

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING TITLE *Gemstone*

TYPE //
IF NOT RESIDENCE

AHC

F

No

3

CONSERVATION AREA

162184

17/4

VOL FOL

EDWARDIAN

SOURCE

WHERE NOT APPARENT



GADGETS + COLUMN BRACKETS

unpainted
cement
render



unpainted
decorative
brickwork



retains evidence
of early colours
or finishes

intact
shop
front



post
supported
shop verandah



elaborate/high standard
design of cement
rendered surfaces



EXCELLENT ☐

GOOD ☒FAIR ☐

POOR ☐

NoS

NOS SYMPATHETIC

RECS INNAPPROPRIATE

RECS EXTREMELY INNAPPROPRIATE

RECS

Q = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS *HELB - UNIVERSITY*

BUILDING TITLE *CRICKET PAVILLION + SCOREBOARD*

TYPE
IF NOT RESIDENCE //

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☒

D

☐

E

☐

F

☐

No

STREETSCAPE

1

☒

2

☐

3

☐

CONSERVATION AREA

SURVEY DATE

16/2/84

NEG FILE

17/2/83

TITLE

VOL

FOL

STYLE

EDWARDIAN

CONSTRUCTION DATE

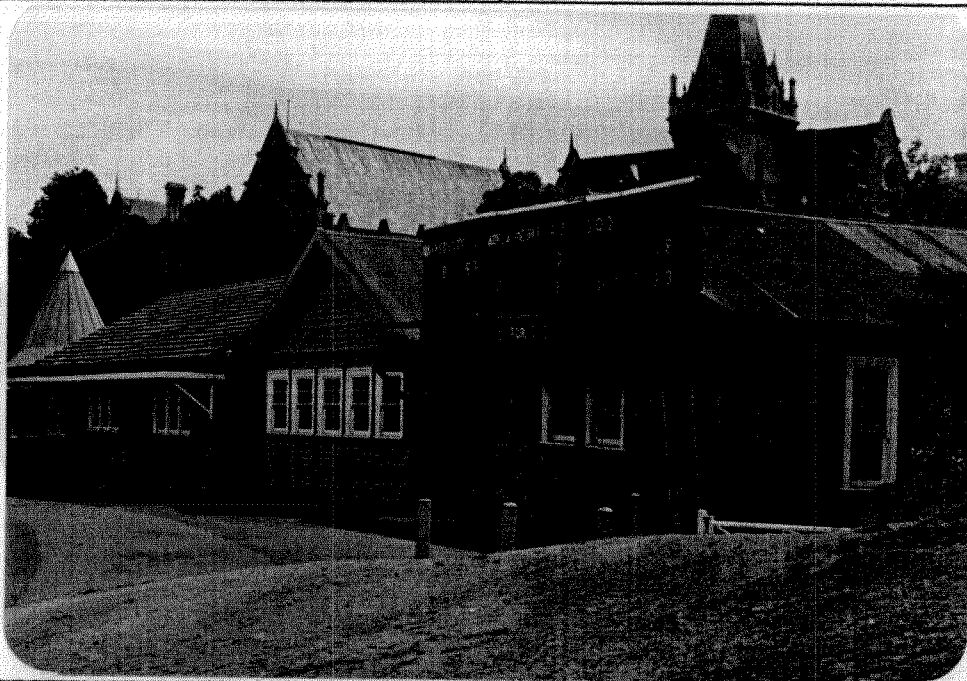
*PAVILLION
1906*

SOURCE

*pg. 7 WEEKLY TIME
5 MAY*

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

*A UNASSUMING BUILDING
COMPLEX CONSTRUCTED OVER 30-40 YEARS PROVIDING
A Juxtaposition OF DESIGN + MATERIALS*

unpainted
cement
render

☐

unpainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

EXCELLENT

☐

GOOD

☒

FAIR

☐

POOR

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS SYMPATHETIC RECS INNAPPROPRIATE

RECS EXTREMELY INNAPPROPRIATE

RECS

OTHER COMMENTS

*NOTE ORIGINAL DESIGN ON
PHOTO SHOWN ON THE REFERENCE ABOVE*

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS *HELB - UNIVERSITY*

BUILDING TITLE *CRICKET PAVILLION + SCOREBOARD*

TYPE

IF NOT RESIDENCE

11

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☒

D

☐

E

☐

F

☐

No

STREETSCAPE

1

☒

2

☐

3

☐

CONSERVATION AREA

SURVEY DATE

16/2/84

NEG FILE

17/2/83

TITLE

VOL

FOL

STYLE

EDWARDIAN

CONSTRUCTION DATE

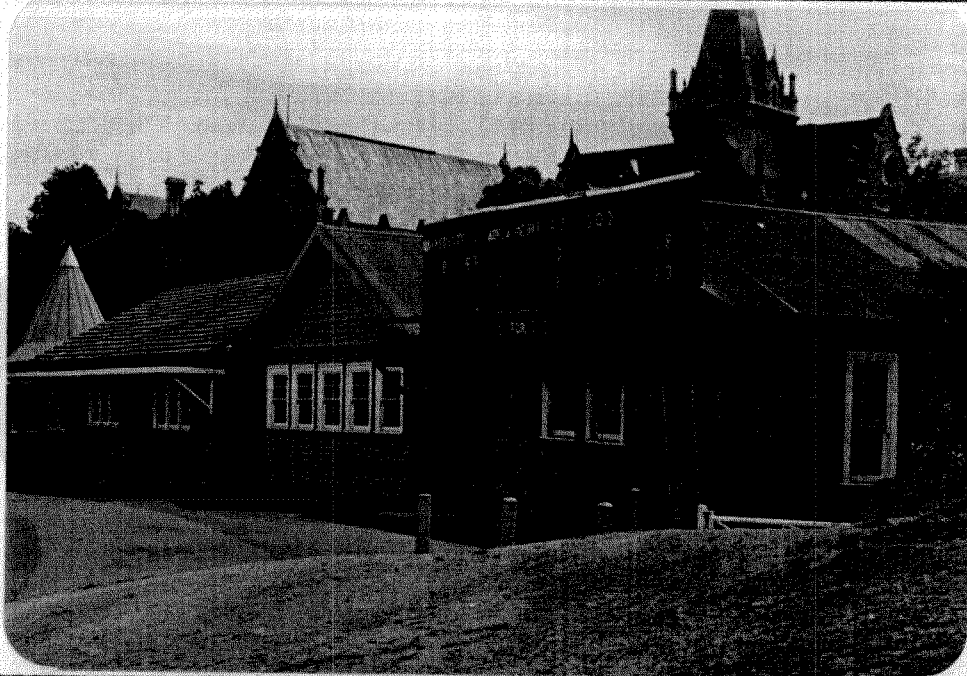
*PAVILLION
1906*

SOURCE

*pg. 7 WEEKLY TIME
5 MAY*

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

*A UNASSUMING BUILDING
COMPLEX CONSTRUCTED OVER 30-40 YEARS PROVIDING
A Juxtaposition OF DESIGN + MATERIALS*

unpainted
cement
render

☐

unpainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

EXCELLENT

☐

GOOD

☒

FAIR

☐

POOR

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS SYMPATHETIC RECS INNAPPROPRIATE

RECS EXTREMELY INNAPPROPRIATE

RECS

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

*NOTE ORIGINAL DESIGN ON
PHOTO SHOWN ON THE REFERENCE ABOVE*

CITY OF MELBOURNE
PLANNING SCHEME
HERITAGE REVIEW

VOLUME V

Parkville, South Melbourne,
South Yarra and West Melbourne

Building Identification Forms

Ungraded Buildings

Allom Lovell & Associates
Conservation Architects
35 Little Bourke Street
Melbourne 3000

June 2000

Building	Walter Boas Building (CSIRO Material Science)	Grade	C
Address	University of Melbourne, Parkville (Wilson Avenue)	Previous Grading	D
Building Type	Educational	Streetscape Grading	3
Period; Date	Post-War; 1948-53	Heritage Place	Yes



Survey Date July 1999

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

History

The CSIRO Division of Tribophysics, or Material Science, originated with wartime research into the problems of friction, lubrication and bearings. The division worked with various departments at the University of Melbourne, and were allotted laboratory space within the Department of Chemistry. After the War, the division expanded into industrial applications, and their temporary premises soon became inadequate. The University granted permission for a new laboratory to be built on campus. The building contract was signed in 1948, but work was delayed due to the unavailability of materials. Construction finally began in 1951, and the completed building was officially opened on 10 December 1953.¹ The building was occupied by the division until 1985, when it was moved to the new Materials Science Laboratory at Clayton. The old building was handed back to the University, who renamed it in honor of Dr Walter Boas, a former lecturer in Metallurgy who served as chief of the Division of Tribophysics from 1949 until his retirement in 1969.

Description

The Walter Boas Building is a three-storey cream brick building with a later mansard metal-deck roof. The walls are articulated by repetitive fenestration, comprising elongated window bays running continuously over ground and first floor levels, each containing two windows at each level, separated by a freestone spandrel with linenfold motifs. The attic storey, divided from the lower levels by a dogtooth stringcourse, has corresponding smaller window bays. The single-storey porch, asymmetrically located, has with a stepped and capped parapet and a segmental arched doorway with stepped reveals.

Significance

The Walter Boas Building at the University of Melbourne is of historical importance and aesthetic interest. Occupied by the CSIRO for over thirty years, it is a rare example of an on-campus building designed for a Commonwealth organisation. Aesthetically, it is retardataire in style, chosen to harmonise with the surrounding historicist buildings of the inter-War period. As such, the building makes an important contribution to the overall architectural character of the campus.

Grading Review

Upgraded from D to C. The building has important historical associations with the CSIRO.

¹ This history is drawn from *CSIRO Annual Reports*, 1944 to 1954, and 1969 (for information on Boas).

CITY OF MELBOURNE
PLANNING SCHEME
HERITAGE REVIEW

VOLUME V

Parkville, South Melbourne,
South Yarra and West Melbourne

Building Identification Forms

Ungraded Buildings

Allom Lovell & Associates
Conservation Architects
35 Little Bourke Street
Melbourne 3000

June 2000

Building	Richard Berry Building	Grade	C
Address	University of Melbourne, Parkville (Wilson Avenue)	Previous Grading	D
Building Type	Educational	Streetscape Grading	3
Period; Date	Inter-War; 1923	Heritage Place	Yes



Survey Date July 1999

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

History

The Richard Berry Building was completed in 1923, as the University's anatomy building. In 1905, a new chair was created in anatomy, and R J A Berry, who previously was a lecturer at the school of medicine of the Royal Colleges in Edinburgh and an examiner in anatomy at the Royal College of Surgeons, became the first professor. His work with students, the University of Melbourne, the medical profession and his books on mental illness and regional anatomy brought him fame. The building is believed to have been designed by Richard Berry. It is now occupied by the Department of Mathematics and Statistics, and is similar in scale and in its use of red brick and the sandstone detailing around its window openings, to the neighbouring Old Geology building, Masson Road (Building 155), constructed in 1926-28.¹

Description

The Richard Berry building is a three-storey red brick collegiate Gothic style building with a parapeted roof. T-shaped in plan, the building has a small entrance porch to the south, above which is a double-height canted bay window. Windows elsewhere are leadlighted with stone surrounds and mullions, united vertically by decorative spandrel panels. To the north-east is a double-storey red brick wing with a parapeted gabled slate roof, articulated by a series of similar leadlighted windows with stone surrounds and mullions.

Significance

The Richard Berry building at the University of Melbourne, Parkville, is of local aesthetic and historic interest. The building demonstrates the inter-War period of development of the campus, which witnessed a considerable expansion of the University's facilities. The building is a good example of the collegiate Gothic Revival style, and maintains the tradition of Gothic style buildings on the campus established in the nineteenth century. The glazed porch to the north and other c.1970s additions which appear to be overgrown by creepers are not significant. Neither is the Information Centre which abuts the Swanston Street property line.

Grading Review

Upgraded from D to C. The building is a good example of the collegiate Gothic style.

¹ Blainey, G. *A Centenary History of the University of Melbourne*, Carlton, 1957. Scott, E. *A History of the University of Melbourne*, Melbourne, 1936.

CITY OF MELBOURNE
PLANNING SCHEME
HERITAGE REVIEW

VOLUME V

Parkville, South Melbourne,
South Yarra and West Melbourne

Building Identification Forms

Ungraded Buildings

Allom Lovell & Associates
Conservation Architects
35 Little Bourke Street
Melbourne 3000

June 2000

Building	Faculty of Agriculture, Forestry and Horticulture	Grade	D
Address	University of Melbourne, Parkville (Royal Parade)	Previous Grading	D
Building Type	Educational	Streetscape Grading	2
Period; Date	Inter-War; 1926, additions 1955	Heritage Place	Yes



Survey Date July 1999

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

History

The teaching of Agriculture at the University of Melbourne began in 1910, although the first professor, Thomas Cherry, had no staff, equipment or building.¹ After his term expired in 1916, the course declined considerably, but was revived when the *Agricultural Education Act 1919* provided £7,000 for a new building, which was completed in 1926. The first full-time professor, Samuel M Wadham, was appointed that same year, and the faculty developed rapidly thereafter. Enrolments increased dramatically after the World War II, and the original building was extended in 1955, adding two lecture rooms, a practical laboratory, research rooms, and administrative offices. In 1972, the School of Forestry, formerly located within the Faculty of Science, was transferred to the Faculty of Agriculture, which changed its name accordingly. In 1995, it changed its name again, becoming the Faculty of Agriculture, Forestry and Horticulture.

Description

The Faculty of Agriculture is a double-storey face red brick Georgian Revival building with a hipped terracotta tiled roof. The original portion, built 1926, has a symmetrical façade with repetitive fenestration of multi-paned double-hung timber-framed sash windows. The south addition, built in 1955, mimics the style and materials of the original building. A projecting bay has a raised entry porch with a flat concrete roof and a multi-paned glazed screen. There is a separate entry at a half-basement level which formerly permitted vehicular access through roller doors.

Significance

The Faculty of Agriculture, Forestry and Horticulture building is of local aesthetic and historic interest. Erected in 1926 and extended in 1955, the building is an intact and representative example of the distinctive historicist brick buildings erected at Melbourne University during the inter-War period. It makes an important contribution to the architectural character of the campus, and, in particular, to its public face on Royal Parade. Historically it is demonstrative of two key periods in the growth of tertiary agricultural education.

Grading Review

Previous grading of D confirmed. The red brick building contributes to the character of the University campus, and to Royal Parade.

1 S M Wadham, 'The Extension to the Agricultural School'. *University Gazette*. 15 November 1955. pp 82-83.

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 97-99 BARR-1 ST

BUILDING TITLE

TYPE

IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐ B ☐ C ☒ D ☐ E ☐ F ☐

No

STREETSCAPE

1 ☒ 2 ☐ 3 ☐

CONSERVATION AREA

SURVEY DATE

5/2/99

NEG FILE

1/24

TITLE

VOL

FOL

STYLE

EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

UNUSUAL FRIEZE PATTERN

unpainted
cement
render

☐

unpainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

EXCELLENT

☐

GOOD

☒

FAIR

☐

POOR

☐

NOS

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INNAPPROPRIATE

RECS

EXTREMELY INNAPPROPRIATE

RECS

97					HIGH GUARDRAIL FENCE	S
97+99					PAINTED BRICKWORK	RAM
99	FENCE	-			CHIMNEY TRUNCATED	O

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 101 BARRY STREET

BUILDING TITLE

TYPE

IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐ B ☐ C ☒ D ☐ E ☐ F ☐

No

STREETSCAPE

1 ☒ 2 ☐ 3 ☐

CONSERVATION AREA

SURVEY DATE

5/2/84

NEG FILE

1/25

TITLE

VOL

FOL

STYLE

EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

UNUSUAL + ELEGANT CRST IRON, ELL

unpainted
cement
render

☐

unpainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

EXCELLENT

☒

GOOD

☐

FAIR

☐

POOR

☐

NOS

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INNAPPROPRIATE

RECS

EXTREMELY INNAPPROPRIATE

RECS

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 103-105 BARRI STREET

BUILDING TITLE

TYPE

IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐ B ☐ C ☒ D ☐ E ☐ F ☐

No

STREETSCAPE

1 ☒ 2 ☐ 3 ☐

CONSERVATION AREA

SURVEY DATE 5/2/84

NEG FILE 1/25

TITLE

VOL FOL

STYLE

EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

unpainted
cement
render ☐

unpainted
decorative
brickwork ☐

retains evidence
of early colours
or finishes ☐

intact
shop
front ☐

post
supported
shop verandah ☐

elaborate/high standard
design of cement
rendered surfaces ☐

INTEGRITY

EXCELLENT ☐

GOOD ☐

FAIR ☒

POOR ☐

NOS

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INNAPPROPRIATE	RECS	EXTREMELY INNAPPROPRIATE	RECS
103	FRENCH DOOR				WING WALL REMOVED	S
-105	DOORS UPSIDE DOWN (2)				VERANDAH REMOVED	S
					WINDOW GUARDS	R
103	DOOR CONVERTED TO WINDOW	-				

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

WINDOW GUARDS MAY HAVE USED ORIGINAL IRON.

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 131 135 137 BARR-T STREET

BUILDING TITLE

TYPE

IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐ B ☐ C ☒ D ☐ E ☐ F ☐

No

STREETSCAPE

1 ☒ 2 ☐ 3 ☐

CONSERVATION AREA

SURVEY DATE

5/2/84

NEG FILE

1/28

TITLE

VOL

FOL

STYLE

EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

135 - CARRIAGEWAY UNDER

unpainted
cement
render



unpainted
decorative
brickwork



retains evidence
of early colours
or finishes



intact
shop
front



post
supported
shop verandah



elaborate/high standard
design of cement
rendered surfaces



INTEGRITY

EXCELLENT



GOOD



FAIR



POOR



Nos

131
135

137

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INNAPPROPRIATE	RECS	EXTREMELY INNAPPROPRIATE	RECS
131	NEW FENCE	-				
	STEPS	-				
	PARAPET REMOVED	-				
	DOORS REPLACED	S				
135			VERANDAH MISSING	O	FENCE	S
			CRACKER WINDOWS	S		
137					PARAPET	S
					VERANDAH MISSING	S
			WINDOWS		FENCE	S

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

137 MAY BE PART OF 137 + 141 TERRACE

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 137 139 141 BARRY ST

BUILDING TITLE

TYPE

IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☒

D

☐

E

☐

F

☐

No

STREETSCAPE

1

☒

2

☐

3

☐

CONSERVATION AREA

SURVEY DATE

9/2/84

NEG FILE

1/29, 30

TITLE

VOL

FOL

STYLE

VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

UNUSUAL PARAPET

unpainted
cement
render

☐

unpainted
decorative
brickwork

☒

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

EXCELLENT

☒

GOOD

☐

FAIR

☒

POOR

☒

Nos

137

141

137

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INNAPPROPRIATE	RECS	EXTREMELY INNAPPROPRIATE	RECS
137	- REPAIR PREVIOUS SHEET					
139	VERANDAH COLUMN	-	STAIRWAY	-		
	+ HANDRAIL	-				
	UPSTAIRS DOOR	-				
141					PAINTEB BRICKWORK	RAM
					VERANDAH FILLED IN	O

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 153, 155, 157, 159 BARRY STREET

BUILDING TITLE

TYPE

IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐ B ☐ C ☒ D ☐ E ☐ F ☐

No

STREETSCAPE

1 ☒ 2 ☐ 3 ☐

CONSERVATION AREA

SURVEY DATE

5/2/89

NEG FILE

1/33,34,32

TITLE

VOL

FOL

STYLE

VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

ELABORATE + 10 MFT GROUP
(EXC 155)

unpainted
cement
render



unpainted
decorative
brickwork



retains evidence
of early colours
or finishes



intact
shop
front



post
supported
shop verandah



elaborate/high standard
design of cement
rendered surfaces



INTEGRITY

EXCELLENT



GOOD



FAIR



POOR



Nos

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INNAPPROPRIATE	RECS	EXTREMELY INNAPPROPRIATE	RECS
155					PAINT BRICK QUOINS	RAM
-159					EWING WALLS	
155					PARAPET PAINTED	

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

NOTE 10 MFT BLUESTONE FOOTPATH.



Property Key: 502492 - 153 Bailey St
 502493 - 155 " "
 502494 - 157 " "
 502495 - 159 " "

MELBOURNE PLANNING SCHEME

Incorporated Document

**City North Heritage Review 2013
Statements of Significance
(Revised June 2015)**

FORMER GLADSTONE MOTORS BUILDING (HO1149)

Address	213-221 Berkeley Street, Melbourne
Date/period	1952/ Post-War
Building type	Commercial
Grading	C3



Significance

What is Significant?

The extant building and land, in particular the facade.

How is it Significant?

The former Gladstone Motors building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Gladstone Motors building, built in 1952, is historically significant as it is indicative of the commercial development that was undertaken in this part of Melbourne/Carlton during the early to mid-20th century, especially related to the automotive industry.

(AHC Criterion A4)

The former Gladstone Motors building is of aesthetic significance for being a good example of the Functionalist style dating to the mid-20th century. Although the façade has been painted and obscures most of the original bi-chrome brickwork and some of the horizontal emphasis, it otherwise is remarkably intact and the original steel-framed windows have been retained.

(AHC Criterion E2)

MELBOURNE PLANNING SCHEME

Incorporated Document

**City North Heritage Review 2013
Statements of Significance
(Revised June 2015)**

FORMER RAMSAY SURGICAL PRECINCT (HO1120)

Address	182-210 Berkeley Street, Carlton
Date/period	1965-74
Building type	Commercial
Grading	Refer schedule



208-210 Berkeley Street



202-206 Berkeley Street



182-200 Berkeley Street (northern end)



182-200 Berkeley Street (southern end)

Significance

What is Significant?

The three adjoining buildings at 182-200, 202-206, and 208-210 Berkeley Street, Carlton.

How is it Significant?

The former Ramsay Surgical precinct is of historic and aesthetic significance to the City Of Melbourne.

Why is it Significant?

Mainly constructed between 1969 and 1974, the former Ramsay Surgical precinct is historically significant for representing the final phase of commercial/light industrial change in this part of Carlton when remnant sections of 19th century housing were replaced with medium-scale, commercial buildings, which remained typical of the area until about the turn of the 21st century. It also has associations with the Ramsay Surgical Company, which existed for about 50 years as a major supplier of medical equipment in Melbourne and other parts of Australia.

(AHC Criterion A4)

The former Ramsay Surgical precinct is of aesthetic significance for being a rare instance of three, adjoining c.1970 buildings, being generally influenced by the Brutalist style, as typified by the use of brown brick. Of the group, the largest building (nos 182-200), which was designed by the architect James M. McIlldowie, is the most distinctive and typical of the Brutalist style with its uncompromising design, bold massing and machine-like aesthetic. The two adjoining buildings also have unusual façade articulation, with elements of note being the screen to nos 202-206 (also designed by McIlldowie) and the pilaster-like elements to nos 208-210 (designed by Nicolas Katris).

(AHC Criterion E1)

FORMER RAMSAY SURGICAL PRECINCT

SCHEDULE

Former Ramsay Surgical precinct extends along the east side of Berkeley Street, part way between Grattan and Pelham Streets, Carlton.

Name	Address	Grading	Date/ Period	Description
Former Ramsay Surgical building (now part of the University of Melbourne)	182-200 Berkeley Street, Carlton	C2	1969-71/ Late 20 th Century	Designed by James McIlldowie The three storey, Brutalist style, brown brick building is divided into two distinct parts: larger northern end which occupies the full depth of the site and the southern end, where there is a recessed loading bay. There is a consistent pattern of articulation to both parts, especially the upper two levels, with T-shaped windows to the south end and windows with deep reveals to the northern end. The main entrance is through a recessed porch.
Former Ramsay Surgical building [now University of Melbourne (Centre for Health, Exercise & Sports Medicine)]	202-206 Berkeley Street, Carlton	D2	1963 [1927]/ Late 20 th Century	Second storey and façade were designed by James McIlldowie. Original single storey building erected by Edwin Brown. The double storey, face brick building occupies the whole site. The design has been influenced by the International style with its prismatic form, plain walls and extensive areas of glass that have been partially hidden behind the metal, mesh like screen with a circular motif. The curtain wall is set back and includes two sets of double doors. Concrete lintels are evident to the rear strip windows.
Former Ramsay Surgical building [Now University of Melbourne (Conservatorium of Music)]	208-210 Berkeley Street, Carlton	D2	1972-74/ Late 20 th Century	Designed by Nicolas Katris The double storey brown face brick building is divided into four bays (the outer bays are wider than the inner bays) and separated by protruding brickwork, creating pilaster-like elements. The building is symmetrical with a recessed doorway to the south end with a short stair. There are multi-paned, steel-framed windows to the side and rear elevations, including some small windows, and two wide openings at ground level.

MELBOURNE PLANNING SCHEME

Incorporated Document

**City North Heritage Review 2013
Statements of Significance
(Revised June 2015)**

FORMER PITMAN BOOKS BUILDING (HO1128)

Address	158-164 Bouverie Street, Carlton
Date/period	1954/Post-War
Building type	Commercial
Grading	C3



Significance

What is Significant?

The building, especially the façades to both street frontages.

How is it Significant?

The former Pitman Books Building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1954, the former Pitman Books Building is historically significant as being an intact example from the mid-20th century phase of development in this part of Carlton, which was largely used for factories and warehouses. The site also has associations with the Baptist Church and was the site of the first kindergarten established in Melbourne during 1901.

(AHC Criterion A4)

The former Pitman Books Building is of aesthetic significance as a distinctive brick example of the International style in the Post-War period. Elements of note are the treatment of the façade and unusually deep reveals to the main, first floor windows, coupled with the recessed porch with broad piloti below.

(AHC Criterion E1)

MELBOURNE PLANNING SCHEME

Incorporated Document

**City North Heritage Review 2013
Statements of Significance
(Revised June 2015)**

FORMER BAPTIST KINDERGARTEN (HO1130)

Address	233-235 Bouverie Street, Carlton (Parent address is 197-235 Bouverie Street, Carlton)
Date/period	1922-1923/Interwar
Building type	Public
Grading	C3



Significance

What is Significant?

The front part of the building, especially the façade and unpainted brickwork, and excluding the rear additions.

How is it Significant?

The former Baptist Kindergarten is of historic, social and representative significance to the City of Melbourne.

Why is it Significant?

Established in 1922, the former Baptist Kindergarten is of historic and social significance as an early example of a purpose-built kindergarten, which operated until the late 1950s, at which time it was converted to a child-care centre. It has associations with the Baptist Union of Victoria, and the money for its construction was raised by the local community to replace the first free kindergarten in Melbourne, established in 1901 by the Baptist Union at 158 Bouverie Street.


(AHC Criteria A4 + G1)

The former Baptist Kindergarten is of representative significance for being a relatively intact example of a dedicated kindergarten building. Although modified, its unaffected symmetrical design is indicative of the approach to this building type during the 1920s. It also has associations with the architects Purchas & Teague.

(AHC Criterion D2)

PROPERTY KEY: 505316 - 245 Cardigan St

MELBOURNE CITY COUNCIL

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM				NIGEL LEWIS AND ASSOCIATES 1984* GRAEME BUTLER 1985* (*see index page)		
BUILDING ADDRESS 245 CARDIGAN ST.						
BUILDING TITLE				TYPE <small>Original Use (If not Residence)</small>		
EXISTING DESIGNATION		HBR No		AHC		
GRADING A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> No						
STREETSCAPE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/>				CONSERVATION AREA		
SURVEY DATE 25/1/85						
NEG FILE 3/20						
TITLE						
VOL FOL						
STYLE						
PERIOD <input checked="" type="checkbox"/> Early Victorian <input checked="" type="checkbox"/> Victorian <input type="checkbox"/> Edwardian <input type="checkbox"/> Inter War <input type="checkbox"/> Post War						
CONSTRUCTION DATE						
SOURCE						
MATERIALS <small>WHERE NOT APPARENT</small>						
NOTABLE FEATURES/SIGNIFICANCE						
<small>* FEATURE MAY HAVE BEEN ALTERED</small>						
unpainted cement render <input type="checkbox"/>		unpainted decorative brickwork <input type="checkbox"/>		retains evidence of early colours or finishes <input type="checkbox"/>		
fence <input type="checkbox"/>		verandah decoration <input type="checkbox"/>		verandah roof and structure <input type="checkbox"/>		
intact shop front <input type="checkbox"/>		post supported shop verandah <input type="checkbox"/>		elaborate/high standard design of cement rendered surfaces <input type="checkbox"/>		
INTEGRITY Good <input type="checkbox"/> Nos Fair <input checked="" type="checkbox"/> Nos Poor <input type="checkbox"/> Nos			CONDITION Good <input type="checkbox"/> Nos Fair <input checked="" type="checkbox"/> Nos Poor <input type="checkbox"/> Nos			
ALTERATIONS AND RECOMMENDATIONS						
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
			DR. LONE	O/S		
			FENCE REPLACED	"		
<small>O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD</small>						
OTHER COMMENTS						

PROPERTY KEY: 505317-249 Cardigan St

MELBOURNE CITY COUNCIL

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984*
GRAEME BUTLER
1985*
(*see index page)

BUILDING ADDRESS 249 CARDIGAN ST.

BUILDING TITLE

TYPE

Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☒

D

☐

E

☐

F

☐

No

STREETSCAPE

1

☐

2

☐

3

☒

CONSERVATION AREA

SURVEY DATE 25/1/85.

NEG FILE 3/18.

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☒

Early Victorian

☐

Inter War

☒

Victorian

☐

Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

undainted
cement
render

☐

undainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

fence

☒

verandah
decoration

☒

verandah roof
and structure

☒

1. UNUSUAL PATTERN.

INTEGRITY

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

CONDITION

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
			NR INT, SIDE WALL	R/S ?		
			FEWCE REPLACED	O/S		
			POOR "	"		

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS

See 247 Cardigan St.

PROPERTY KEY: 102743-46-56 Drummond St

MELBOURNE CITY COUNCIL

CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984*
GRAEME BUTLER
1985*
(*see index page)

BUILDING ADDRESS 46 Drummond St.

BUILDING TITLE

TYPE

Original Use (if not Residence)

EXISTING DESIGNATION

HBR No 408

AHC

Now Entered in N.E. reg

NR 4140

GRADING

A ☒

B ☐

C ☐

D ☐

E ☐

F ☐

No

STREETSCAPE

1 ☒

2 ☐

3 ☐

CONSERVATION AREA

SURVEY DATE 25/1/85

NEG FILE 7/16.17.

TITLE

VOL

FOL

STYLE

PERIOD

☐ Edwardian

☐ Early Victorian

☐ Inter War

☐ Victorian

☐ Post War

CONSTRUCTION DATE

SOURCE

1882-3
ADP (SEE BELOW)

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted
cement
render ☐

unpainted
decorative
brickwork ☒

retains evidence
of early colours
or finishes ☐

fence ☒

intact
shop
front ☐

verandah
decoration ☒

post
supported
shop verandah ☐

verandah roof
and structure ☒

elaborate/high standard
design of cement
rendered surfaces ☒

-NOTABLE DESIGN
-SUBSTANTIAL (NOT VISIBLE)
ADDITION AT REAR.

INTEGRITY

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

CONDITION

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

COLOURS.

0

PIRIPET URNS & ONE?

0

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS MCC PERMIT 98, 23.10.82. O-A. HARRIS, HOUSE DRUMMOND ST.
ARCHITECT - NAHUM BARNETT (NOT W.S. LAW AS CITED); LAPRESS IN GARDEN - INAPPROPRIATE?

Property Key: 102773-48-56 Drummond St

MELBOURNE CITY COUNCIL

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984*
GRAEME BUTLER
1985*
(*see index page)

BUILDING ADDRESS 48 Drummond St.

BUILDING TITLE Benvenuta.

TYPE

Original Use (If not Residence)

EXISTING DESIGNATION

HBR No 409

AHC R

575

GRADING

A ☒

B ☐

C ☐

D ☐

E ☐

F ☐

No

STREETSCAPE

1 ☒

2 ☐

3 ☐

CONSERVATION AREA

SURVEY DATE 25/1/85

NEG FILE 7/18,19.

TITLE

VOL

FOL

STYLE

PERIOD

☐ Edwardian

☐ Early Victorian

☐ Inter War

☒ Victorian

☐ Post War

CONSTRUCTION DATE

1892

SOURCE

REP. (SEE BELOW)

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted
cement
render



unpainted
decorative
brickwork



retains evidence
of early colours
or finishes



fence



intact
shop
front



verandah -
decoration



post
supported
shop verandah



verandah roof
and structure



elaborate/high standard
design of cement
rendered surfaces



INTEGRITY

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

CONDITION

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

PARAPET STATUES (WAVE) 0

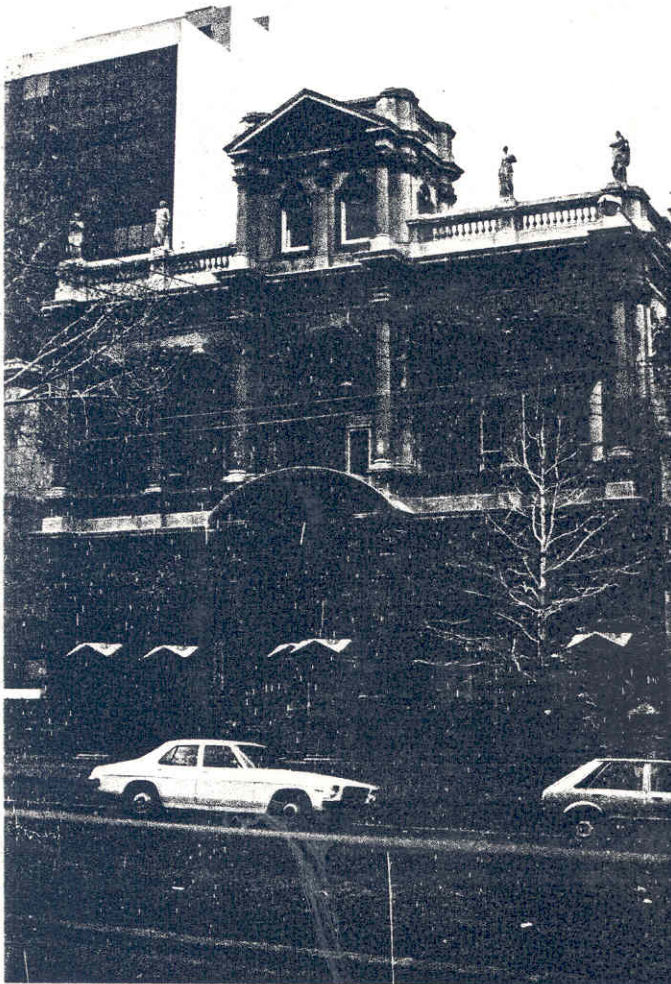
0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

MCC - P.A 5222 - 18.9.91 O-MRS H ABRAMSON; A-W-S-LAN; B -
RICHARD STOCKDALE, 15TH. MEUB.

'BENVENUTA'

48 Drummond Street, Carlton



History and Description The former townhouse 'Benvenuta', now 'Medley Hall', at 48 Drummond Street, was erected in 1892-93 for Mrs. Leah Abrahams, the widow of a small arms manufacturer. It was occupied by Mrs. Abrahams until 1914 and the family sold the premises in 1949. The two storey rendered brick structure has a two tier arcade. The centrally located entrance is punctuated by a rounded pediment and tower. The interior is richly decorated. The architect was W.S. Law.

Significance 'Benvenuta' is unique and an outstanding example of boom classicism. It is W.S. Law's greatest work and the finest building and centrepiece of the Drummond Street precinct. The usual townhouse comparison is accentuated in the typical boom manner by the trabeated system, pediments and tower. The profusion of fine stuccowork and mouldings is unsurpassed and epitomizes the boom period. The magnificent griffin at the base of the stairs, the stained glass, tiled floors and grand fence and gateway are distinctive features.

Intactness The building now serves as a University Hall of Residence and an extensive bedroom/study wing has been added to the rear. The interior and exterior are intact and have recently been restored. The elaborate cast iron palisade fence with giant rendered brick piers is original.

References

National Trust of Australia (Victoria), File No. 575.

Alwis, L. 'Benvenuta - Medley Hall', History of Architecture Research Essay, University of Melbourne, Department of Architecture, 1967.

Robertson, E.G. Carlton, Rigby, Adelaide, 1975, pp.61-64.

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PROPERTY KEY: 102773-46-56 Drummond St.

MELBOURNE CITY COUNCIL

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984*
GRAEME BUTLER
1985*
(*see index page)

BUILDING ADDRESS 56 Drummond St.

BUILDING TITLE

TYPE

Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☒

D

☐

E

☐

F

☐

No

STREETSCAPE

1

☒

2

☐

3

☐

CONSERVATION AREA

SURVEY DATE 25/1/85

NEG FILE 7/20

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐

Early Victorian

☐

Inter War

☒

Victorian

☐

Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted
cement
render

☐

unpainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

fence

☒

intact
shop
front

☐

verandah
decoration

☒

post
supported
shop verandah

☐

verandah roof
and structure

☒

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

CONDITION

Good

☐

Nos

Fair

☒

Nos

Poor

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

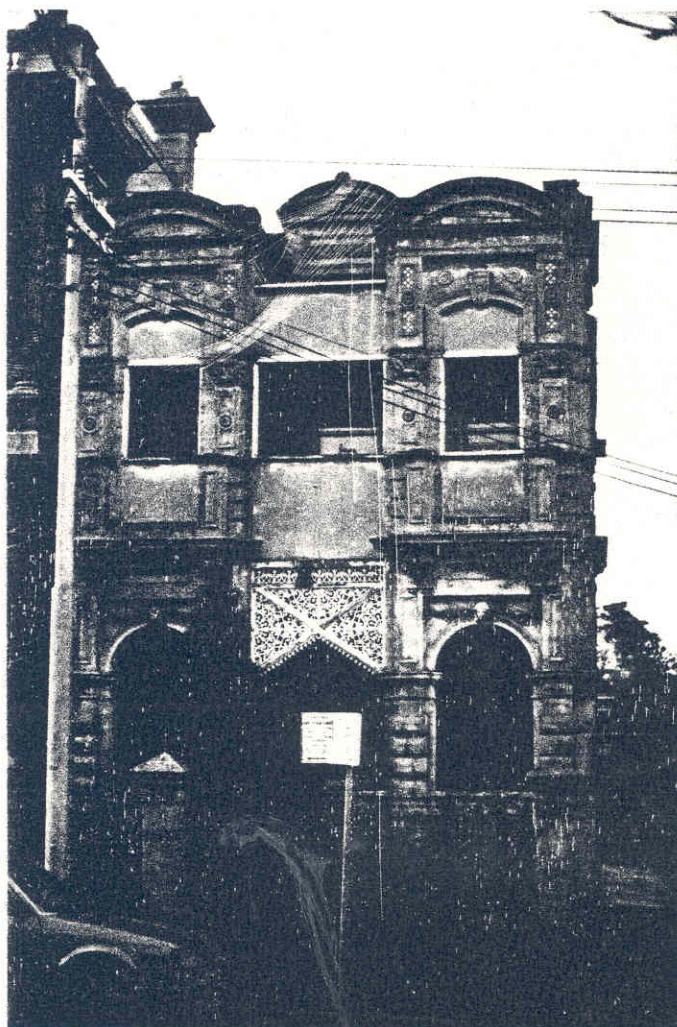
RECS

Colors

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

'ROSAVILLE'
46 Drummond Street, Carlton



History and Description 'Rosaville', at 46 Drummond Street, Carlton, was built in 1883 for Abraham Harris as a two storey terrace house with a brick verandah and balcony divided into three pavilions by the triple arched facade. The detailing in stucco is extremely mannerist and the design of this boom style classicism house can be attributed to Walter Scott Law, architect for the adjacent 'Benvenuta'.

Significance 'Rosaville' is located on part of the site of the Wesleyan Immigrants Home which was demolished in 1882 and the land sub-divided. This area was largely redeveloped by Jewish owners. Carlton in the 1890s was a Jewish stronghold and W.S. Law, architect, undertook many commissions for Carlton Jewish clients in the 1880s. 'Rosaville' is an exotic example of boom style classicism with a most distinctive mannerist facade and ornamental tile work and ground floor cast iron grille. The building is part of an important Drummond Street precinct.

Intactness 'Rosaville' is externally intact. The interior has been substantially reorganised and repartitioned for use as part of Medley Hall, the University of Melbourne residential college.

References

Historic Buildings Preservation Council, File M/7/285.

Report to Classifications Sub-Committee, "46 Drummond Street,
'Rosaville'" by M.B. Lewis, May 1977.

'Drummond Street, South Carlton. Historic Area Conservation
Study' prepared by Daryl Jackson, Evan Walker, architects Pty.
Ltd. for the City of Melbourne, 1975. pp.49-53.

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COMMISSION)

MEDLEY HALL

48 DRUMMOND STREET CARLTON

VHR Number	H409
File Number	603062
Other Names	BENVENUTA
Year Construction Started	1892
Year Construction Completed	1893
Municipality	Melbourne City
Other Listings 2	National Trust of Australia (Victoria)
Other Listings 3	Register of the National Estate
Architect/Designer	Law, Walter Scott
Architectural Style	Victorian Period (1851-1901) Free Classical
General References	<i>Drummond Street, South Carlton: Historic Area Conservation Study</i> , Daryl Jackson/Evan Walker, 1976 <i>Lygon Street Action Plan Development Guidelines</i> , N Lewis and D Jackson, 1984, p.110
Spatial Information	-37.80729, 144.96665
Heritage Act Categories	Heritage place

[Click on the arrow below to view the Item Categories.](#)

▼ Item Categories

Item Group	Item Category
Education	Tertiary College
Residential buildings (private)	Mansion

[Click on the arrow below to view the Statement of Significance. Note: Some records may not yet have a Statement of Significance.](#)

▼ Statement of Significance

What is significant?

Medley Hall was erected in 1893 for Mrs Leah Abrahams by the builder Richard Stockdale to the design of the architect Walter Scott Law. The elaborately decorated two storey rendered brick structure has a two tier arcade. The residence, originally of thirteen rooms, was designed with a free use of classical elements and motifs which has become known as the so-called boom style. The main facade is symmetrically arranged as four bays of two storeys flanking central bay. This central bay appears to project slightly because of prostyle Greek Corinthian and Ionic columns carrying a broken segmental pediment on the ground storey and broken entablature on the first storey. A tower raises the central bay to a third storey. Flanking the tower, the balustraded parapet carries two statues on either side. The interior is richly decorated.

How is it significant?

Medley Hall is of architectural significance to the State of Victoria.

Why is it significant?

Medley Hall is architecturally significant as one of the most outstanding designs of noted Melbourne architect W S Law. Law was the designer of many elaborate houses and terraces during the so-called 'boom period' of the 1880s, including Biltmore and Drummond Terrace. The profusion of fine stucco work and mouldings, both internally and externally, is unsurpassed and epitomizes the boom period.

[Click on the arrow below to view the Images. Note: Some records may not yet have images.](#)

▼ Images



[Click to view image at full-size.](#)

ROSAVILLE

46 DRUMMOND STREET CARLTON

VHR Number	H408
File Number	603487
Year Construction Started	1883
Municipality	Melbourne City
Other Listings 2	National Trust of Australia (Victoria)
Other Listings 3	Register of the National Estate
Architect/Designer	Barnet, Nahum
Architectural Style	Victorian Period (1851-1901) Free Classical
General References	<i>Drummond Street, South Carlton: Historic Area Conservation Study</i> , Daryl Jackson/Evan Walker, 1976 <i>Lygon Street Action Plan Development Guidelines Part 2</i> , Nigel Lewis Assocs, 1984, p.108
Spatial Information	-37.8074, 144.96663
Heritage Act Categories	Heritage place

Click on the arrow below to view the Item Categories.

▼ Item Categories

Item Group	Item Category
Education	Tertiary College
Residential buildings (private)	Terrace

Click on the arrow below to view the Statement of Significance. Note: Some records may not yet have a Statement of Significance.

▼ Statement of Significance

What is significant?

Rosaville, at 46 Drummond Street, Carlton, was built in 1883 for Abraham Harris to the design of the architect Nahum Barnet. Rosaville, an exotic example of so-called boom style classicism, is a symmetrical two storey terrace residence constructed of brick. The elaborately stuccoed brick wings of the two storey verandah are divided by a cast iron balustrade panel and frieze. The stucco detailing is extremely Mannerist in style, expressed as a restless surface combining a range of classically derived elements such as pilasters, elaborate capitals, rustication, festoons, swags and dentillated segmental pediments. The openings on the two storeys as are treated as contrasting segmental and round arches. Additional decorative variety is given by the ornamental tile insets to the uppermost pilasters and by keystone faces. The parapet to the roof has a nameplate beneath a segmental arch pediment. An iron palisade fence between brick piers divides the small front garden from the street.

How is it significant?

Rosaville is of architectural significance to the State of Victoria.

Why is it significant?

Rosaville is architecturally significant as an excellent example of so-called boom style classicism in 1880s Melbourne. The highly ornate and mannered treatment of the verandah contrasts to the more conventional polychrome brickwork of the bulk of the house behind. Rosaville demonstrates the prevailing 1880s domestic architectural expression of wealth, opulence and confidence amongst the successful business classes.

Click on the arrow below to view the Images. Note: Some records may not yet have images.

▼ Images



Click to view image at full-size.

CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 205, 207, 209, 211 GRATTAN ST

BUILDING TITLE MALVINA TERRACE

TYPE
IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

☐

B

☐

C

☒

D

☐

E

☐

F

☐

No

STREETSCAPE

1

☐

2

☒

3

☐

CONSERVATION AREA

SURVEY DATE

5/2/84

NEG FILE

3/18

TITLE

VOL

FOL

STYLE

EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

SIMPLE + ELEGANT TERRACE GROUP.

unpainted
cement
render

☐

unpainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

EXCELLENT

☐

GOOD

☒

FAIR

☐

POOR

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INNAPPROPRIATE	RECS	EXTREMELY INNAPPROPRIATE	RECS
205-211			GROUND FLOOR WINDOWS	-		

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

Property key 104463

CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS 213 GRATTAN STREET

BUILDING TITLE

TYPE

IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE

5/2/84

NEG FILE

3/17

TITLE

VOL

FOL

STYLE

VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

unpainted
cement
render

☐

unpainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

EXCELLENT

☐

GOOD

☐

FAIR

☒

POOR

☐

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INNAPPROPRIATE

RECS

EXTREMELY INNAPPROPRIATE

RECS

			VERANDAH		FACED BRICK	
			ALTERED	-	PAINTED	RAM
			WINDOWS + DOOR	S		
			GND FLOOR			
			FENCE MISSING	S		

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

Property key 104464

MELBOURNE PLANNING SCHEME

Incorporated Document

**City North Heritage Review 2013
Statements of Significance
(Revised June 2015)**

LINCOLN SQUARE SOUTH PRECINCT

Address	11-31 Lincoln Square South and 623 -645 Swanston Street
Date/period	1922-1953/Interwar and Immediate Post-War
Building type	Factories and warehouses
Grading	Refer schedule



From right to left: 23-31, 19, 15-17, 11-13 Lincoln Square South and 631-645 Swanston St

Significance

What is Significant?

The land and the six factory/warehouse buildings located at Lincoln Square South and the adjacent part of Swanston Street, four with an address to the former (nos 11-31), and the two with an address to the latter (nos 631-645). Elements of note are the original external treatments such as face red brick combined with areas of cement render and metal-framed, multi-paned windows.

How is it Significant?

The Lincoln Square South precinct is of historic and aesthetic significance to the City of Melbourne.³³

Why is it Significant?

The Lincoln Square South precinct is of historic significance for being illustrative of the industrial development that occurred in this part of Melbourne during the Interwar period. At this time, there was extensive replacement of the pre-existing building stock, being mostly 19th century cottages and terrace houses with some industrial sites, to larger scale factories and warehouses.

(AHC Criteria A4)

The Lincoln Square South precinct is of aesthetic significance as a largely intact group of Interwar and Post-war period buildings, four of which were designed by reputable architects. Although the buildings to Swanston Street have undergone some change, they form a cohesive group by the common approach to façade articulation (regular vertical divisions and red brick, generally contrasting with some areas of render, and nearly all with original format multi-paned windows) and are evocative of this key development phase in the area. In this precinct, the former Allan & Co. piano store (23-31 Lincoln Square South) is a landmark building in the Stripped Classical style. The other buildings are good examples of the Moderne/Functionalist style/s, (especially nos 11-13 and 15-17 Lincoln Square South).

Lincoln Square South Precinct Schedule

The precinct extends along Lincoln Square south between Swanston Street and close to the corner with Bouverie Street, Carlton. In addition, it includes the buildings on Swanston Street to Lincoln Place.

Name	Address	Grading	Date/ Period	Description
Former Charles Steele & Co Factory	631-645 Swanston Street, Carlton (parent address is 623-645 Swanston Street)	D2	1922/ Interwar	Designed by the noted architects H. W. & J. B. Tompkins. 2 storey, Stripped Classical style, with original face brickwork now painted and concrete lintels. Original steel-framed, multi-paned windows have been replaced with aluminium types, though the openings remain unaltered. The façade is divided into bays by piers which extend above the parapet.
Former International Tobacco Co. factory	11-13 Lincoln Square South, Carlton (parent address is 623-645 Swanston Street)	C2	1953/ Post-war	Designed by the architects R. M. & M. H. King. 3 storey, intact Functionalist style, in red brick with painted concrete lintels and metal-framed, multi-paned windows. Façade divided into bays by plain, Giant order lesenes, which do not extend to the top of the parapet.
Former factory	15-17 Lincoln Square South, Carlton	C2	1928/ Interwar	Designed by W. J. Davy, engineer, for John Paton. 2 storey, intact building with red brick and rendered façade and multi-paned, metal-framed windows. Stepped parapet with soldier course bricks. Canopy to larger opening intact, though that planned to single doorway may not have been approved. Larger opening had paired timber doors. This building has some limited traditional/classicising detailing such as string course, and moulding to the parapet and canopy.
Former factory	19-21 Lincoln Square South, Carlton	D2	c1935/ Interwar	Single storey, Moderne style, saw tooth roof, red brick and rendered façade with speed lines. Façade altered to single wide entry whereas had multi-paned window to eastern half originally and a smaller doorway with highlight above.
Former Allan & Co. piano factory & warehouse	23-31 Lincoln Square South, Carlton	C2	1926/ Interwar	Designed by Cedric Ballantyne. Later used by Davies Coop & Co. Five storey, distinctive Stripped Classical style, with red brick and rendered cornice, sawtooth roof, metal-framed windows, originally with a row of hoppers. Façade is divided into four bays by wide lesenes, which are further subdivided into three sections of varying width by narrower lesenes. The detailing to the uppermost storey is slightly different in that the narrower lesenes do not extend 'over' the horizontal panels between the floor levels. The scale remains impressive.

This ppty is actually rear of 1-3 Parisdale Place
Property key 107132

MELBOURNE CITY COUNCIL

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984*
GRAEME BUTLER
1985*
(*see index page)

BUILDING ADDRESS 7 Holmwood Place.

BUILDING TITLE

TYPE

Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐

B ☐

C ☒

D ☐

E ☐

F ☐

No

STREETSCAPE

1 ☐

2 ☐

3 ☒

CONSERVATION AREA

SURVEY DATE 5/2/85

NEG FILE 15/16

TITLE

VOL FOL

STYLE

PERIOD

☐ Edwardian

☐ Early Victorian

☐ Inter War

☒ Victorian

☐ Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted
cement
render ☐

unpainted
decorative
brickwork ☐

retains evidence
of early colours
or finishes ☐

fence ☐

intact
shop
front ☐

verandah
decoration ☐

post
supported
shop verandah ☐

verandah roof
and structure ☐

elaborate/high standard
design of cement
rendered surfaces ☐

INTEGRITY

Good ☐ Nos

Fair ☐ Nos

Poor ☐ Nos

CONDITION

Good ☐ Nos

Fair ☐ Nos

Poor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
	ADDITIONS TO SIDE		BRICKS PAINTED		RAM	
			1			

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

JBSC

CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984*
GRAEME BUTLER
1985*
(*see index page)

BUILDING ADDRESS 11 Palmerston place.

BUILDING TITLE TYPE
Original Use (if not Residence)

EXISTING DESIGNATION HBR No AHC

GRADING A B C D E F
No

STREETSCAPE 1 2 3 CONSERVATION AREA

SURVEY DATE 4/2/85

NEG FILE 10/28.

TITLE

VOL FOL

STYLE

PERIOD
☒ Edwardian
☒ Early Victorian
☐ Inter War
☐ Victorian
☐ Post War

CONSTRUCTION DATE

SOURCE

MATERIALS
WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted cement render ☐ unpainted decorative brickwork ☐ retains evidence of early colours or finishes ☐ intact shop front ☐ fence ☐ verandah decoration ☐ verandah roof and structure ☐ post supported shop verandah ☐ elaborate/high standard design of cement rendered surfaces ☐

(ONLY GETTAGE RENOVATED c1910)

INTEGRITY Good Fair Poor NOS NOS NOS

CONDITION Good Fair Poor NOS NOS NOS

ALTERATIONS AND RECOMMENDATIONS					
NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE
	DR & FENCE REBUILT c1910	0	STONE PAINTED	RAM	
	SIDE WALL "				

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

Sub-Property Key 528948 - Parent Property Key 108452 (photos)

MELBOURNE CITY COUNCIL

PARKVILLE CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1979, 1984*
MEREDITH GOULD
1985*
(*see index page)

BUILDING ADDRESS 21 ROYAL PARADE

BUILDING TITLE

TYPE *Offices*
Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

NT 4718

GRADING

A ☒

B ☐

C ☐

D ☐

E ☐

F ☐

No

STREETSCAPE

1 ☒

2 ☐

3 ☐

CONSERVATION AREA ☒

SURVEY DATE 23/1/85

NEG FILE 15/36

TITLE

VOL FOL

STYLE *Boomer style*

PERIOD

☐ Edwardian

☐ Early Victorian

☐ Inter War

☒ Victorian

☐ Post War

CONSTRUCTION DATE

1888

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted
cement
render ☒

unpainted
decorative
brickwork ☐

retains evidence
of early colours
or finishes ☐

fence ☒

intact
shop
front ☐

verandah
decoration ☒

post
supported
shop verandah ☐

verandah roof
and structure ☒

elaborate/high standard
design of cement
rendered surfaces ☒

See attached sheet

INTEGRITY

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

CONDITION

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS *Forms a terrace row with 23 Royal Parade*

Update May 1991

Parkville Houses

21 Royal Parade

Year 1888
Frontage 17'
Type of house Brick Balcony

First resident W. H. Cooper
First owner David Munro

Architect
Builder

House name

Owner notes

Occupier notes

Builder notes

Sources:

M.C.C.	Field Surveyor's Rate Notebooks
M.C.C.	Rate Books
S & M's	Directories
Oral History	

For further information on the history of early occupants and owners contact 347-5273

N. L. Killip & Associates

Sub-Property Key 528949 - Part of Brent Property Key 108452 (photos)

MELBOURNE CITY COUNCIL

PARKVILLE CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1979, 1984*
MEREDITH GOULD
1985*
(*see index page)

BUILDING ADDRESS 23 ROYAL PARADE

BUILDING TITLE

TYPE Office
Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☒

B ☐

C ☐

D ☐

E ☐

F ☐

No

STREETSCAPE

1 ☒

2 ☐

3 ☐

CONSERVATION AREA

X

SURVEY DATE 23/8/85

NEG FILE 15/35

TITLE

VOL

FOL

STYLE Boom Style

PERIOD

☐ Edwardian

☐ Early Victorian

☐ Inter War

☒ Victorian

☐ Post War

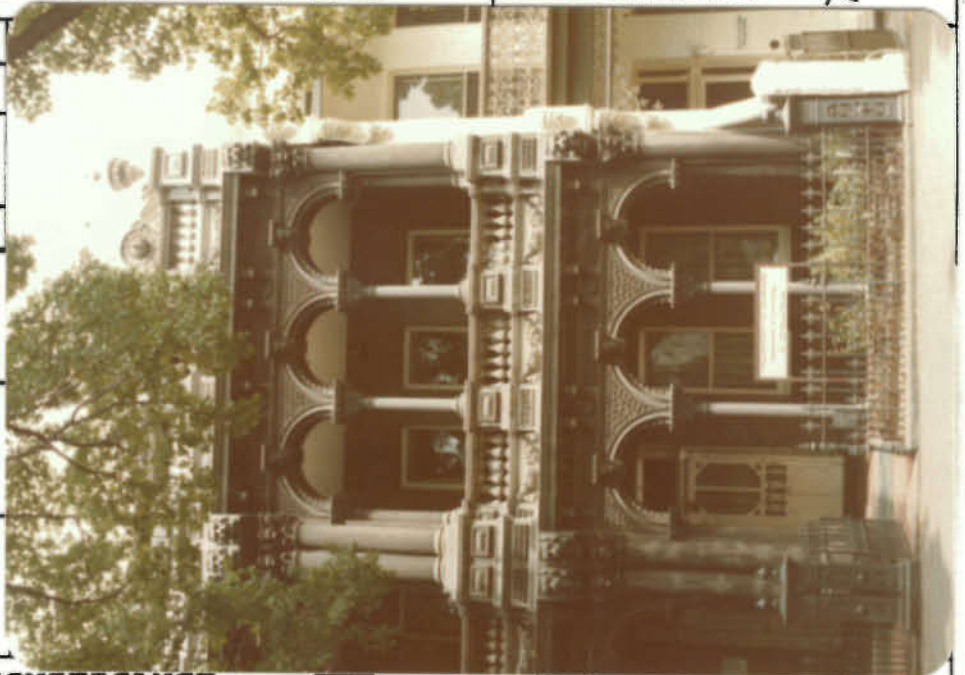
CONSTRUCTION DATE

1888

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted cement render ☒

unpainted decorative brickwork ☐

retains evidence of early colours or finishes ☐

fence ☒

intact shop front ☐

verandah decoration ☒

post supported shop verandah ☐

verandah roof and structure ☒

elaborate/high standard design of cement rendered surfaces ☒

See attached sheet

INTEGRITY

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

CONDITION

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

	flydoor	N/A			

0 = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAN = REMOVE BY APPROVED METHOD

OTHER COMMENTS

Forms a terrace row with 21 Royal Parade

Update May 1991

Parkville Houses

23 Royal Parade

Year 1888
Frontage 17'
Type of house Brick Balcony

First resident Mrs Clanfield
First owner David Munro

Architect
Builder

House name

Owner notes

Occupier notes

Builder notes

Sources:

M.C.C.	Field Surveyor's Rate Notebooks
M.C.C.	Rate Books
S & M's	Directories
Oral History	

For further information on the history of early occupants and owners contact 347-5273

N. L. Killip & Associates

NAME: -

ADDRESS: 21, 23 Royal Parade

CONSTRUCTION DATE: 1888
ALTERATNS/ADDITNS: Parapet urns (?) removed
ARCHITECT: Norman Hitchcock?
BUILDER: unknown
FIRST OWNER: David Munro
FIRST OCC/USE: 21 - W.H. Cooper
23 - Mrs. Clanfield/residence
PRESENT OWNER: University of Melbourne
PRESENT OCC/USE: ditto/offices
CONSTRUCTION
MATERIALS: rendered brickwork
INTACTNESS/
CONDITION: substantially intact/good fair
condition but some cement render
falling off
PRECINCT: part of recommended precinct A1.1

IMPORTANCE

A flamboyant intact boom style terrace pair of unpainted cement render, probably designed by architect Norman Hitchcock. Built for David Munro, a colourful and well known speculator, in 1888 at the height of his involvement with the land boom.

RECOMMENDATIONS

This terrace pair is recommended for addition to the Historic Buildings Register as an intact unpainted terrace probably designed by Norman Hitchcock. It is also recommended for addition to the Register of the National Estate, and for specification under Clause 8 of the Town & Country Planning Act (Third Schedule).

BUILDING ANALYSIS

This flamboyant terrace pair was constructed in 1888 for David Munro,¹ who did not occupy the dwellings but rented them out. Munro was a well known engineer, speculator and contractor who started his own engineering business in the 1870's. According to Michael Cannon:

"In the construction and railway boom of the 1870's and 1880's David Munro & Co. was one of the colony's biggest employers of labour.

*Two of his best works still carry traffic across the Yarra: Queens Bridge built on the site of the old Falls Bridge for £45,000 and opened in April 1890; and the new Princes Bridge built in 1888 for £137,000. His many railway contracts included the Fitzroy-Whittlesea line built for £100,000, and the Frankston-Crib Point line for 53,000."*²

The date of construction of these two houses coincides with the time when Munro plunged into the land boom with abandon. Together with Bent and Blyth, Munro converted his engineering business into a public company and in return for his assets received 40,000 shares.³ He borrowed large sums of money investing it in land for subdivision. In the land boom collapse Munro and his wife went through the Insolvency Court.⁴ Munro's moved from their large mansion in 1895 into a humble dwelling at 18 Gatehouse Street.⁵

-
1. Hilary Lewis *South Parkville* 1974, p.95 - tabled ratebook information.
 2. D.Pike (ed.) *Australian Dictionary of Biography* Vol.5 M.U.P. Carlton 1974, p.311-312 article by Michael Cannon.
 3. op. cit. p.311.
 4. For a discussion of Munro's dealings refer M.M.Cannon *The Land Boomers* Melbourne 1976, pp.165, 267, 273.
 5. H. Lewis *Parkville* 1974, p.46, and *Australian Dictionary of Biography* op. cit. p.312.

21, 23 Royal Parade (contd.)

This pair of terraces is almost certainly designed by Norman Hitchcock. Hitchcock was a prolific designer at the height of the boom designing numerous terraces (several examples of which are in Parkville) and shops.⁶ A typical feature of nearly all his works is the elaborate stucco ornamentation applied to building facades with the use of elaborate pediments and vermiculated panels.

The building facade of unpainted cement render is substantially intact and very elaborate with masked keystones, lion head ancones, Norman chevron moulding to the arcading, decorative swags and the characteristic Hitchcock spiked pumpkin adorning the parapet. (A similar parapet treatment and identical spiked pumpkin is seen at 71 Royal Parade, suggesting the same architect.) The facade behind the verandah is completely plain with no ornamentation.

Internally the fireplaces, skirtings, cornices, architraves and staircases are intact, but there is nothing else of note. The two dwellings have been joined by an internal door to function as a group of offices.

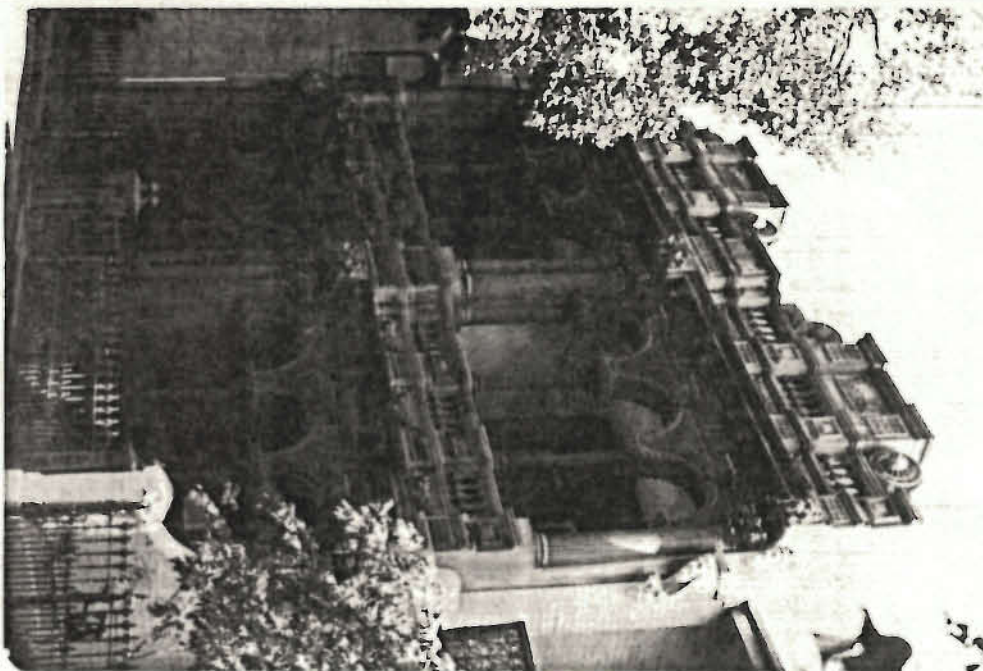
These buildings provide an excellent example of intact, unpainted cement rendered boom style terrace houses. The facades are intact and the elaborate cast iron fence and encaustic path and verandah floor tiling survive.

These buildings are considered of state-wide significance as an elaborate terrace pair with an unpainted cement render facade, almost certainly designed by Norman Hitchcock. It is strongly recommended that the facades remain unpainted and that measures be taken to prevent further loss of the rendered finish which is at present flaking off the parapet.

6. For Hitchcock refer *Victoria and its Metropolis* 1888 Vol.2, p.520.

STATE OF VICTORIA
REGISTER OF THE NATIONAL ESTATE
DOCUMENTATION OF LISTED HISTORIC BUILDINGS AND STRUCTURES

BUILDING TITLE 21 & 23 ROYAL PARADE
LOCAL GOVERNMENT AREA CITY OF MELBOURNE / /



COLOUR ILLUSTRATION

NEGATIVE FILE No 18/20/ DATE OF PHOTO 30/4/1979
ASPECT

STATE REGISTER No. _____ FILE NO. _____
NATIONAL TRUST OF AUSTRALIA (VIC.) ☒ ☐ FILE NO. _____
AUSTRALIAN HERITAGE COMMISSION REGISTER

BUILDING TYPE TERRACE HOUSES
BUILDING NAME _____
STATE VICTORIA
LOCAL GOVERNMENT AREA CITY OF MELBOURNE
NUMBER AND STREET 21 & 23 ROYAL PARADE
SUBURB/TOWN/CITY/POSTCODE PARKVILLE 3052
RURAL _____
NEAREST CENTRE (km) _____
DIRECTION FROM CENTRE _____
TITLE INFORMATION _____
PRESENT USE OF BUILDING OFFICES
PRESENT OWNER/LESSEE UNIVERSITY OF MELBOURNE.
STREET OR P.O. BOX _____
CITY OR TOWN _____
TELEPHONE _____ (STD CODE) _____

IDENTIFICATION DATA

NUMBER OF LEVELS TWO NUMBER OF ROOMS _____
FABRIC/CONSTRUCTION TECHNIQUE RENDERED BRICKWORK.

ARCHITECTURAL/STRUCTURAL/TECHNOLOGICAL DETAILS _____

CONSTRUCTION DATA

BUILDING TITLE 21 & 23 ROYAL PARADE
LOCAL GOVERNMENT AREA CITY OF MELBOURNE

11/1/506

RT

ARCHITECTURAL HISTORY

STYLE OR PERIOD

ARCHITECT(S)/DESIGN ORIGIN NORMAN HITCHCOCK?

BUILDER

PRINCIPAL ARTISANS/ARTISTS/TRADES

TENDER NOTICE

DATE(S) OF CONSTRUCTION 1888

ESTIMATE/CONTRACT VALUE

SUBSEQUENT WORKS/ADDITIONS/ALTERATIONS

ARCHITECTURAL DRAWINGS/ILLUSTRATIONS

ORIGINAL OWNERS/OCCUPANT(S) DAVID MUNRO / 21 - W.H. COOPER,
23 - MRS CLANFIELD

SUBSEQUENT SIGNIFICANT OWNERS/OCCUPANTS

SIGNIFICANT EVENTS/ASSOCIATIONS

BIOGRAPHICAL AND OTHER NOTES

(concerning architects, owners, occupants, builders)

DAVID MUNRO - OWNER OF DAVID MUNRO & CO,
CONSTRUCTED QUEENS BRIDGE AND PRINCES BRIDGE
AND MANY RAILWAY CONTRACTS INCLUDING FITZROY-
WHITTLESEA LINE AND FRANKSTON - CRIB POINT LINE.

ARCHITECTURAL DATA

HISTORICAL DATA

BIOGRAPHICAL DATA

ably
and
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er,

2

✓
ING TITLE 21 & 23 ROYAL PARADE
GOVERNMENT AREA CITY OF MELBOURNE / /

DOCUMENTATION REFERENCES

BIBLIOGRAPHY: RECORDS AND DATA SOURCES

LIST OF ATTACHMENTS

DOCUMENTATION PARKVILLE HISTORIC AREA STUDY.
ORGANISATION JACOBS LEWIS VINES, ARCHITECTS
ADDRESS 12 DBAN STREET, SOUTH YARRA 3141
RESEARCH/COORDINATION E.A. VINES
SIGNATURE

DATE APRIL 1979

BUILDING TITLE 21 & 23 ROYAL PARADE
 LOCAL GOVERNMENT AREA CITY OF MELBOURNE

BUILDING CITATION

INTEGRITY/PRESENT CONDITION SUBSTANTIALLY INTACT/
 GOOD TO FAIR CONDITION, SOME FALLING RENDER.

RELATED BUILDINGS/STREETSCAPES PART OF RECOMMENDED
 PRECINCT A1.1.

SIGNIFICANCE

LOCAL ☐ REGIONAL ☐ STATE ☐ NATIONAL ☐ WORLD ☐

REGISTRATION

CORRECT ☐

58 of 69

REVIEW ☐

FURTHER INVESTIGATION ☐

name

A

address 21, 23 ROYAL PARADE

local govt area

date of construction 1888

dates of alterations

no. of cards	drwgs	early photo	title	S/CA	H.B.R.	Nat Trust	Nat Estate

present condition/intactness

architect

historical/architectural significance

builder

first owner/use/occupier

present owner

present occupier/use

environmental area/streetscape

main construction material (walls, roof)

recommendations:

JACOBS LEWIS VINES ARCHITECTS

INTACTNESS SCHEDULE

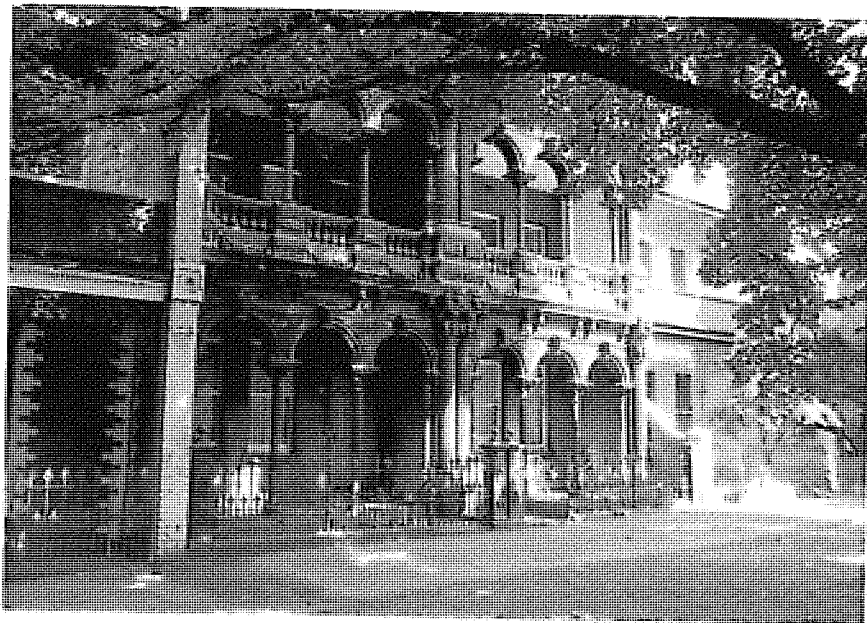
Parkville Historic Area Study 1978-9

Period 2.

STREET NAME	AREA	STREET NUMBER						
ROYAL	A1.1	21	23					
facade (windows, doors)		✓	✓					
materials & finishes		✓	✓					
roofing material		—	—					
chimneys		—	—					
parapet		✓	✓					
verandah		✓	✓					
cast iron/ timber trim		—	—					
paving		•	x					
fence		✓	✓					
garden layout		•	•					
other features		Intact render is of utmost importance						
(additional comments and photographs on reverse side)								
substantially intact	✓	partially intact	•	not intact/ missing	x	not applicable	—	

JACOBS LEWIS VINES ARCHITECTS

references



21

23

elevation

film/frame 8/42

date

Sub-Property Key 528950 - Part of Brent Property Key 108452 (photos)

MELBOURNE CITY COUNCIL

PARKVILLE CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1979, 1984*
MEREDITH GOULD
1985*
(*see index page)

BUILDING ADDRESS 25 ROYAL PARADE

BUILDING TITLE

TYPE

Original Use (If not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

X

SURVEY DATE 23/1/85

NEG FILE 15/34

TITLE

VOL

FOL

STYLE

PERIOD

☐

Edwardian

☐

Early Victorian

☐

Inter War

☒

Victorian

☐

Post War

CONSTRUCTION DATE

1886

SOURCE

MATERIALS

WHERE NOT APPARENT

brickwork



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

unpainted
cement
render

☐

unpainted
decorative
brickwork

☐

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

fence

☒

verandah
decoration

☒

verandah roof
and structure

☒

A tall two storey row house with triple openings to front. Typical for the period.

INTEGRITY

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

CONDITION

Good ☒ Nos

Fair ☐ Nos

Poor ☐ Nos

ALTERATIONS AND RECOMMENDATIONS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
			plydoor *	S	brickwork	
			verandah cast		painted *	RAM
			iron missing *	O		

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS

Update May 1991

Parkville Houses

25 Royal Parade

Year 1886
Frontage 17'6"
Type of house Brick Balcony

First resident
First owner James Robinson

Architect
Builder

House name

Owner notes

Occupier notes

Builder notes

Sources:

M.C.C.	Field Surveyor's Rate Notebooks
M.C.C.	Rate Books
S & M's	Directories
Oral History	

For further information on the history of early occupants and owners contact 347-5273

N. L. Killip & Associates

name

C

address 25 ROYAL PARADE

local govt area

date of construction 1886

dates of alterations

no. of cards	drwgs	early photo	title	S/CA	H.B.R.	Nat Trust	Nat Estate

present condition/intactness

architect

historical/architectural significance

builder

first owner/use/occupier

present owner

present occupier/use

environmental area/streetscape

main construction material (walls, roof)

recommendations:

JACOBS LEWIS VINES ARCHITECTS

INTACTNESS SCHEDULE

Parkville Historic Area Study 1978-9

Period 2.

STREET NAME	AREA	STREET NUMBER						
ROYAL	A1.1	25						
facade (windows, doors)		✓						
materials & finishes		X						
roofing material		✓						
chimneys		—						
parapet		✓						
verandah		✓						
cast iron/ timber trim		.						
paving		.						
fence		✓						
garden layout		X						
other features								
(additional comments and photographs on reverse side)								
substantially intact	✓	partially intact	•	not intact/ missing	X	not applicable	—	

JACOBS LEWIS VINES ARCHITECTS

references



25

elevation

film/frame 8/0

date

Update May 1991

Parkville Houses

27 Royal Parade

Year 1908
Frontage 26'
Type of house Brick 2 Story

First resident
First owner John A. Jervis

Architect
Builder

House name

Owner notes

Occupier notes

Builder notes

Sources:

M.C.C.	Field Surveyor's Rate Notebooks
M.C.C.	Rate Books
S & M's	Directories
Oral History	

For further information on the history of early occupants and owners contact 347-5273

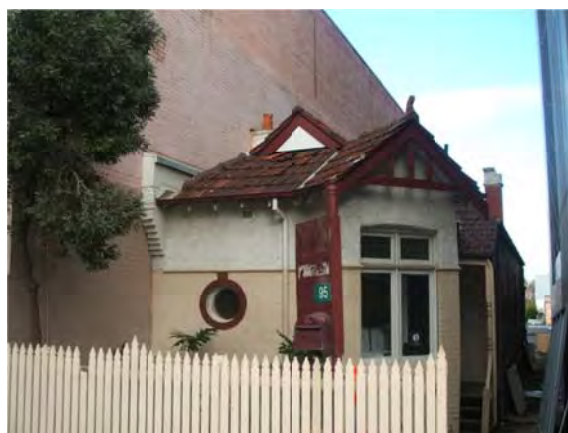
N. L. Killip & Associates

CITY NORTH HERITAGE REVIEW

Overview and Recommendations (volume 1)



Royal Artillery Hotel, 614 Elizabeth Street, Melbourne



Villa, 95 Flemington Road, North Melbourne



Former Repco Building, 90 Berkeley Street, Carlton



Melbourne Terrace Apartments, 416 Queen Street

Appendix E

Carlton Precinct (HO1), part

Sites to be retained/included in HO1

Name	Address	Proposed Grading	Previous Grading	Notes
Shop	196 Pelham Street	C2	C1	Corner Barry Street
House	95 Barry Street	C2	C1	
Pair of houses	97-99 Barry Street	C2	C1	Paint has been removed from the original bi-chrome brickwork. Original buildings have been truncated behind roof ridge
House	101 Barry Street	C2	C1	Original building has been truncated
Pair of houses	103-105 Barry Street	C2	C1	Middle wing wall and front verandah/balcony have been reinstated. Some detailing not quite accurate (refer to University of Melbourne archives, UMA/I/7278). Original building has been truncated
Pair of houses	107-109 Barry Street	C2	C1	Frieze detailing to both verandah and balcony is not original. It had been a valence to the verandah and had a different profile to the balcony (refer to University of Melbourne archives, UMA/I/7278). Original rear wing has been removed
House	131(+133) Barry Street	C2	C1	Carriageway was constructed over laneway after 1896 (refer MMBW detail plan 1175). Currently not on i-heritage database.
House	135 Barry Street	D2	C1	Verandah has been removed, ground floor windows have been modified Currently not on i-heritage database.
House	137 Barry Street	D2	C1	Originally had a Dutch gable and cast iron decoration to the verandah/balcony (refer to University of Melbourne archives, UMA/I/7280). Currently not on i-heritage database.
House	139 Barry Street	C2	C1	Unusual example with Dutch gable, stained glass. White paint should be removed from (possibly cream) brickwork.
House	141 Barry Street	C2	C1	Dutch gable, bi-chrome brickwork has been painted and balcony filled in
Eliza Terrace	147-151 Barry Street	A2	A1	Unusual group of three in the Regency style
Hensingham (153) Carlisle (155) Moorlim (157) Taripta (159)	153-159 Barry Street	C2	C1	Group of four terraces The rear wing has been removed
-	163 Barry Street	-	C1	Demolished, replaced with multi-storey building
Belle Vue	163 Grattan Street	C2	C3	

Name	Address	Proposed Grading	Previous Grading	Notes
Pair of houses	165-167 Grattan Street	C2	C3	
House	169 Grattan Street	C2	C3	
House	171-173 Grattan Street	C2	C3	New palisade fence
House	175 Grattan Street	C2	C3	
House	177 Grattan Street	D2	C3	Substantially altered with dormer and balcony. c.1901 view (UMA/1/1024, University of Melbourne archives) provides indications of original appearance (similar to no. 175).
Prince Alfred Hotel	191-197 Grattan Street	D2	C3	Built by 1886, alterations undertaken by Terry & Oakden (Australian Architectural Index). The building has been enlarged (refer c.1901 view, UMA/1/1024, University of Melbourne archives), probably in 1923 with the external alterations.
Malvina Terrace	205-211 Grattan Street	C2	C2	c.1901 view (UMA/1/1023, University of Melbourne archives) provides indications of earlier paint scheme and original windows to ground floor.
House	213 Grattan Street	D2	D2	c.1901 view (UMA/1/1023, University of Melbourne archives) provides indications of earlier detailing including removed components. Balcony balustrade removed since 1984.
Office	215 Grattan Street	C2	-	Early 1960s. Offices of architects Eggleston, MacDonald & Secomb. Brutalist style in concrete, similar Japanese influence as at ERC, Melbourne University.
House	243 Grattan Street	-	C2	Demolished Reduce extent of precinct accordingly
House	249 Grattan Street	-	D2	Demolished Reduce extent of precinct accordingly
House	251 Grattan Street	-	E2	Demolished Reduce extent of precinct accordingly
Stella Longford wing	210-214 Leicester Street	C2	C2	Early Victorian (pre-1862) Owned by Hugh Glass in 1862 (P Goad & G Tibbits, <i>Architecture on Campus</i> , p10)
Melbourne Business School	200 Leicester Street	-	E2	Interwar factory demolished and replaced with, current building, designed by Daryl Jackson 1983-86. Reduce extent of precinct accordingly.
Gladstone Terrace	222-234 Leicester Street	C2	C2	Late Victorian Group of 7 houses, built in 1886-88 (P Goad & G Tibbits, <i>Architecture on Campus</i> , p22).

CARLTON CONSERVATION STUDY BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984
Nigel Lewis Richard Aitken

BUILDING ADDRESS *M. UNIVERSITY*

BUILDING TITLE *REMNANT OF FORMER
NATIONAL MUSEUM*

TYPE *EDUCATIONAL*
IF NOT RESIDENCE

EXISTING DESIGNATION

HBR No

AHC

GRADING

A ☐ B ☐ C ☒ D ☐ E ☐ F ☐

No

STREETSCAPE

1 ☐ 2 ☒ 3 ☐

CONSERVATION AREA

SURVEY DATE

4/3/84

NEG FILE

35/27.28

TITLE

VOL

FOL

STYLE

CONSTRUCTION DATE

C. 1860's

SOURCE

*BSM FILE
UNIVERSITY
ARCHIVES PNG.*

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

*IMPORTANT LINK WITH
THE NATIONAL MUSEUM BLDG.*

unpainted
cement
render

☐

unpainted
decorative
brickwork

☒

retains evidence
of early colours
or finishes

☐

intact
shop
front

☐

post
supported
shop verandah

☐

elaborate/high standard
design of cement
rendered surfaces

☐

INTEGRITY

EXCELLENT

☐

GOOD

☒

FAIR

☐

POOR

☒

Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INNAPPROPRIATE

RECS

EXTREMELY INNAPPROPRIATE

RECS

					<i>DEMOLITION OF REST OF BUILDING</i>	

O = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RAM = REMOVE BY APPROVED METHOD

OTHER COMMENTS