

Memorandum of Advice

Heritage Advice re: Archway between 78-80 and 82-84 Millswyn Street, South Yarra

Prepared for: the City of Melbourne

Date: 3 November 2023

1. Introduction

I was requested to investigate whether the archway over the lane between the buildings at 78-80 and 82-84 Millswyn Street is of such heritage value that it should be recognised in the statement of significance for HO6 South Yarra Precinct and thus protected in this heritage overlay.

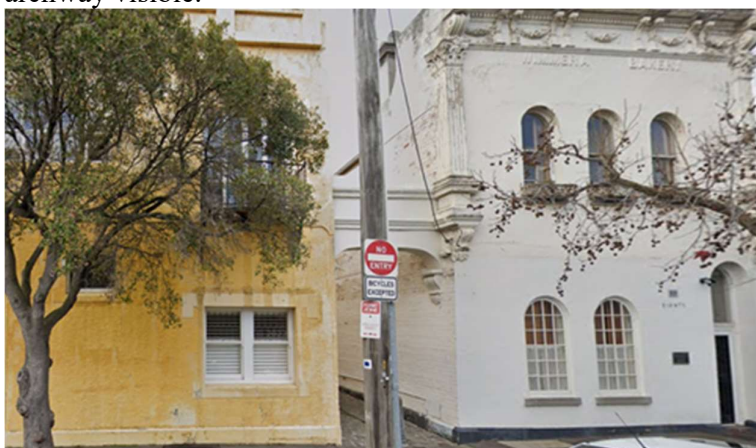
The principal question is whether the archway is an original or early construction, in which case it is likely to have heritage value in this precinct, or if it is a more recent reproduction, faux-Victorian element of no heritage value.

2. Background

These two buildings are 19th-century in origin, with changes in the 1930s. As set out in the HO6 precinct history (GML Heritage, Vol. 4, 2022, page 626:

The original two-storey brick hotel building at 82–84 Millswyn Street was built in 1862 and had an interwar façade added in 1936. The interwar façade has an asymmetrical arrangement of window and door openings. The stepped parapet has simple piers along its length. The building is connected to the former ‘Wimmera Bakery’ (78–80 Millswyn Street c1890) by a classically detailed arch. Behind the façade the extant nineteenth-century building remains with corrugated hip roof, double hung sash windows with bluestone sills and Italianate chimney.

The two buildings are depicted below, with the 1930s-remodelled 82-84 Millswyn Street at left, and the archway visible:



Note that the detailing of the archway bears a strong resemblance to the Victorian classicising detailing of the former bakery building, at right (78-80 Millswyn Street).

3. Investigation

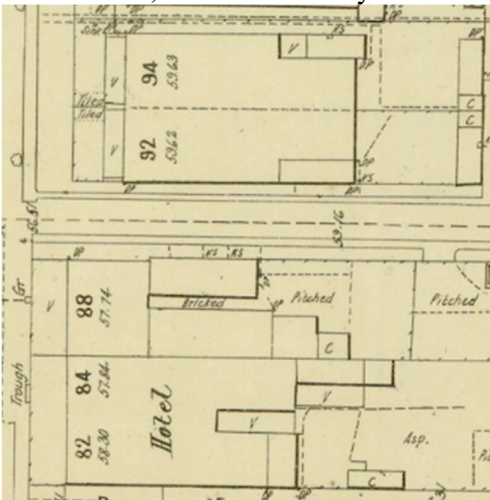
The State Library of Victoria holds a photograph, taken c1940, that depicts this part of Millswyn Street. It is titled 'Executor's auction of a Victorian Terrace house at 88-102 Millswyn Street, South Yarra', by Lyle Fowler, c1940 (Accession No: H92.20/667).

A detail of the photo is reproduced below, and at the far right, the archway between 78-80 and 82-84 Millswyn Street is visible (circled here):



Note that the buildings in the foreground of this photo, at 92, 94 & 88 Millswyn Street, have changed greatly since c1940. The two Victorian cottages at Nos. 92 & 94 (left) were replaced by flats in 1941-42. And the timber cottage at No. 88 (centre) was replaced by the current flats (c1940).

To confirm that the street depicted in the c1940 is, indeed, Millswyn Street, I have checked the 1896 MMBW Detail Plan (Nos. 898, 899 & 900). As shown below, it shows a row of three small terrace houses at 92, 94 & 88 Millswyn at that time:



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On this basis, I am confident that the c1940 photograph shows the archway between 78-80 and 82-84 Millswyn Street.

4. Conclusion

In my professional opinion, as the archway was in existence prior to 1941, this indicates that it was an original or early built element associated with 78-80 and 82-84 Millswyn Street, and thus one of heritage value in the HO6 South Yarra Precinct.

On this basis, I recommend that it be recognised as such in the precinct statement of significance.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Natica Schmeder'. The signature is fluid and cursive, with the first name 'Natica' written in a larger, more prominent script than the last name 'Schmeder'.

Natica Schmeder
Landmark Heritage Pty Ltd