West Melbourne
MCC heritage C258
Some key historical themes

- West Melbourne
  - later Victoria Dock, c1887-1891

- Moonee Ponds Creek
  - Railway yards, workshops
  - Flour mills

- HCV
  - Arden oval

- Appolton Dock 1920s

- Coode Canal 1879-1886

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

- Railways-Essendon
  - 1860

- Coburg
  - 1884

- Flour mills, wool stores
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
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
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
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
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 of supplement a streetscape.
## SUMMARY TABLE 1

<table>
<thead>
<tr>
<th>PRESEVING, ALTERING or RENOVATING GRADED BUILDINGS</th>
<th>PRESERVATION OF INTACT SIGNIFICANT FABRIC</th>
<th>ALTERATION OR RENOVATION OF NO LONGER INTACT SIGNIFICANT FABRIC:</th>
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<tbody>
<tr>
<td>PRESEVING, ALTERING or RENOVATING GRADED BUILDINGS</td>
<td>Evidence of earlier state available</td>
<td>No evidence of earlier state</td>
</tr>
<tr>
<td>‘A’ and ‘B’ buildings anywhere</td>
<td>Preservation of intact significant fabric</td>
<td>Alteration or renovation of no longer intact significant fabric:</td>
</tr>
<tr>
<td>‘C’ buildings anywhere; and ‘D’ buildings in Level 1 and 2 streetscapes</td>
<td>Preservation of intact significant fabric</td>
<td>Alteration or renovation of no longer intact significant fabric:</td>
</tr>
<tr>
<td>“OUTSTANDING BUILDINGS”</td>
<td>Should be preserved</td>
<td>Should be authentic restoration/reconstruction or should not preclude it happening in the future</td>
</tr>
<tr>
<td>“CONTRIBUTORY BUILDINGS”</td>
<td>Should be preserved where visible, discretionary* where concealed.</td>
<td>Where visible, should be authentic restoration/reconstruction or should not preclude it happening in the future, discretionary* where concealed.</td>
</tr>
<tr>
<td>All other lesser graded buildings</td>
<td>Discretionary*</td>
<td>Discretionary*</td>
</tr>
</tbody>
</table>

Refer to performance standard: 1 2 3

Amendment C258: Graeme Butler
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

Heritage Evidence: Amendment C258: Graeme Butler
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
A typical Australian enterprise, the success of Gadsden Pty. Ltd., makes interesting reading. Like many large organisations of today, the firm was founded by Mr. J. Gadsden in King Street, Melbourne, in 1885, where he commenced operations on a very modest scale, making calico and burlap bags. Through his enterprise and ability, larger premises were obtained in King Street, and later on in Lonsdale Street.

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

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

The firm to-day manufactures on a large scale calico and burlap bags, printed containers 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 1907, and, owing to the fact that the Western Australian market was so far distant from the headquarters in Melbourne, a factory was opened in 1908 at Fremantle. Six years later large factory premises were opened, and to-day the firm has two factories in the Mother State. New Zealand was also explored, and factories opened there at Christchurch, 1910; Wellington, 1922; Auckland, 1932. In the same year, a factory was also opened in Brisbane (Queensland). The containers are made at all the factories excepting Rockhampton, and calico and burlap bags at all factories excepting Auckland and Wellington. Canvas goods and burlap rolls are produced in the Melbourne and Fremantle factories. The Company also has a large factory in which wood matting and bedding are made.

The firm employs approximately 1,000 hands throughout Australia and New Zealand, and it is the largest manufacturer in the Commonwealth of metal and wooden rollers for blankets.

The Bag Industry.

J. Gadsden Pty. Ltd. is one of the largest importers of burlap goods from Calcutta and cotton cloth from Great Britain and Japan for the manufacture of burlap and calico bags. The looms of calico are opened and pinned 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 passed 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 two-colour printing presses— the first to operate in Australia—print the calico bags in four colours at one printing. These 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 burlap 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.
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).

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

Heritage Evidence: Amendment C258: Graeme Butler
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.
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
West Melbourne Stadium in 1930s
West Melbourne Stadium, 1938

Heritage Evidence: Amendment C258: Graeme Butler
New stadium 1955-
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
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.
FIRST-NIGHT FIGHT
FANS STORM NEW
STADIUM

A WOMAN IN THE STADIUM WAS RUSHED TO HOSPITAL DURING THE FIGHTS TO HAVE A BABY.
Floor Plan 1960
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 Tormé 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 Tormé, 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.
1964 Beatles
Roller Derby Games Tournament
1966
WINIFRED ATWELL

IN "STAR NIGHT"

WEST MELBOURNE STADIUM

Sunday, December 7, 8 p.m.


ADDED ATTRACTION: THE NORRIE DARGIE QUINTET

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

PROCEEDS TO:
Yooralla Crippled Children's Appeal and The Aboriginal Girls' Hostel

TICKETS AVAILABLE NOW AT

YOUNG WENT WILD

Bay City Rollers' Melbourne visit

Dec. 1975

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
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
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.

(Additional notes)
### Post-War Built Heritage in Victoria study 2008

<table>
<thead>
<tr>
<th>Identifier</th>
<th>Festival Hall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other name</td>
<td>West Melbourne Stadium</td>
</tr>
</tbody>
</table>
| Address    | 300 Dudley Street  
WEST MELBOURNE |
| 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 |
| Group      | 025 Recreation & Entertainment |
| Category   | 418 Entertainment Centre |

**Image: Architecture & Arts**

**References**

*Architecture & Arts, Mar 1957, p 13*

*www.festivalhall.com.au*

**Existing Listings**

<table>
<thead>
<tr>
<th>AHC</th>
<th>National Trust</th>
<th>Local HO schedule</th>
<th>Local Heritage Study</th>
</tr>
</thead>
</table>

*heritage ALLIANCE*

*Job 2008-07 Survey of Post-War Built Heritage in Victoria*
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 evaluation.
- 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.
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
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:
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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.

Heritage Evidence: Amendment C258: Graeme Butler
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

Heritage Evidence: Amendment C258: Graeme Butler
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 Record Plan c1895
King Street streetscape adjoining
Why is it significant?

- **D’ Buildings**
  - ‘D’ buildings are **representative** of the historical, scientific, architectural or social
devolution 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.
Conclusion on submission...
Cellular Clothing Company Ltd. works 613 King Street, 1920
HO3 North & West Melbourne Precinct, Submission 21
Significant Streetscape context
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’ 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

- **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.

Heritage Evidence: Amendment C258: Graeme Butler
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

Heritage Evidence: Amendment C258: Graeme Butler
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.

Heritage Evidence: Amendment C258: Graeme Butler
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.
1866, c1923, 1925
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.
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.

Heritage Evidence: Amendment C258: Graeme Butler
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.
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.

Heritage Evidence: Amendment C258: Graeme Butler
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.
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.

Heritage Evidence: Amendment C258: Graeme Butler
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
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.

Heritage Evidence: Amendment C258: Graeme Butler
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
Heritage Evidence: Amendment C258: Graeme Butler

1862

1. Robert Tate  A. Tate  90 Hcad. he  Brick Cottages  18
2. William Tate  W. Tate  30 Hcad. he  Brick Cottages  28
3. J. Stephens  J. Stephens  Roden Stree  Stone house  2 rooms  18
5. R. A. Clancy  R. A. Clancy  Roden Stree  Brick house  2 rooms  14
6. R. A. Clancy  R. A. Clancy  Roden Stree  Brick house  2 rooms  26
7. Spencer  Brownfield  Roden Stree  Brick house  2 rooms  22

1863

1. David Spence  Short aft  47 Roden Stree  Brick Cottage  2 Rooms  22
4. Thomas Hallo  T. Hallo  6 Roden Stree  Brick Cottage  3 Rooms  18
5. Saml. Stephens  S. Stephens  Roden Stree  Brick Cottage  4 Rooms  26
7. John Johnston  Keen  18 Roden Stree  Brick Cottage  3 Rooms  22

Heritage Evidence: Amendment C258: Graeme Butler
Streetscapes
Streetscape value depleted?
1983 survey
Heritage Review 1999 BIFs
City of Melbourne Planning Scheme Heritage Review 2000 - Building Identification Forms 1999
Heritage Overlay 843

- 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.

Heritage Evidence: Amendment C258: Graeme Butler
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.
Heritage Evidence: Amendment C258: Graeme Butler
Hawke Street industrial and residential streetscape, Level 2
1999 review, 164-170 Roden St

<table>
<thead>
<tr>
<th>Building</th>
<th>Former Drysdale, Briscoe &amp; Co. Building</th>
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<tbody>
<tr>
<td>Address</td>
<td>135-141 Hawke Street, West Melbourne</td>
</tr>
<tr>
<td>Building Type</td>
<td>Factory</td>
</tr>
<tr>
<td>Period; Date</td>
<td>Victorian; c.1889</td>
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<tr>
<td>Grade</td>
<td>D</td>
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<tr>
<td>Previous Grading</td>
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<tr>
<td>Streetscape Grading</td>
<td>3</td>
</tr>
<tr>
<td>Heritage Place</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Survey Date: July 1999

Intactness: Good, Fair, Poor
Condition: Good, Fair, Poor
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 the 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.
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?

Heritage Evidence: Amendment C258: Graeme Butler
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.
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.

Heritage Evidence: Amendment C258: Graeme Butler
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.

Heritage Evidence: Amendment C258: Graeme Butler
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.

Heritage Evidence: Amendment C258: Graeme Butler
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
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.
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.
Contributory elements

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

Heritage Evidence: Amendment C258: Graeme Butler
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.
Benevolent Asylum Estate
Benevolent Asylum Estate
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
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 mean 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.
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.
1866
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.`