hall is a rare surviving part of the Wren family's 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 (and the stadium before it) 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.
(my additions)

Post-War Built Heritage in Victoria study 2008

Identifier	Festival Hall		025-010
Other name	West Melbourne Stadium		
Address	300 Dudley Street WEST MELBOURNE	Group	025 Recreation & Entertainment
		Category	418 Entertainment Centre
LGA	City of Melbourne		
Date/s	1955-56		
Designer/s	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 <i>Architecture & Arts</i> , Mar 1957, p 13 www.festivalhall.com.au
Existing Listings AHC <input type="checkbox"/> National Trust <input type="checkbox"/> Local HO schedule <input type="checkbox"/> Local Heritage Study <input type="checkbox"/>			

heritage ALLIANCE

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

77

Conclusion on submission...

- 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) but concede that the significant association is with Stadium Ltd and John Wren Jnr.'*
- No architectural value is claimed in the West Melbourne Heritage Review, the significance lies with historical and social values as stated in the Statement of Significance.
- Use of 2.5 inch thick prestressed concrete panels (by EPM Concrete) 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.
- 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 of the social value held by many for the place including West Melbourne residents over a long period.

Conclusion on submission...

- Images from 1957 and show little change to Dudley Street elevation.
- The place has also been independently assessed as of **State importance** in the Post-War Built Heritage in Victoria by heritage ALLIANCE for Heritage Victoria for addition to the Victorian Heritage Register .
- the place has since been recommended to the Victorian Heritage Register by the Executive Director (H2386)

West Melbourne Baptist Church manse 2 Hawke Street, West Melbourne, 1917

HO3 North & West Melbourne Precinct, Submission 86



Why is it significant?

- Historically, as the only physical link with the long and rich history of the Baptist congregation in West Melbourne on this reserve and, itself, the place for near to 100 years of occupation by the church; and
- Aesthetically, a well-preserved and early example of an Arts and Crafts Bungalow style manse, distinctive among the pervading Victorian-era character of West Melbourne.

submission summary

Proposed as significant in C258 Heritage Inventory but since demolished, September 2016.

Cites Town Planning Permit issued by City of Melbourne on 16 April 2015, number TP-2014-200 (in relation to a development on the site that involved the demolition of the existing buildings)

Conclusion on submission...

- Recommend removal from Heritage Places Inventory 2017 due to demolition late 2016.

Kipling house 43 Hawke Street, 1877-80

HO3 North & West Melbourne Precinct, Submission 61



2015



2018

2018



Why is it significant?

- ⦿ 'D' Buildings
- ⦿ 'D' 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

Proposed grading definitions, Heritage Places Inventory 2017

- **‘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.

- ◎ **significant streetscape :**
- ◎ ‘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.

27-55 Hawke Street, significant streetscape





Submission summary

- `contributory' grading should be
- `significant' like the adjoining properties
- 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.

But the `significant' adjoining properties that have been changed more 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'.

Henry McKersie's row houses, part 39-41 Hawke Street,
1883- significant



Cockram and Comely's row houses, 45-47 Hawke Street, 1876 and Sadler's row house, 49, 1872,



- ⦿ gradings which purport to be influenced by the values of the community –“**may** be highly valued by the community”.
- ⦿ past experienced that heritage gradings Council go 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.

Social value- criteria

- West Melbourne Heritage Review are based on criteria as listed in the West Melbourne Heritage Review.
- methodology outlined in review preamble, *Methodology for each place assessment* and *Criteria and thresholds*, and in Appendix 4: Assessment criteria.
- criteria from the VPP Practice Note 01 have been applied under the associated cultural values of historic, aesthetic, technical, social etc.
- 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.
- 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..

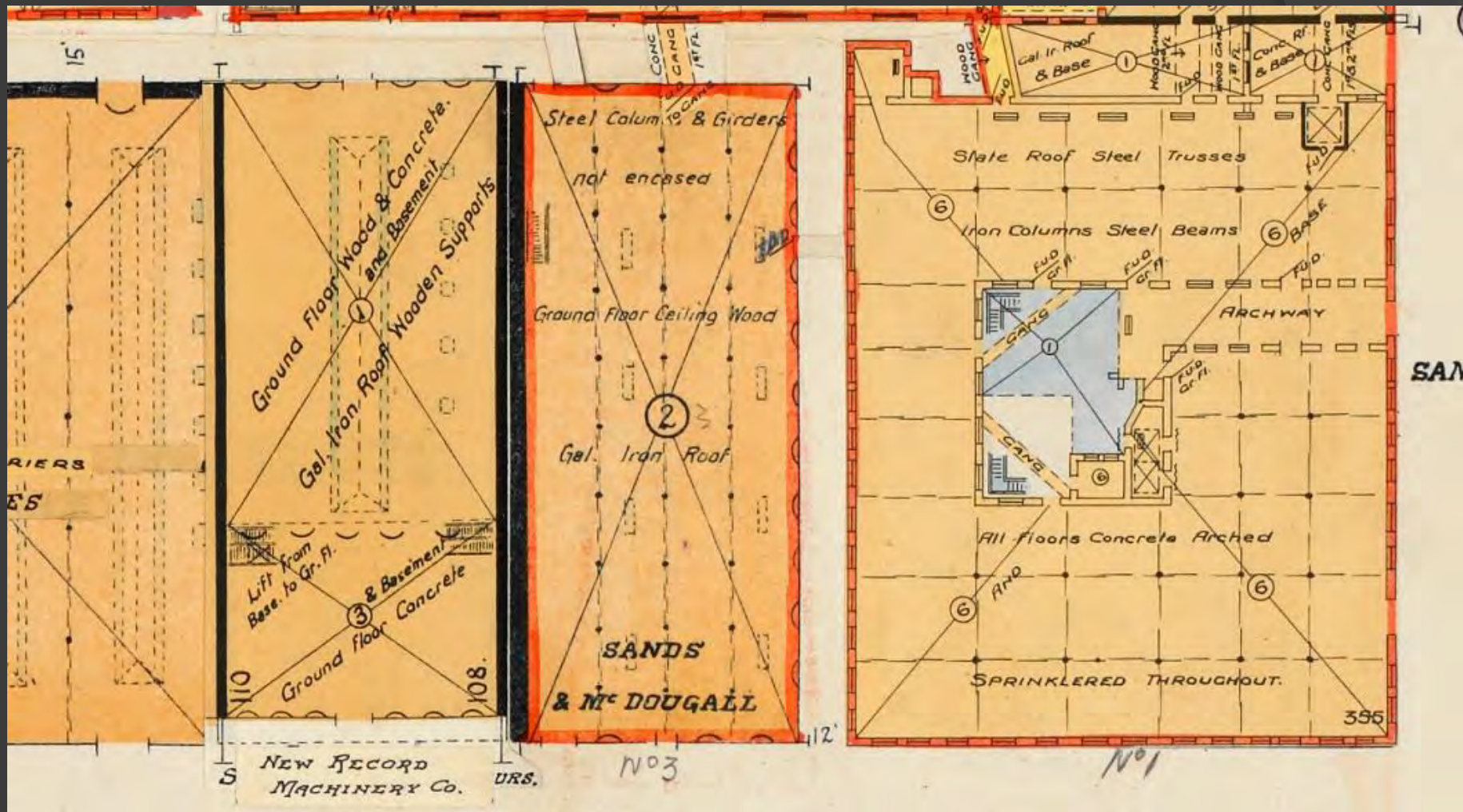
Conclusion on submission...

- ◉ The Heritage Places Inventory 2017 and West Melbourne Heritage Review grading unchanged
- ◉ All of 27-55 Hawke St should be revised to a Level 1 or Significant Streetscape (existing has 53, 55 at level 2)
- ◉ social values assessed in the West Melbourne Heritage Review on evidence but consideration could be given for a social value study of the City of Melbourne, where community values over time are explored in depth via extensive specialised consultation via workshopping and survey.

Part Sands and McDougall Pty. Ltd. complex, 102 Jeffcott Street
1914 , Heritage Overlay HO771 ,Submission 66



Mahlstedt 1920s



History

- Sands and McDougall Building Three (factory), 1914 design by A & H Peck, prolific design firm of inner Melbourne industrial places
- built by Reynolds Bros of Fitzroy

Contributory elements

- 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.

Proposed revised Heritage Overlay



Why is it significant?

- ◉ Sands and McDougall precinct
- ◉ 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.
- ◉

submission

- ⦿ heritage grading as 'contributory' is not justified or supported.
- ⦿ 'strategic site' within a 'growth opportunity area' West Melbourne Structure Plan
- ⦿ heritage grading will create 'planning tension'.
- ⦿ Current planning permit for this site that allows alteration of the built form and the heritage value of the buildings

Conclusion on submission...

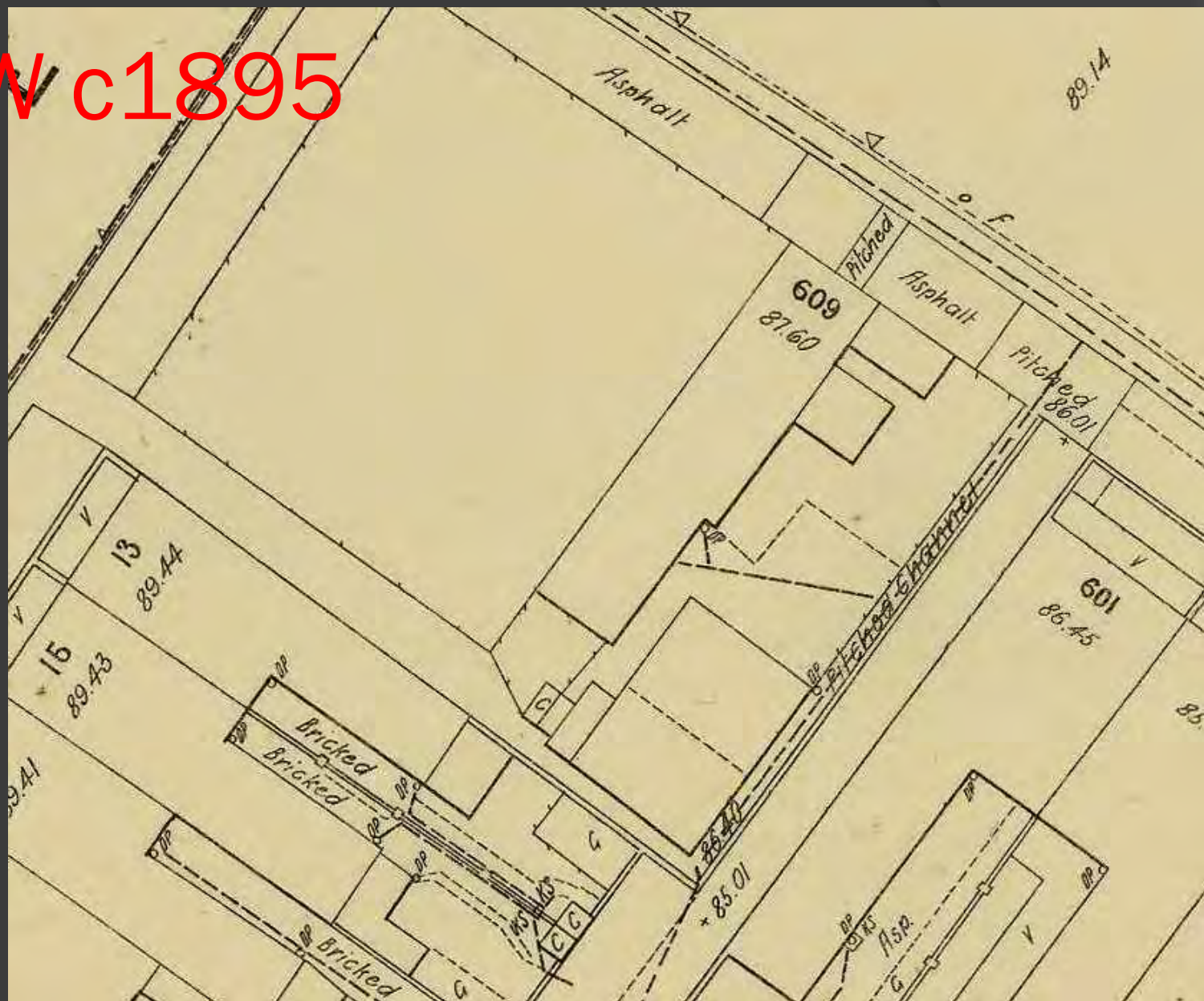
- This precinct, along with the main Sands and McDougall buildings are highly significant industrial places in the State context with this former Sands and McDougall building as a contributory element historically and visually.
- No change recommended to assessment or precinct Statement of Significance.

Morton's farrier 609 King Street HO3 North & West Melbourne Precinct, Submission 20

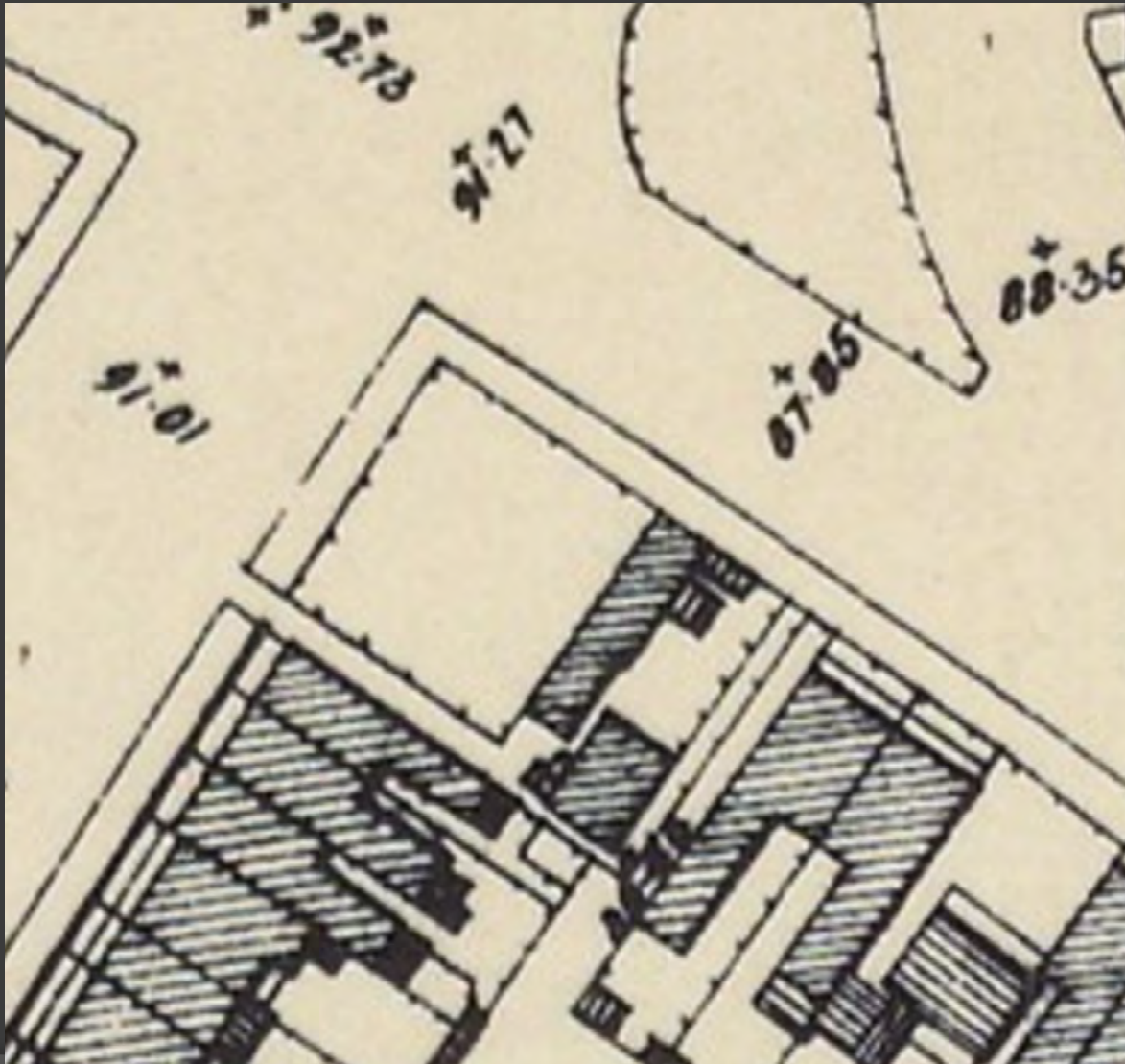




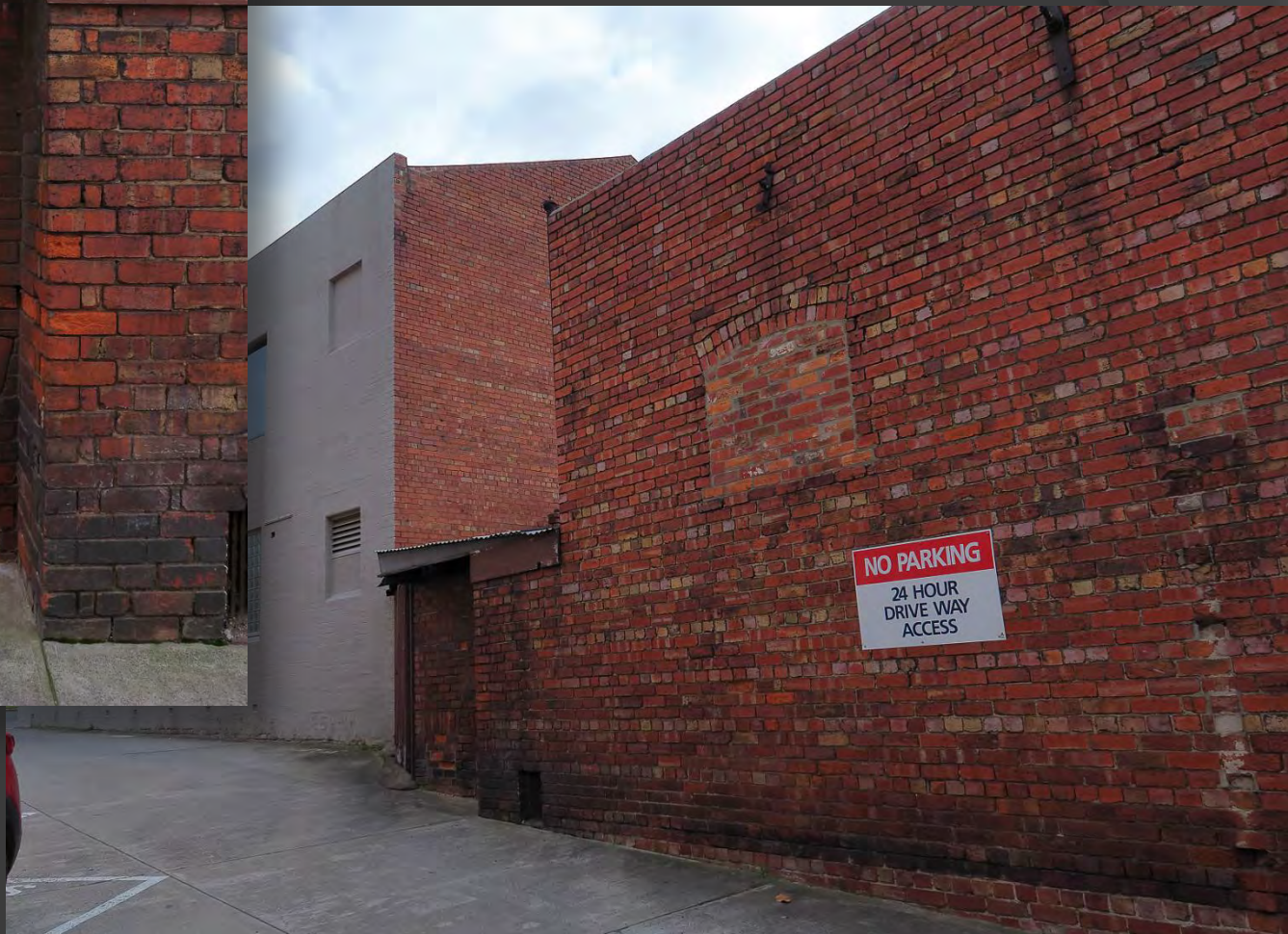
MMBW c1895



MMBW Record Plan c1895







King Street streetscape adjoining



Why is it significant?

- ⦿ **D' Buildings**
- ⦿ 'D' 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.
- ⦿ (Clause 22.05 Melbourne Planning Scheme)

submission summary

- 609 King Street: currently ungraded, proposed as contributory.
- steel fence and post WW2 brick façade conceals much of the site.
- constructed in the late 19th century, but extensively altered from their original form
- Portions of the rear brick walls and on the south-east side boundary are in fair condition with a moderate level of integrity.
- concealed from King Street
- addition of a roller door and the roof is not original.
- doesn't contribute to the precinct, the historic use is not evident when viewed from the public realm
- doesn't contribute to the streetscape.

Cellular Clothing Company Ltd. works 613 King Street, 1920

HO3 North & West Melbourne Precinct, Submission 21



Significant Streetscape context

27-51
Hawke
Street



581-601
King St

Miami Hotel Melbourne

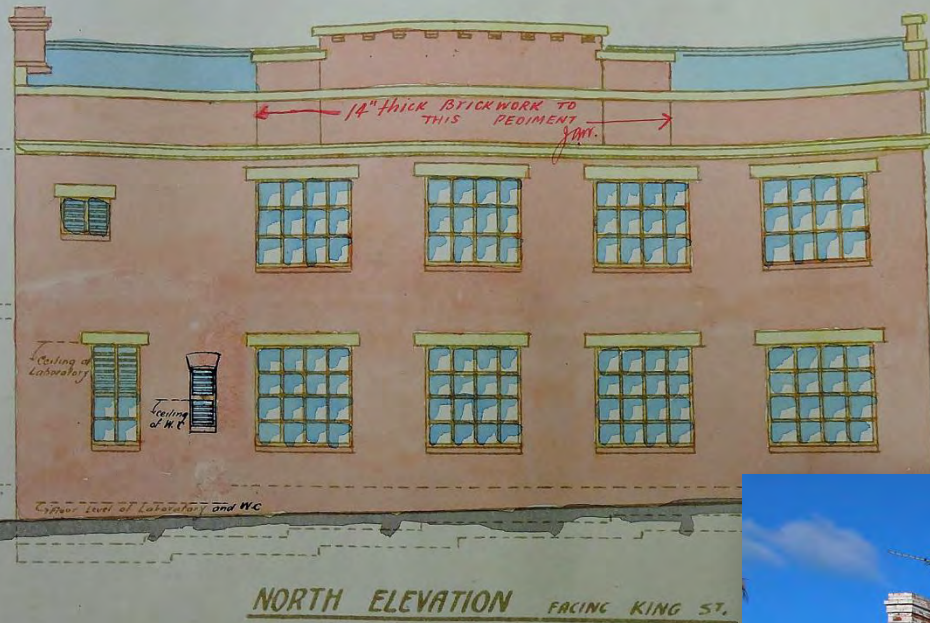
Cellular Clothing
Company Ltd. 1920
613 King Street

Hawke Street
Reserve

1963 Noel P. Hunt & Co. Pty. Limited, textile machinery merchants, factory premises



1920, 2015- changes

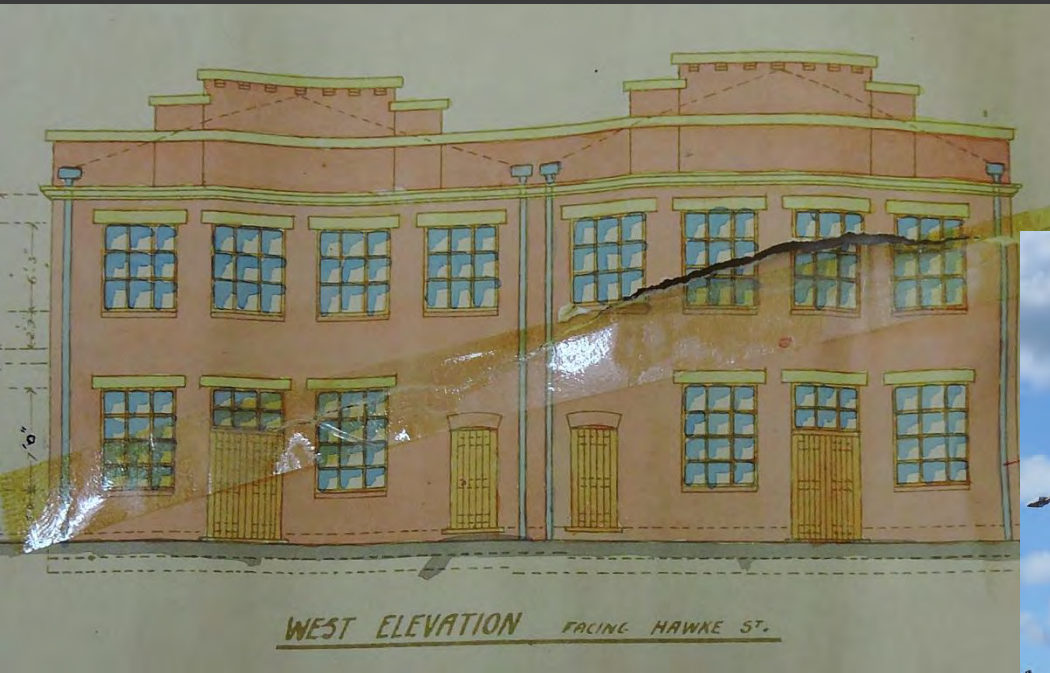


Render removal example





1920, 2015



Why is it significant?

⦿ 'D' Buildings

- ⦿ 'D' 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.

Contributory?

‘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.

Streetscapes

- ① **Level 1 Streetscape**

- ② 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.

- ③ **Level 2 Streetscape**

- ④ 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.

- ⑤ **Level 3 Streetscape**

- ⑥ These streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

North and West Melbourne precinct C258

- Significant and contributory development in the precinct dates from the **mid nineteenth century through to the interwar period**, although Victorian development predominates. Some places of heritage value may also be outside this date range...
- What is significant?*
- North and West Melbourne Precinct ...Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. ... The precinct is mainly residential, but with historic mixed use development, and several commercial streetscapes.

West Melbourne Heritage Review notes

- Corner site to Hawke Street adding prominence, major building but refaced, openings changed and part bricks painted over, reducing integrity. Distinctive Interwar parapet form; chimneys in side wall.
- Has historical values, 1920 date, for Cellular Clothing Company Ltd. Works, designer James A Wood

Submission summary

- Not a 'contributory' due to alterations to the building from its original appearance.
- 'Demolition' policy is prejudicial to the development options of a contributory site.

Australian Tariff protection and new Interwar industry

- 1921 '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...'

Post WW1 industry expansion in West Melbourne

"MADE IN AUSTRALIA,"



**BRITISH MANUFACTURERS FANCY
THE IDEA.**



The Bureau of Commerce and Industry has forwarded a list of some of the British manufacturers who have established interests in works and factories in Australia. It is stated

Cellular Clothing Company Ltd.

history

- ◉ 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.

Conclusion on submission...

- Building application drawings show changes to this building since erected in 1920 and give evidence for reinstatement and interpretation

Major and reversible changes are:

- the applied render
- extending the façade openings
- removal of multi-pane glazing.

Cellular Clothing Co Ltd was major Aertex manufacturing base in Australia -if not for these changes, the place would be assessed as 'significant' given history.

No change to D2 or contributory grading

Aberfoyle House, former Hickey Bros corn merchants, 1857, c1937, 456 La Trobe Street & Taximeter Pty. Ltd., meter mechanics, 460-462 La Trobe Street, 1925

No proposed or existing Heritage Overlay, proposed Level Two Streetscape, Submission 54.



Hickey Bros
corn
merchants



Hickey Bros
corn
merchants



Taximeter
Pty. Ltd



Why is it significant?

- ◎ The former corn store at La Trobe Street is one of many pre 1860s buildings most of which are better preserved.
- ◎ The streetscape has some local significance as a visually and stylistically related Interwar commercial row, one with an underlying early history

submission summary

- 456-462 La Trobe Street properties be considered for inclusion in the West Melbourne Heritage Review.
- rear of both buildings face the historic Phoenix Lane and even a 'Non-Contributory' grade could possibly save the streetscape.

Existing policy

- ⦿ **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
- ⦿ ***Contributory building*** means a 'C' grade building anywhere in the municipality, or a 'D' grade building in a Level 1 or Level 2 streetscape .

Proposed policy

- ‘**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.

Conclusion on submission...

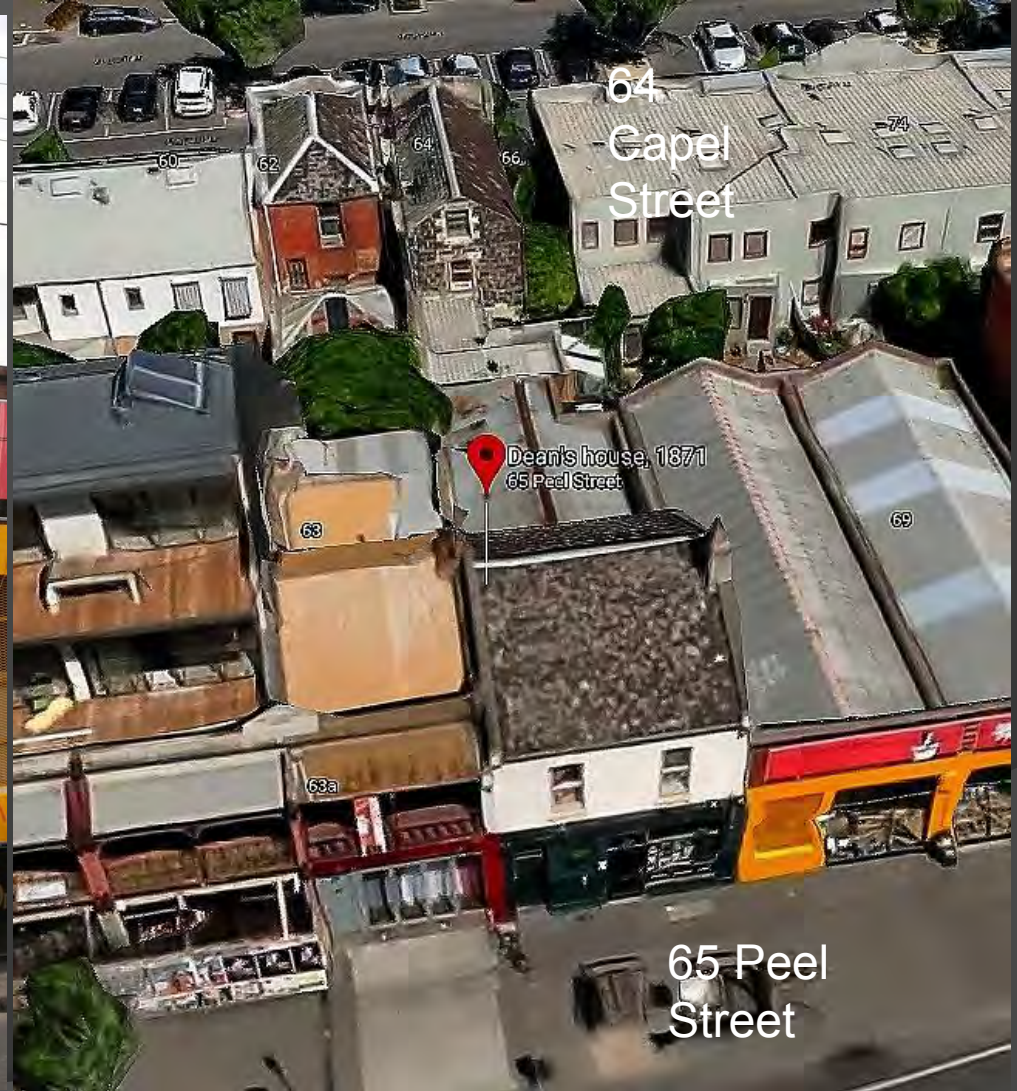
- ⦿ Proposed as contributory to an isolated Level Two Streetscape, based on the common Interwar warehouse character but historically from two different growth eras: the gold rush and post WW1
- ⦿ policy document is no longer referenced by the proposed clause 22.05: Level 2 Streetscapes are disbanded.

Recommendation

- 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
- 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

Dean's house 65 Peel Street 1871

North & West Melbourne Precinct Heritage Overlay 3, proposed as contributory but recommendation as significant.
Submission 90.



What is significant?

- Dean's house at 65 Peel Street was built 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?

- 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.

submission summary

Believes both houses, 64 Capel Street
And 65 Pell St, were built at least in part by
Joseph Dean in 1865.

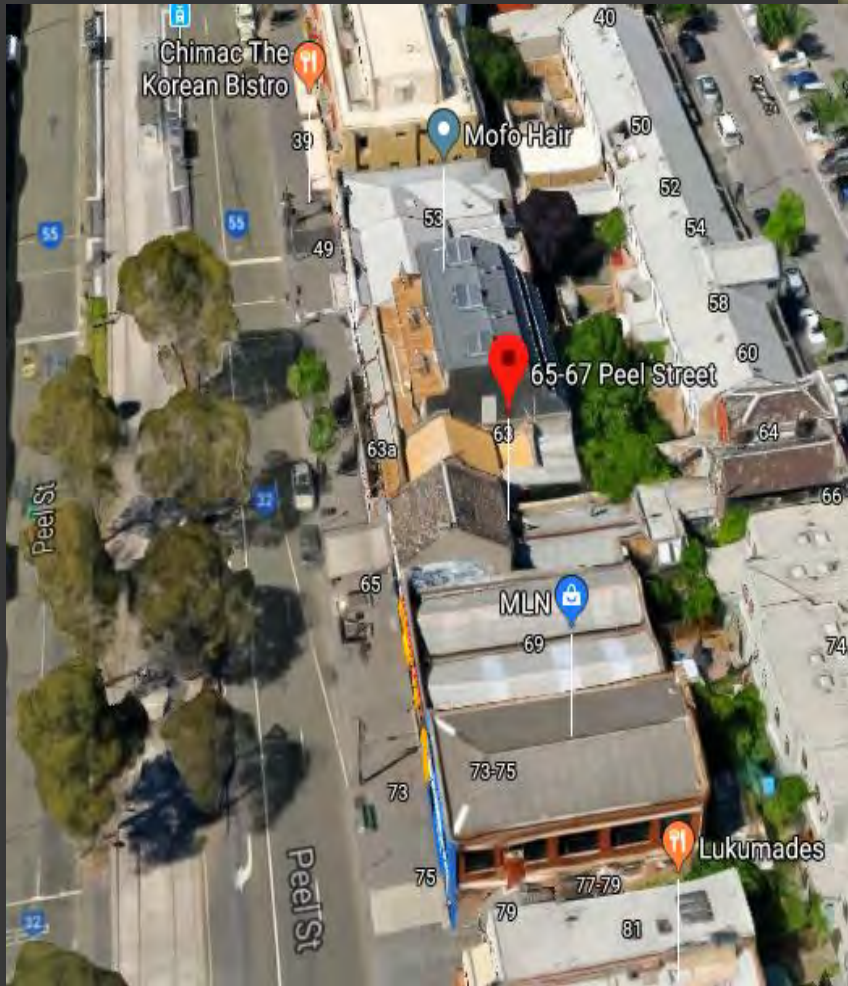
Regrade 65-67 Peel Street, Dean's house
from `Contributory` to `Significant` in
proposed Heritage Places Inventory 2017.

.

Conclusion on submission

- ⦿ Error in the West Melbourne Heritage Review place schedule- Building Grading.
- ⦿ 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
- ⦿ Construction date to existing form remains at 1871 after Dean acquired allotment from John Brown

1866, 2018



Recommendation

- Revise West Melbourne Heritage Review and Heritage Places Inventory 2017- Building Grading from Contributory to Significant.
- Include proposed Statement of Significance in Incorporated documents.

Tait's house, formerly part Emerald Cottages, 132-142 Roden Street and other places

North & West Melbourne Precinct Heritage Overlay 3,
Submission 64.



Why is it significant?

- Tait's house, formerly part Emerald Cottages, 132-142 Roden Street is significant.
- Aesthetically, an early and large example of a common West Melbourne row house type, with some unusual details; and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne also, along with adjoining houses, owned and occupied for a long period by its developer, Tait, but now the last one of his house row to survive being his own residence. Also
- Closely linked with Tait, a shipwright, and hence representative of the special transport occupational associations in West Melbourne.

submission summary

- Anomalies in the proposed Heritage Inventory 2017 (since revised)
- 'Significant' 132-134 Roden Street, West Melbourne demolition permit issued 2015 among others
- Supportive of Statement of Significance for North and West Melbourne precinct.
- Requests future work (North Melbourne heritage review)
- 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 i.e.. Rosslyn Terrace, 120-124 Rosslyn Street* which has been graded as D2.

Rosslyn Terrace, 120-124 Rosslyn Street



City of Melbourne Heritage Review 1999

- **Statement of Significance**
- Rosslyn Terrace, at 120-124 Rosslyn Street, West Melbourne, is of **local aesthetic and historic interest**. Constructed in 1865, the houses are representative of the early development of the suburb in the mid-nineteenth century.
- Aesthetically the houses are important heritage elements in the streetscape; of particular note are the bluestone pitched drive and the carriageway. The appearance of the house at No. 120 has been marred by inter-War addition.
- Upgraded from E to D. Superficially altered externally, the houses are important remnants of the early development of West Melbourne and are an important heritage elements in a very mixed and altered streetscape.



Existing policy

- ⦿ **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
- ⦿ ***Contributory building*** means a 'C' grade building anywhere in the municipality, or a 'D' grade building in a Level 1 or Level 2 streetscape .

Existing and proposed policy

- **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.
- **‘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.

Conclusion on submission...

- ⦿ Proposed *Heritage Places Inventory 2017* (as revised) broadly reflects the findings of the *West Melbourne Heritage Review*.
- ⦿ Review process should proceed rapidly to ensure a sound base for the Heritage Places Inventory 2017
- ⦿ 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

Thomas Hulse's house, part 159 -163 Roden Street, West Melbourne 159 Roden Street, 1867

Heritage Overlay 843, 159 -163 Roden Street, West Melbourne, Streetscape proposed as significant and this house contributory.
Submission 43.



Hulse house? 163, part 159 - 163 Roden Street



1821	Robert Tait	R. Tait	90 Stanley St	Brick house 6 rooms	18	80242
2	William Tait	W. Tait	92 Stanley St	Brick house 6 rooms	28	
3	J. Stephens	J. Stephens	Roden Street	Stone house 2 rooms	18	
4	Charles Donald	C. Donald	Roden Street	Stone house 2 rooms	18	
5	Wm Clancy	Wm Clancy	Roden Street	Brick house 2 rooms	14	
6	R. S. Harvey	R. S. Harvey	Roden Street	2 brick 2 wood rooms & kitchen	26	
7	Spence	Broomfield	Roden Street	Brick house 3 rooms	22	

1862

1	David Spence	Spence	47 Roden Street	Brick cottage 3 Rooms	22	80128
2	Robt L Harney	R. L Harney	Roden Street	Wood Brick Cottage 5 Rooms (corrugated iron tail cover shed)	30	
3	Mr Clensey	Clensey	Roden Street	Brick Cottage 2 Rooms	14	
4	Thomas Halse	T. Halse	61 Roden Street	Brick Cottage 3 Rooms	18	
5	Samuel Stephens	Stephens	Roden Street	Brick Cottage 4 Rooms	26	
6	occupier	Keens	60 Roden Street	Brick Cottage 3 Rooms	22	
7	Thomas Johnston	Keens	58 Roden Street	Brick Cottage 3 Rooms	22	

1863

Streetscapes



HO843

Heritage
Overlay
844

Streetscape value depleted? 1983 survey



Heritage Review 1999 BIFs

**NORTH & WEST MELBOURNE CONSERVATION STUDY
BUILDING IDENTIFICATION SHEET**
Graeme Butler & Associates

ADDRESS: 163 Roden Street

TITLE: TYPE: If not a residence

HERITAGE STATUS: HBR (No.) AHC NTA

HERITAGE GRADING: ☐ A ☐ B ☐ C ☒ D ☐ E
Individually significant architecturally or historically Representative of construction period only or contributory to a site classed as BIF

STREETSCAPE: 1 ☐ 2 ☐ 3 ☒ AREA: 1 ☐ 2 ☐ 3 ☐

SURVEY DATE: July, 1991
NEG
STYLE
PERIOD: 1850-25 ☒ 1876-99
1900-25 ☐ 1926-25
1926-39 ☐ 1939-
DATE
Source:
MATERIALS (if not apparent)

Photo (see other side also)



NOTABLE/ORIGINAL ELEMENTS
Details Shopfront Verandah Finishes Colours Garden Design Fence ☒ Interior
Notes:

Integrity: Good ☐ No. ☐
Fair ☒ No. ☐
Poor ☐ No. ☐
Condition: Good ☐ No. ☐
Fair ☒ No. ☐
Poor ☐ No. ☐

RECOMMENDATIONS: O = Reinstatate as original S = Reinstatate sympathetic alternative to the original R = Remove by approved method

Alterations: Paint colours unsympathetic unless stated otherwise

Sympathetic	Unsympathetic
	VERANDAH REPLACED o/s

**NORTH & WEST MELBOURNE CONSERVATION STUDY
BUILDING IDENTIFICATION SHEET**
Graeme Butler & Associates

ADDRESS: 159 Roden Street

TITLE: TYPE: If not a residence


HERITAGE STATUS: HBR (No.) AHC NTA

HERITAGE GRADING: ☐ A ☐ B ☐ C ☒ D ☐ E
Individually significant architecturally or historically Representative of construction period only or contributory to a site classed as BIF

STREETSCAPE: 1 ☐ 2 ☐ 3 ☒ AREA: 1 ☐ 2 ☐ 3 ☐

SURVEY DATE: July, 1991
NEG
STYLE
PERIOD: 1850-25 ☐ 1876-99 ☒
1900-25 ☐ 1926-25
1926-39 ☐ 1939-
DATE
Source:
MATERIALS (if not apparent)

Photo (see other side also)



NOTABLE/ORIGINAL ELEMENTS
Details Shopfront Verandah ☒ Finishes Colours Garden Design Fence Interior
Notes:

Integrity: Good ☐ No. ☐
Fair ☒ No. ☐
Poor ☐ No. ☐
Condition: Good ☐ No. ☐
Fair ☒ No. ☐
Poor ☐ No. ☐

RECOMMENDATIONS: O = Reinstatate as original S = Reinstatate sympathetic alternative to the original R = Remove by approved method

Alterations: Paint colours unsympathetic unless stated otherwise

Sympathetic	Unsympathetic
	BRICKS PAINTED R/m
	ROOF RECLAD o/s
	FENCE o/s
	VERANDAH SUPPORT o/s
	DETAIL

City of Melbourne Planning Scheme Heritage Review 2000 - Building Identification Forms 1999



Heritage Overlay 843

- Reviewed by Allom Lovell & Associates in the *City of Melbourne Planning Scheme Heritage Review, 2000*.
- Review aimed '*to justify the continued heritage protection, if appropriate, for D graded buildings outside Heritage Overlay precinct, and all E and F graded buildings.*'
- Review recommended conversion of E graded 161,163 Roden St to D graded buildings.
- Streetscape gradings not reviewed
- HO843 ratified by Amendment C19

Changes since Heritage Overlay applied ?



Why is it significant? (159)

- 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.

Why is it contributory to a significant streetscape (163)

- Thomas Hulse later Haddon's house at 163 Roden Street is significant.
- Historically, as a perceptibly early house in West Melbourne as shown by its simple high-hipped form and small scale, also indicative of the first stages of building in the area, and
- For a long time associated with two railways employees, Bath and Moore, and Robert Haddon who as a gold mining investor and engineer represented the influx of population into Melbourne at this time; also
- Associated with engine driver, Thomas Hulse, who received publicity in the Melbourne press as well as high rank within the Victorian Railways workforce.

Contributory elements

- ◉ 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 nearby 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.

Contributory parts



Submission summary

- 2015 advised by Melbourne City Council Planning Department and the heritage adviser, no impediment from a heritage perspective to seeking demolition.
- Advised at the time that there was going to be an adverse change to the existing heritage classifications.
- Place should be classified as 'non-contributory', removed from HO843 and the citation varied to reflect the 'non-contributory' classification.
- GJM Heritage assessment "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"

GJM Heritage assessment summary

- ⦿ 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.
- ⦿ 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.
- ⦿ D graded buildings are not identified in the Melbourne Planning Scheme as being individually significant.

Response

- Application of the Heritage Overlay has been through two public processes via the Heritage Review 2000 and Amendment C19- the heritage place has not changed since in fact it has been enhanced.
- The place had no Statement of Significance but since WMHR history of the place is known for the first time, enhancing its historical value
- Of the 194 Victorian-era house rows in West Melbourne only 18 predate these two houses: the streetscape is among the oldest 10% surviving in West Melbourne
- 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 and his later home in South Melbourne is gone.
- Railwaymen Hulse , Bath and Moore epitomise the close association of West Melbourne with the vast railway complex adjoining

Response cont.

- These two buildings make up a historically significant Streetscape.
- As a Streetscape of only two buildings, one interdependent on the other, each house must be regarded as contributory to a `significant' whole as demolition of either would seriously affect the value of Heritage Overlay.

Conclusion on submission...

Proposed change to Statements of Significance to clarify streetscape role and background:

- 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.
Also
- Murrell, later Hulse house, at 163 Roden Street, is of **contributory significance** to the residential Streetscape 159-163 Roden Street
- Need for Statement of Significance to cover streetscape 159-163, as combination of above

Briscoe and Co ironmongers warehouse complex, 164-184 Roden Street

(see also 135-141 Hawke Street ,164-170, and 172-184 Roden Street)

North & West Melbourne Precinct Heritage Overlay 3, proposed as Significant.
Submission 38.









170-164,
1925

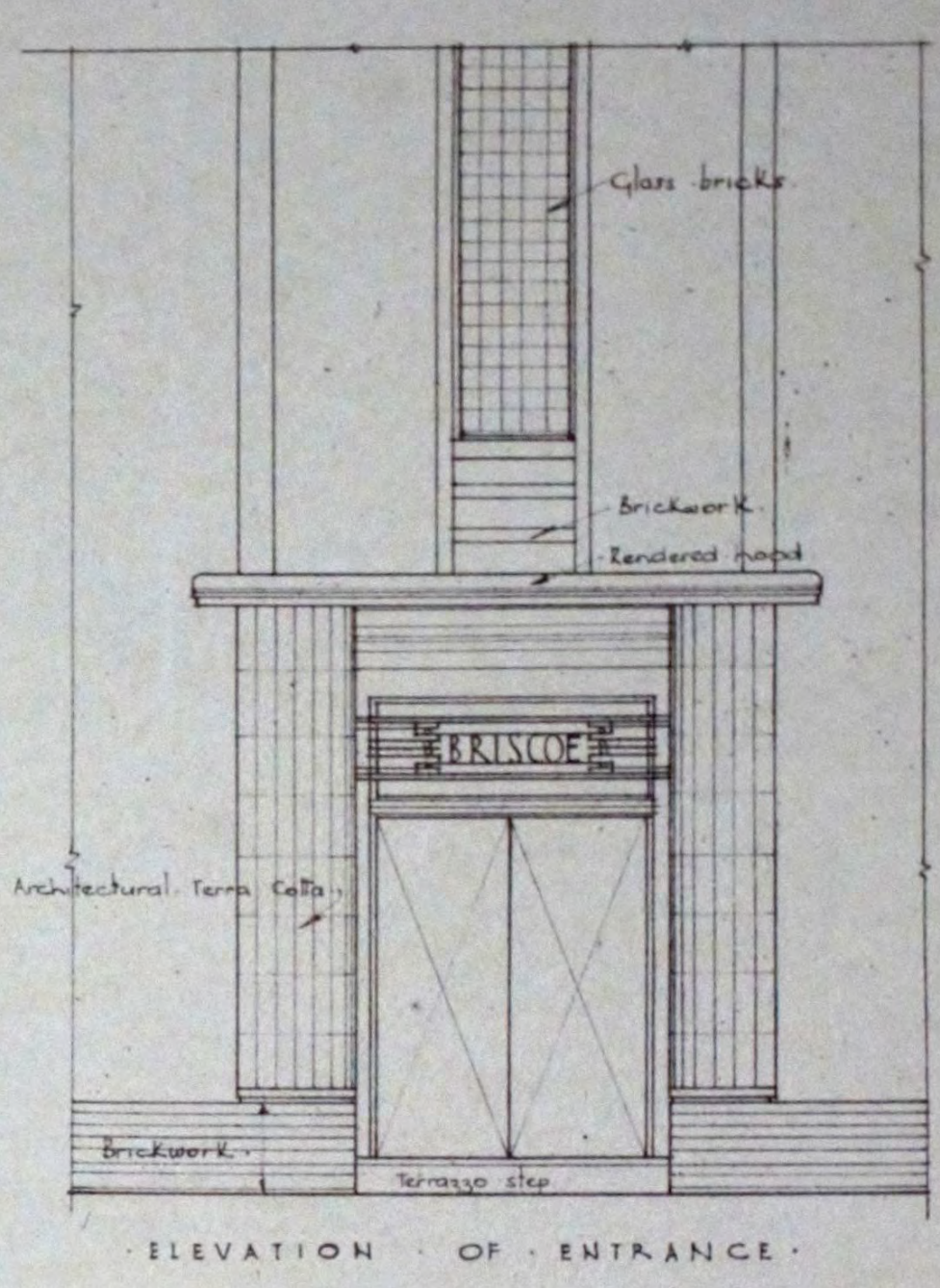
184-172,
1889
base
1937-8





Hawke Street industrial and residential streetscape, Level 2





1999 review, 164-170 Roden St

Building	Former Drysdale, Briscoe & Co. Building	Grade	D
Address	135-141 Hawke Street, West Melbourne	Previous Grading	E
Building Type	Factory	Streetscape Grading	3
Period; Date	Victorian; c.1889	Heritage Place	Yes



Survey Date July 1999

Intactness ☐ Good ☒ Fair ☐ Poor Condition ☐ Good ☒ Fair ☐ Poor

Grading Review 1999, 164-170

Roden St

- 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.

Why is it significant?

- Part of the Briscoe and Co. ironmongers warehouse complex 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.

Submission summary

Proposed gradings for the buildings at the subject site are not justified, particularly the elevation of the main warehouse complex and the 'Hawke Street Wing' to 'significant' heritage graded buildings.

- 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;
- Existing policy, 'D' graded buildings within 'level 3' streetscapes are considered to be 'non-contributory';

164-170 Roden Street erected in 1925 well after the original 1889 wing and does not form part of a unified architectural composition with it or its 1937 remodelling.

- Council has supported Planning Permit Application No. TP-2016-501, and this proposal will alter the built form presentation, and ultimately, its heritage value.

Response

- To match application of the new grading system, City of Melbourne advises-Briscoe complex (164-184 Roden Street) should have two entries in the Heritage Places Inventory 2017– 172-184 as significant and 164-170 as contributory to HO3-hence Statement of Significance exhibited for 164-184 Roden St should be deleted
- Complex is in the North and West Melbourne Heritage Overlay (HO3) area which has been identified and managed as a significant heritage precinct since the 1980s, adjoining the important Hawke St streetscape;
- The two key development phases of the Briscoe complex illustrate 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 industrial boom of the Interwar

Conclusion on submission...

- ⦿ Revise the proposed *Heritage Places Inventory 2017* to include?
 - 172-184, part Briscoe and Co ironmongers warehouse complex- significant
 - 164-170, part Briscoe and Co ironmongers warehouse complex - contributory
- ⦿ Exclude?
 - Briscoe & Company complex, 164-184 Roden St -significant

Recommendation

- Include all of the Briscoe complex 164-184 Roden Street as significant place in the Heritage Places Inventory 2017 with Statement of Significance that combines the existing 164-170 and 172-184 statements.

Row house 171 Roden Street , part Wigton cottages, 171-177 Roden Street, 1864-8

Proposed addition to Heritage Overlay 844, 173 -179 Roden Street
Submission ??



Streetscape: Wigton cottages





Why is it significant?

The Early Victorian-era house row, 171-177 Roden Street, is significant

- 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.

submission summary

- Queries the proposed Statement of Significance for 171-179 Roden St that states the chimney of 171 is extant
- States the roof line is not a continuum of the neighbouring houses;
- the roofline bears no similarity to the neighbouring properties whatsoever;
- The front of 171 Roden St. is estimated to be mid 1950's.

Response to submission

- ⦿ Aerial view shows the symmetry of the house row roof forms, with the house at 171 Roden St having once been near identical to 177 Roden Street
- ⦿ The roof and plan form of 171 are contributory to the Wigton Cottage row
- ⦿ The two chimneys once shared by 171 and 173-5 Roden St have been part demolished but near half remains to provide evidence for any future reinstatement.
- ⦿ Demolition and redevelopment of 171 would destroy the row's symmetry and hence affect its heritage value.

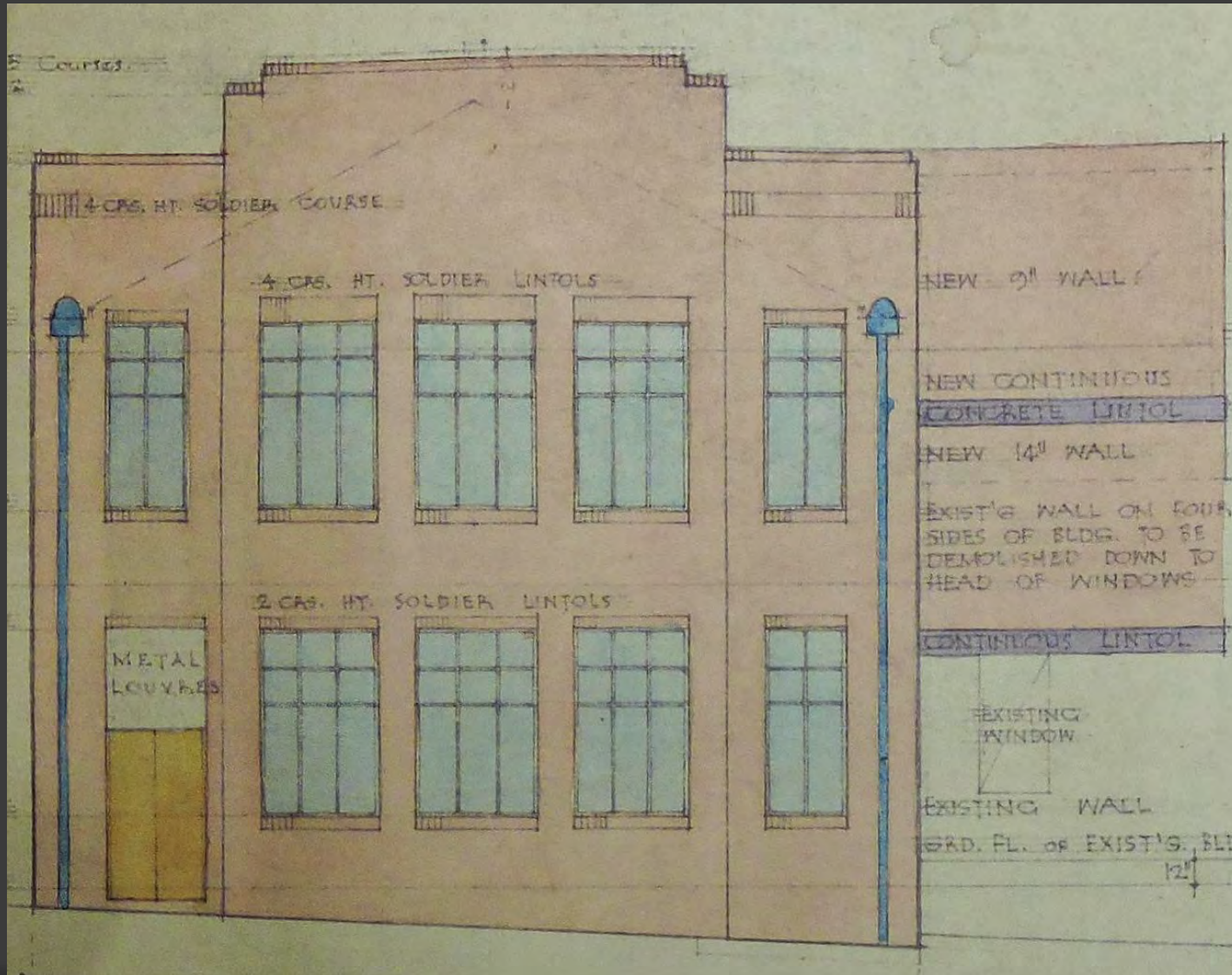
Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields 101-107 Rosslyn Street

Heritage Overlay HO1192 Interim
Submission 99.





Changes?





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.

Submission summary

- 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)- since demolished.
- demolition of the building at 109-133 Rosslyn Street has impacted the heritage context of 101 Rosslyn St.
- 101 Rosslyn Street has no external expression of its association with Fenton Grimwade and Duerdin.
- 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.
- Building is one of many located in West Melbourne that date from the interwar phase of industrial growth

Response to submission

- Adjacent significant Felton Grimwade and Duerdins Pty. Ltd. And Dixon and Co. cordial factory, 109-133 Rosslyn Street has been demolished and thus the significance of the Level 2 Streetscape has been affected - potentially now a Level 3 Streetscape.
- Loss of another well-preserved part of this chemical industry complex lends a greater significance to 101 Rosslyn Street leaving it as the only exemplar.
- Building custom designed specifically for firm's undertakings during WW2, well-preserved externally- significance remains
- Historically, for its now lone 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.
- Aesthetically, for its strong Moderne style design using brickwork as its ornament and massing as created by the Arthur & Hugh Peck Architects.
- Statement of Significance citing the other Peck design (109-133 Rosslyn Street) should be amended as proposed

Conclusion on submission...

- No change to Heritage Places Inventory 2017 for 101 Rosslyn Street
- Revise the Statement of Significance and Heritage Places Inventory 2017 to reflect the demolition of 109-133 Rosslyn Street

Melbourne Remand Centre, later Melbourne Assessment Prison (MAP) 317 Spencer Street

Proposed Heritage Overlay HO1195
Submission 58.





Sands & McDougall





Why is it 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.

Contributory external elements :

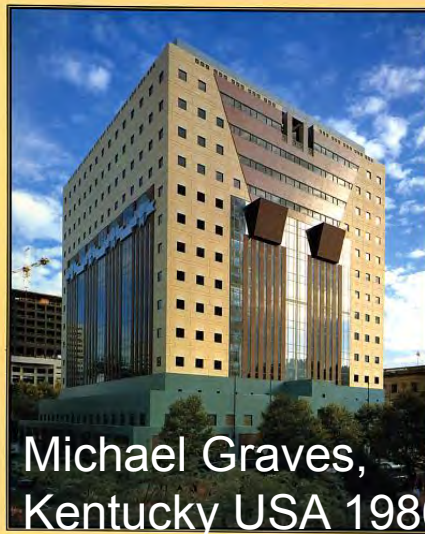
- Pressed red brick parapeted form loosely inspired by Italian Renaissance palazzo forms aligning with the nearby Sands & McDougall building ;
- Four levels with two attic storeys above, set in deeply recessed bayed elevations with giant-order piers;
- Loggia at ground level and splayed corner;
- Banding 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 piered and panelled yard wall at rear.

CBD Post Modern



POST-MODERN ARCHITECTURE

CHARLES JENCKS



Michael Graves,
Kentucky USA 1986



Submission summary

- Operational impacts from Heritage Overlay, upgrade works and urgent health, safety and security works;
- PUZ3, which designates the land for Health and Community purposes and DDO33, provides protection for buildings of heritage significance in the precinct
- Nearby North and West Melbourne heritage precinct defined as Victorian-era unrelated to MAP;
- Heritage Victoria's 2008 study on post war built heritage between 1945 and 2000 did not identify the MAP as being of heritage significance;
- WMHR describes 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;
- WMHR cites "associated rich history that includes notorious prisoners" which is an ordinary feature of all prison facilities;
- WMHR does not include reference to previous studies or assessments and includes a reference to a Wikipedia online entry and newspaper articles;
- Queries application of 'B' Building and 'Significant' grading to place.

Response to submission

- ◉ Operational aspects could be managed by an Incorporated Plan;
- ◉ Existing zoning and DDO do not prevent demolition or alteration of the MAP;
- ◉ MAP heritage values are independent of the adjacent North and West Melbourne heritage precinct ;
- ◉ *Survey of Post-War Built Heritage in Victoria*: prepared for Heritage Victoria 2008 places that should be considered for the Victorian Heritage Register – this Heritage Overlay is proposed at the local level, not State (A graded);
- ◉ Relevant historical theme is 4.5 Administering justice in association with 4.6 Policing the city;
- ◉ Other Victorian-era prisons have similar ‘notorious prisoners’ associations from the era in which they operated, all adding to the historical richness of these places;
- ◉ Assessment of the MRC included physical and known historical evidence as cited;
- ◉ Heritage Places Inventory 2017 Building Grading definitions are not in contradiction. Each allows for locally important places like the MAP.

Conclusion on submission...

- Change Statement of Significance to omit prisoner reference
- Accept in general heritage implications of the proposed incorporated plan;
- Add *4.5 Administering justice* as a relevant historical theme to Appendix 2 of WMHR.

Victorian-era commercial streetscape 437-441 Spencer Street, 1863-

Heritage Overlay HO780

Submission 88.

Heritage Places Inventory 2017:

Spencer Street 437 Contributory

Spencer Street 441 Significant



1863



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;
- 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.

Additional data

- ◎ 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.

submission summary

- Planning permit TP—2015-432 allows:
- 'Demolition of existing buildings to construct a multi storey building to be used for the purposes of dwellings, office – with recent extension to allow 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.'

Response to submission

- Existing HO 780 437-441 Spencer Street
- Has Statement of Significance arising from the 1999 City of Melbourne Heritage Review (as 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.

Conclusion on submission...

- No change to findings of West Melbourne Heritage Review
- Add combined entry 437-441 to Heritage Places Inventory 2017.
- Recommended change to the Statement of Significance to insert further historical data as proposed .

Corden, J. S. and Company Pty. Ltd. 210 Stanley Street, 1936

North & West Melbourne Precinct, Heritage Overlay HO3
Submission 99.





Why is it significant?

- ⦿ 'D' Buildings
- ⦿ 'D' 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.

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.

Background



- The workshop at 210-212 Stanley Street was built for JS 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 (or George E Teague), 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.

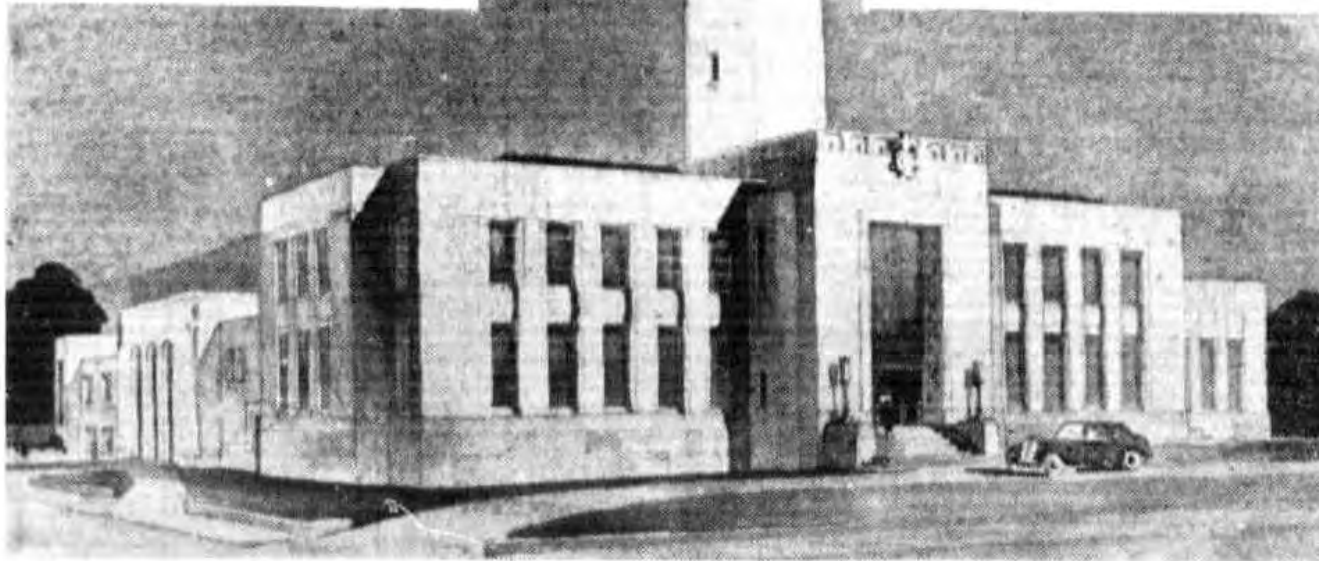
Purchas & Teague in West Melbourne



Purchas & Teague Kew Town Hall, 1935

PROPOSED CIVIC BUILDING GROUP FOR KEW.

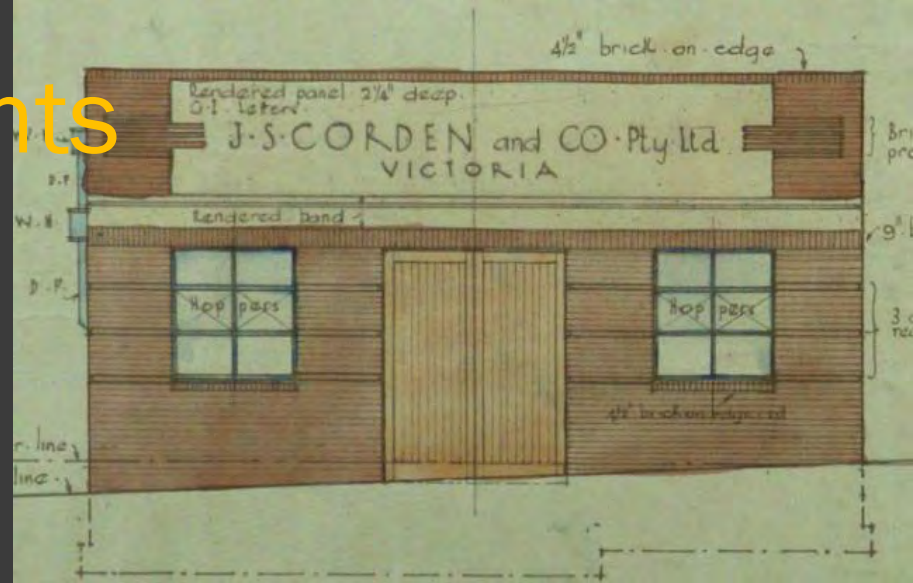
A drawing by the architects, Messrs. Purchas and Teague, of the new town hall and municipal chambers it is proposed to erect at Kew. The illustration shows the main elevation to Cotham-road, that to the left, in perspective, facing Charles-street.



Doug. Nicholls, the Filmer who Huxtable (Carlton) at Tarimula, rang Bill," of the Nullabor tribe more assistance for these poor the Victorian football to

Contributory elements

- Moderne styling;
- Sawtooth roof form;
- Streamlines to parapet and brickwork;
- Steel framed window with multi-pane glazing
- Near symmetrical façade.



submission 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.
- 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;
- Raworth evidence notes mapping error- HO471 138-140 Stanley Street is mapped as on this site
- Believes HO3 should not apply to this part of Stanley St.



North and West Melbourne precinct C258

- Significant and contributory development in the precinct dates from the **mid nineteenth century through to the interwar period**, although Victorian development predominates. Some places of heritage value may also be outside this date range...
- What is significant?*
- North and West Melbourne Precinct ... **Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period**, although Victorian development predominates. ... The precinct is mainly residential, but with historic mixed use development, and several commercial streetscapes

Response to submission

- The low level streetscape has been acknowledged in the assessment, as Level 3;
- 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 Heritage Overlay;
- Mapping error should be corrected;
- C258 did not address changing Heritage Overlay 3 boundaries.

Conclusion on submission...

- No change to Heritage Places Inventory.

Benevolent Asylum Estate: proposed precinct, example House 387 Victoria Street, West Melbourne

North and West Melbourne precinct HO3
Submission 97.





THE BENEVOLENT ASYLUM.

Benevolent Asylum Estate



Victoria Street 421



Ennisvale

Victoria Street 383



House

Victoria Street 387



Victoria Street 389



Victoria Street 391



Victoria Street 419



Delmont

Victoria Street 423



Delmont

Victoria Street 425



Victoria Street 427

Benevolent Asylum Estate



Victoria Street 429



Victoria Street 431



Ballarat Victoria Street 435



Victoria Street 439



Victoria Street 443



Breto Victoria Street 447



Victoria Street 445



Victoria Street 417

Shop & residen



Shop Victoria Street 385

Shop & residen



Shop and Bantry flats Victoria Street 375-379

Why is it significant?

- Melbourne Benevolent Asylum opened 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
- 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.
- Development there has created an Edwardian-era and Interwar enclave with a high visual cohesion

Extract from proposed North and West Melbourne precinct Statement of Significance

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...

Why is it significant?

The aesthetic/architectural significance of the North and West Melbourne Precinct largely rests in its

Victorian-era development including workers' cottages, rows of simply detailed modest dwellings, and two storey terrace houses. These are complemented by larger Victorian dwellings, **Edwardian development on the site of the former Benevolent Asylum**

Contributory external elements :

- Red brick walls, terra-cotta tiled roofs
- Projecting gabled roof forms against main hip forms
- Detached or duplex typical
- One storey scale
- Half timbered gables
- Verandahs or porches beside projecting bay

Submission summary

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)

Response to submission

- The North and West Melbourne Conservation Study 1983 survey listed the House at 387 Victoria Street as 'D'
- The West Melbourne Heritage Review noted the contribution to and existence of the Benevolent Asylum precinct that includes both North and West Melbourne sites.
- The review findings means that 387 Victoria St is now listed with a 'contributory' under Building Grading in the revised Heritage Places Inventory 2017
- 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.

Conclusion on submission...

- Consider preparation of a Benevolent Asylum Estate Heritage Overlay or precinct, a Statement of Significance and associated management guidelines.

Wickham's house, later Oakey's house 62 Walsh Street, 1865-
North & West Melbourne Precinct HO3
Submission 7.





1870

Context



Bay View Hotel,
1865

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.

Contributory external elements :

- a two-storey stuccoed brick and parapeted row house form;
- 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 buildings in Walsh Street, intermixed with new development (62, 46-8, 42 Walsh Street).

submission summary

- Objects to change from a C grading, to 'significant'
- Submitter is a strong advocate for maintaining heritage buildings across Melbourne,
- Walsh Street is made of mixed use buildings with no real heritage significance
- 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

Response to submission

North and West Melbourne Conservation Study 1983 Vol 1, p.1 stated that 'C buildings have intermediate regional importance'- this house was graded C;

The building and grading have not changed since 1983;

The mixed Streetscape is recognised with a Level 3 grading but this does not affect the individual significance of the place;

Despite this other significant early buildings are nearby, in Walsh St and at the King St corner (Bay View Hotel)

The house is from the early Victorian-era and hence is expressive of a significant era within the Heritage Overlay area

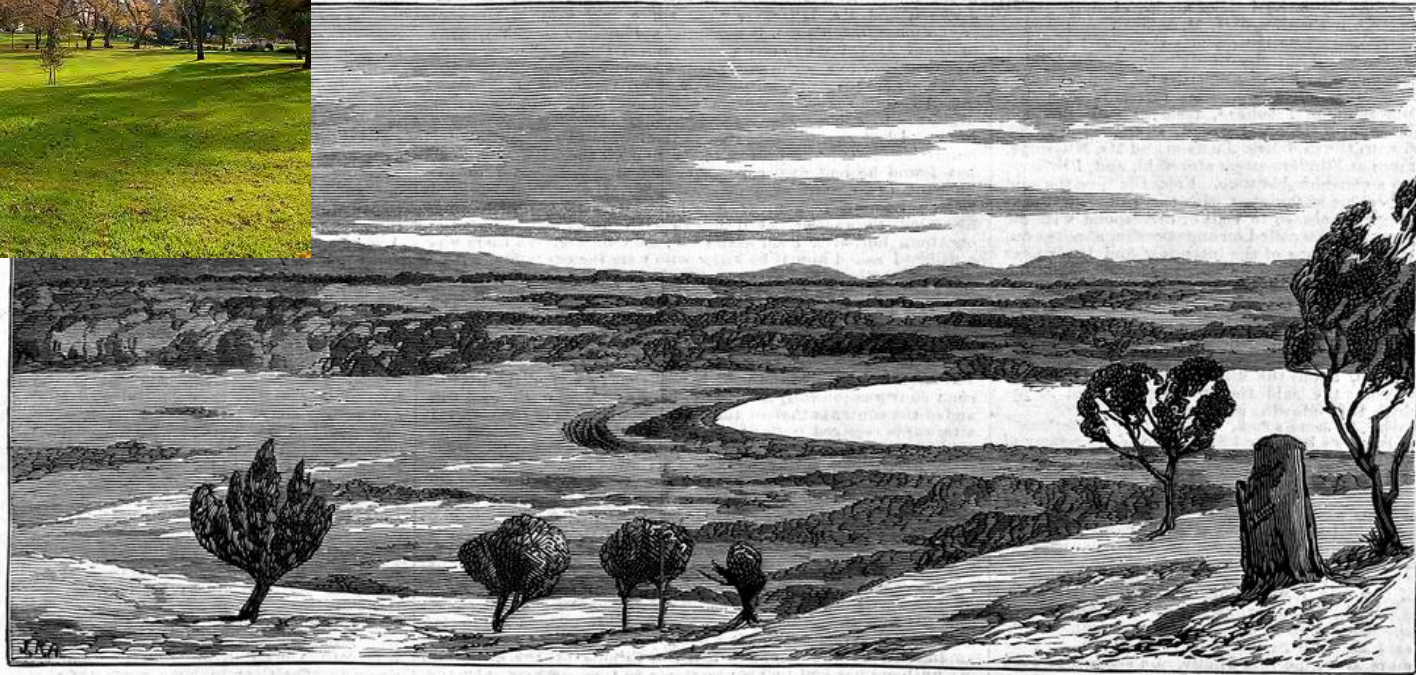
Statement of Significance explains further that the house is also significant historically and architecturally within the context of West Melbourne.

Conclusion on submission

- ⦿ No change to assessment.
- ⦿ No change to Statement of Significance.

Flagstaff Gardens 309 William Street, West Melbourne

Victorian Heritage Register number: H2041
Adjoins North & West Melbourne Precinct HO3
Submission 83.



VIEW FROM FLAGSTAFF-HILL, WEST MELBOURNE, IN 1841.

1866



submission 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 North and West Melbourne precinct Statement of Significance to acknowledge that one of the heritage values of Flagstaff Gardens is that it is a viewing point so culturally very important to preserve.

Response to submission

Not part of West Melbourne Heritage Review but
I agree that any proposed North and West Melbourne (HO3) precinct
Statement of Significance (C258) should adequately describe the
cultural importance of Flagstaff Gardens as a key viewing and meeting
point historically within the area, as well as an outlook for middle class
dwellings along Dudley Street.

The Victorian Heritage Register Statement of Significance extract could
be utilised:

‘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.’