

From: Graeme Butler
To: [Maree Fewster](#)
Cc: [Robyn Hellman](#); "[Serena Armstrong](#)"
Subject: RE: Briscoe, Roden St!
Date: Thursday, 2 August 2018 4:00:56 PM
Attachments: [image001.jpg](#)

Thanks Maree

This has been plaguing me

OK so we state at the commencement of evidence the changes below with both elements graded C2 as in WMHR report:

we could retain the whole complex as **significant** with the following new combined Statement of Significance, as adjusted

- 164-184, (Briscoe and Co ironmongers warehouse complex)- significant

-

Briscoe and Co ironmongers warehouse complex, 164-184 Roden Street (includes 135-141 Hawke Street), West Melbourne.

What is significant?

Renowned architects Oaken, Addison and Kemp designed the first stage or ground floor of this warehouse complex in 1889 for successful ironmongers, Briscoe and Co. as their iron yard. As part of national expansion, Briscoe, Drysdale and Co. had just launched their new six storey office and warehouse building in Sydney, 1886. The MMBW Detail Plans 730, 731 (1895) show Briscoe and Company as 143-159 Hawke Street, 172-180 Roden Street, and 216 Alderley Street, one large building, with three pitched crossings to Alderley and one each to Roden and Hawke Streets. The existing brick building to the north of this wing, at 160-170 Roden Street, is shown as houses on the 1895 MMBW plan and remained so until 1925 when Briscoe expanded north. The 1895 MMBW plan shows 164-170 Roden Street as adjoining houses. However these were replaced in 1925 when Purchas and Teague designed this new warehouse addition to the north of the complex.

By 1937-8, two floors were added to the Victorian-era base, for most of the original extent, to the design of Purchas and Teague, as part of the firm's shift out of the City. This addition transformed the Victorian-era warehouse to a Modernistic industrial design, paralleling with the Interwar Gadsden complex nearby. The (now painted) brickwork base, quarry-face basalt footings and regular punched fenestration is expressive of the Victorian-era.

Purchas and Teague had worked on Briscoe's Victorian-era Little Collins Street warehouse back in 1903: this was sold to finance the new Roden Street building. When the Little Collins Street warehouse was erected Briscoe had already been established in England for over 100 years (as William Briscoe and Son), having opened in this colony at Elizabeth Street during 1853. By the late 1880s they had branches in New Zealand and New South Wales. The company continued to occupy the building into the 1940s. By the 1970s, the building was occupied by Universal Pipelines Pty. Ltd..

Contributory elements include:

172-184 Roden St

- Victorian-era brick base with basalt footings and punched segmentally arched fenestration with voussoirs with 1930s modifications;
- Moderne style, two brick Interwar upper levels with parapeted roofline, stepped at one end;
- Dutch hipped roofs behind the parapet; · fenestration set in Modernistic horizontal streamlining strips, delineated by projecting head and sill moulds, grooved and rounded at each end;
- multi-pane glazing in steel frames as typical on both sections, with hopper sashes; · vertical facade elements terminating elevations, with vertical brick panels and ribbing; and
- contribution to a major industrial complex, that extends over the 19th and 20th centuries. Integrity is good despite the bricks and stone footings having been painted over and new

openings at ground level.

164-170 Roden St

- double-storey rendered masonry Interwar industrial building;
- a corrugated galvanised steel transverse gabled and sawtooth roof concealed behind a parapet;
- two street frontages, to Hawke Street and Roden Street, each dominated by a distinctive large semi-circular arched entrance linked by an internal roadway;
- three wide but shallow piers which stop short of a moulded string course as the sole decoration.

There are six non-original windows over two levels on the Hawke Street elevation.

How is it significant?

Briscoe and Co. ironmongers warehouse complex, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Briscoe and Co. ironmongers warehouse complex, part, is significant.

Historically,

- as 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 170-184 Roden St as a major Moderne style design in West Melbourne that parallels with the nearby significant Symington Interwar complex and
- 164-170 Roden St, as a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, but both of which incorporate impressive arched openings.

Graeme Butler

Graeme Butler & Associates

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Web: <http://www.graemebutler.net.au/About%20Us.html>

From: Maree Fewster [mailto:Maree.Fewster@melbourne.vic.gov.au]

Sent: Thursday, 2 August 2018 3:39 PM

To: Graeme Butler; Brigid Ryan; 'Carly Robertson'; 'Serena Armstrong'; 'Susan Brennan'

Cc: Robyn Hellman; Colin Charman

Subject: RE: Briscoe, Roden St!

Hi Graeme,

Robyn, Colin and myself have just had a chat about this and we think that we should go with your second option, however ensuring that the address includes both (attached) buildings, so 164-184 Roden Street. So we should:

Retain the whole complex as significant (in the [C258 Inventory](#)) with the following new combined Statement of Significance (in the [C258 Inc Doc.](#)

[WMHR Statements of Significance](#)) and omit the other addresses?

- 164-184, (part Briscoe and Co ironmongers warehouse complex)- significant

Kind regards,

Maree Fewster | Senior Strategic Planner | Planning Policy | Urban Strategy

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The City of Melbourne respectfully acknowledges the Traditional Owners of the land, the Boon Wurrung and Woiwurrung (Wurundjeri) peoples of the Kulin Nation and pays respect to their Elders, past and present.

Please consider your environmental responsibility before printing this email.

From: Graeme Butler [mailto:queries@graemebutler.net.au]

Sent: Thursday, 2 August 2018 9:36 AM

To: Brigid Ryan; 'Carly Robertson'; Maree Fewster; 'Serena Armstrong'; 'Susan Brennan'

Cc: Robyn Hellman

Subject: Briscoe, Roden St!

Hello all

After yesterday's conversation and having read Bryce's evidence, attached with comments

Maybe it would be simpler to adopt the following where **172-184** is struck out of my evidence at the outset and only the parts are addressed, as parts of HO3, and each Statement of Significance already addressing the importance of the complex.

- ~~172-184, (part Briscoe and Co ironmongers warehouse complex)- significant~~
- 164-184 Briscoe and Co ironmongers warehouse complex - significant
- 164-170, (part Briscoe and Co ironmongers warehouse complex) - contributory

This differs from the other Roden St case where the Heritage Overlay contains just those two buildings, so consistency is achieved.

OR

we could retain the whole complex as **significant** with the following new combined Statement of Significance and omit the other addresses?

- ~~172-184, (part Briscoe and Co ironmongers warehouse complex)- significant~~

~~164-184 Briscoe and Co ironmongers warehouse complex - significant~~

~~164-170, (part Briscoe and Co ironmongers warehouse complex) – contributory~~

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What do you think?

Graeme Butler

Graeme Butler & Associates

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