CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS

BUILDING TITLE

TYPE

EXISTING DESIGNATION | HBR No | AHC

GRADING | A | B | C | D | E | F

No

STREETScape 1 | 2 | 3 | CONSERVATION AREA

SURVEY DATE 16/2/54

NEG FILE 1764

TITLE

YOL

STYLE EDWARDIAN

CONSTRUCTION DATE

SOURCE

MATERIALS WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

GABLES + COLUMN BRACKETS

INTEGRITY EXCELLENT | GOOD | FAIR | POOR

Nos

ALTERATIONS AND RECOMMENDATIONS

<table>
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0 = RETAIN SITE IN ORIGINAL DESIGN; X = RETAIN SYMPATHETIC ALTERNATIVE; A = REMOVE, RRM = REMOVE BY APPROVED METHOD

OTHER COMMENTS
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS: HELB - UNIVERSITY

BUILDING TITLE: CRICKET PAVILION + SCOREBOARD

EXISTING DESIGNATION: HBR No. AHC

GRADING: A  B  C  D  E  F  No

STREETSCAPE: 1  2  3  CONSERVATION AREA

SURVEY DATE: 16/2/84

NEG FILE: 17 2 3

STYLE: EXQUISITION

CONSTRUCTION DATE: 1906

SOURCE: PG. 3, WEEKLY TIME 5 MAY

MATERIALS: WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE:
A UNASSUMING BUILDING
COMPLEX CONSTRUCTION OVER 30-40 YEARS PROVIDING
A JUXTAPosition OF DESIGN + MATERIALS

INTEGRITY: EXCELLENT  GOOD  FAIR  POOR  NOS

ALTERATIONS AND RECOMMENDATIONS

NOS  SYMPATHETIC  RECS  INNAPROPRIATE  RECS  EXTREMELY INNAPROPRIATE  RECS

OTHER COMMENTS: NOTE: ORIgINAL DESIGN ON THE REFERENCE PAGE
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS: MELB - UNIVERSITY

BUILDING TITLE: CRICKET PAVILION + SCOREBOARD

EXISTING DESIGNATION: HBR No. AHC

GRADING: A [ ] B [ ] C [ ] D [ ] E [ ] F [ ]

STREETSCAPE: 1 [ ] 2 [ ] 3 [ ]

CONSERVATION AREA

SURVEY DATE: 16/2/89

NEG FILE: 172-3

TITLE: VOL. FOL.

STYLE: GEOGRAPHIC

CONSTRUCTION DATE: 1906

SOURCE: WEEKLY TIMES 5 MAY

MATERIALS: WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE: UNASSUMING BUILDING

COMPLEX CONSTRUCTION OVER 30-40 YEARS PROVIDING

A JUXTAPOSITION OF DESIGN + MATERIALS

INTEGRITY: EXCELLENT [ ] GOOD [ ] FAIR [ ] POOR [ ]

ALTERATIONS AND RECOMMENDATIONS:

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OTHER COMMENTS: PHOTO SPLAY'S ON THE REFERENCE FOLIO
Volume V

Parkville, South Melbourne, South Yarra and West Melbourne

Building Identification Forms

Ungraded Buildings

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

June 2000
Building Identification Form 1999

Building
Walter Boas Building (CSIRO Material Science)

Address
University of Melbourne, Parkville (Wilson Avenue)

Building Type
Educational

Period; Date
Post-War; 1948-53

Grade
C

Previous Grading
D

Streetscape Grading
3

Heritage Place
Yes

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

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

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

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

1 This history is drawn from CSIRO Annual Reports, 1944 to 1954, and 1969 (for information on Boas).
CITY OF MELBOURNE
PLANNING SCHEME
HERITAGE REVIEW

VOLUME V

Parkville, South Melbourne, South Yarra and West Melbourne
Building Identification Forms
Ungraded Buildings

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

June 2000
City of Melbourne Heritage Review
Building Identification Form 1999

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<th>Grade</th>
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<tr>
<td>Address</td>
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<td>Previous Grading</td>
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<td>Building Type</td>
<td>Educational</td>
<td>Streetscape Grading</td>
<td>3</td>
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<tr>
<td>Period; Date</td>
<td>Inter-War; 1923</td>
<td>Heritage Place</td>
<td>Yes</td>
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</table>

Intactness  ✔ Good  □ Fair  □ Poor
Condition  ✔ Good  □ Fair  □ Poor

Survey Date July 1999

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

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

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

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

1 Blainey, G. A Centenary History of the University of Melbourne, Carlton, 1957. Scott, E. A History of the University of Melbourne, Melbourne, 1936.
City of Melbourne Heritage Review
Building Identification Form 1999

Building: Faculty of Agriculture, Forestry and Horticulture
Grade: D

Address: University of Melbourne, Parkville (Royal Parade)
Previous Grading: D

Building Type: Educational
Streetscape Grading: 2

Period; Date: Inter-War; 1926, additions 1955
Heritage Place: Yes

Survey Date: July 1999

Intactness  ✔️ Good  ❌ Fair  ❌ Poor
Condition  ✔️ Good  ❌ Fair  ❌ Poor

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

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

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

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

CARLTON CONSERVATION STUDY  
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS 95 BARRY ST

BUILDING TITLE

EXISTING DESIGNATION HBR NO AHC

GRADING A B C D E F

STREETSCAPE 1 2 3

CONSERVATION AREA

SURVEY DATE 5/2/14

NEG FILE 1/22

TITLE

VOL FOL

STYLE EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

UNUSUAL IRON FRONTS, ELEGANT PROPORTIONS

INTEGRITY EXCELLENT GOOD FAIR POOR

ALTERATIONS AND RECOMMENDATIONS

NOs SYMPATHETIC RECS INAPPROPRIATE RECS EXTREMELY INAPPROPRIATE RECS

OTHER COMMENTS

REasons for RATING: 8 = RESTATE ORIGIONAL DESIGN; 6 = RESTATE SYMPATHETIC ALTERNATIVE; 4 = NORMAL; 2 = REMOVE BY APPROVED METHOD
**CARLTON CONSERVATION STUDY**
**BUILDING IDENTIFICATION FORM**

**BUILDING ADDRESS** 97-99 Barr St

**BUILDING TITLE**

**EXISTING DESIGNATION**

**TYPE**

**GRADING**

**STREETSCAPE**

**CONSTRUCTION DATE**

**STYLE** EARLY VICTORIAN

**CONSTRUCTION DATE**

**SOURCE**

**MATERIALS** WHERE NOT APPARENT

**NOTABLE FEATURES/SIGNIFICANCE**

**INTEGRITY**

**ALTERATIONS AND RECOMMENDATIONS**

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0 = RESISTANT ORIGINAL DESIGN; 2 = RESISTANT SYMPATHETIC ALTERNATIVE; R = REMOVE; RA = REMOVE BY APPROVED METHOD

**OTHER COMMENTS**
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS
101 BARRY STREET

BUILDING TITLE

EXISTING DESIGNATION

GRADING
A B C D E F

NO

STREETSCAPE
1 2 3

CONSERVATION AREA

SURVEY DATE
5/2/84

NEG FILE
1/25

TITLE

VOL

FOL

STYLE
EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS
WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

UNUSUAL & ELEGANT CAST IRON,

EXCELLENT GOOD FAIR POOR

INTEGRITY

NOS

ALTERATIONS AND RECOMMENDATIONS

NOS SYMPATHETIC RECS INAPPROPRIATE RECS EXTREMELY INAPPROPRIATE RECS

OTHER COMMENTS

C = REINSTATE ORIGINAL DESIGN; S = REINSTATE SYMPATHETIC ALTERNATIVE; R = REMOVE; RM = REMOVE BY APPROVED METHOD

12 of 60
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS: 103-105 BARR ST

BUILDING TITLE

EXISTING DESIGNATION

GRADING: A B C D E F

STREETSCAPE

SURVEY DATE: 5/2/54

NEG FILE: 1/25

TITLE

STYLE: EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY

EXCELLENT  GOOD  FAIR  POOR

ALTERATIONS AND RECOMMENDATIONS

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G = RESISTANCE ORIGINAL DESIGN; D = RESISTANCE SYMPATHETIC ALTERNATIVE; R = REMOVE; M = REMOVE BY APPROVED METHOD

OTHER COMMENTS

WINDOW GUARDS HAVE USED ORIGINAL IRON.
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS: 107-109 BARR ST STREET

BUILDING TITLE

EXISTING DESIGNATION: HBR No. AHC

GRADING: A B C D E F

STREETSCAPE: 1 2 3 CONSERVATION AREA

SURVEY DATE: 5/2/89
NEG FILE: 1/27

STYLE: EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS: WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY: EXCELLENT GOOD FAIR POOR

ALTERATIONS AND RECOMMENDATIONS

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<td>BRICK WORK</td>
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O = RECEIVED ORIGINAL DESIGN; S = RECEIVED SYMPATHETIC ALTERNATIVE; R = REMOVE; RM = REMOVE BY APPROVED METHOD

OTHER COMMENTS: HOW MAY NOT BE ORIGINAL

14 of 69
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS 131 135 137 CARR STREET

BUILDING TITLE

EXISTING DESIGNATION

GRADING

STREETSCLAPE

SURVEY DATE 5/2/89
NEB FILE 1/28

TITLE VOL FOL

STYLE EARLY VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

135. CARRIAGeway UNDER

INTEGRITY EXCELLENT GOOD FAIR POOR

ALTERATIONS AND RECOMMENDATIONS

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0 = RETAIN ORIGINAL DESIGN, 1 = SYMPATHETIC ALTERNATIVE, 2 = REMOVE, 3 = REMOVE BY APPROVED METHOD

OTHER COMMENTS

137 MAY BE PART OF 137 + 141 TERRACE
### CARLTON CONSERVATION STUDY

#### BUILDING IDENTIFICATION FORM

**BUILDING ADDRESS**: 137 139 141 BARRY ST

**BUILDING TITLE**: 

**EXISTING DESIGNATION**: HBR No.

**GRADING**: A [ ] B [ ] C [ ] D [ ] E [ ] F [ ]

**STREETScape**: 1 [ ] 2 [ ] 3 [ ]

**SURVEY DATE**: 92/19

**NGS FILE**: 129/30

**STYLE**: VICTORIAN

**CONSTRUCTION DATE**: 

**SOURCE**: 

**MATERIALS**: WHERE NOT APPARENT

### NOTABLE FEATURES/SIGNIFICANCE

#### U-L-D-USUAL PARAPET

#### INTEGRITY

- EXCELLENT [ ]
- GOOD [ ]
- FAIR [ ]
- POOR [ ]

### ALTERATIONS AND RECOMMENDATIONS

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- **137 - REMOVE PREVIOUS SHEET**
- **137 - REMOVE COLUN**
- **137 - UPSTAIRS DOOR**
- **141 - PAINTED BRICKWORK**

### OTHER COMMENTS

- O = REMOVE OR REMOVE ORIGINAL DESIGN. N = REPLACE SYMPATHETIC ALTERNATIVE. T = TINTER. D = TAMPER OR APPROVED ADJUST.
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS: 153, 155, 157, 159 Bailey Street

BUILDING TITLE

EXISTING DESIGNATION: HBR No.

GRADING: A ■ B ■ C ■ D ■ E ■ F ■

STREETSCHANGE: 1 2 3

CONSERVATION AREA

SURVEY DATE: 5/2/84

NEG FILE: 1 23, 34, 32

STYLE: VICTORIAN

CONSTRUCTION DATE

SOURCE

MATERIALS: WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY: EXCELLENT ■ GOOD ■ FAIR ■ POOR ■

ALTERATIONS AND RECOMMENDATIONS

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<td>PA RAPID PAINTED</td>
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OTHER COMMENTS

Note 1000th Bluestone Footpath.
Property Key:
503492 - 153 Bailey St
503493 - 155
502494 - 157
503495 - 159
MELBOURNE PLANNING SCHEME

Incorporated Document

City North Heritage Review 2013
Statements of Significance
(Revised June 2015)
FORMER GLADSTONE MOTORS BUILDING (HO1149)

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

Significance

What is Significant?
The extant building and land, in particular the facade.

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

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

(AHC Criterion A4)

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

(AHC Criterion E2)
MELBOURNE PLANNING SCHEME

Incorporated Document

City North Heritage Review 2013
Statements of Significance
(Revised June 2015)
FORMER RAMSAY SURGICAL PRECINCT (HO1120)

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

Significance

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

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

Why is it Significant?
Mainly constructed between 1969 and 1974, the former Ramsay Surgical precinct is historically significant for representing the final phase of commercial/light industrial change in this part of Carlton when remnant sections of 19th century housing were replaced with medium-scale, commercial buildings, which remained typical of the area until about the turn of the 21st century. It also has associations with the Ramsay Surgical Company, which existed for about 50 years as a major supplier of medical equipment in Melbourne and other parts of Australia. (AHC Criterion A4)
The former Ramsay Surgical precinct is of aesthetic significance for being a rare instance of three, adjoining c.1970 buildings, being generally influenced by the Brutalist style, as typified by the use of brown brick. Of the group, the largest building (nos 182-200), which was designed by the architect James M. McIldowie, is the most distinctive and typical of the Brutalist style with its uncompromising design, bold massing and machine-like aesthetic. The two adjoining buildings also have unusual façade articulation, with elements of note being the screen to nos 202-206 (also designed by McIldowie) and the pilaster-like elements to nos 208-210 (designed by Nicolas Katris).

(AHC Criterion E1)
FORMER RAMSAY SURGICAL PRECINCT
SCHEDULE

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Grading</th>
<th>Date/Period</th>
<th>Description</th>
</tr>
</thead>
</table>
| Former Ramsay Surgical building (now part of the University of Melbourne) | 182-200 Berkeley Street, Carlton | C2 | 1969-71/ Late 20th Century | Designed by James McIldowie  
The three storey, Brutalist style, brown brick building is divided into two distinct parts: larger northern end which occupies the full depth of the site and the southern end, where there is a recessed loading bay. There is a consistent pattern of articulation to both parts, especially the upper two levels, with T-shaped windows to the south end and windows with deep reveals to the northern end. The main entrance is through a recessed porch. |
| Former Ramsay Surgical building [now University of Melbourne (Centre for Health, Exercise & Sports Medicine)] | 202-206 Berkeley Street, Carlton | D2 | 1963 [1927]/ Late 20th Century | Second storey and façade were designed by James McIldowie. Original single storey building erected by Edwin Brown.  
The double storey, face brick building occupies the whole site. The design has been influenced by the International style with its prismatic form, plain walls and extensive areas of glass that have been partially hidden behind the metal, mesh like screen with a circular motif. The curtain wall is set back and includes two sets of double doors. Concrete lintels are evident to the rear strip windows. |
| Former Ramsay Surgical building [Now University of Melbourne (Conservatorium of Music)] | 208-210 Berkeley Street, Carlton | D2 | 1972-74/ Late 20th Century | Designed by Nicolas Katris  
The double storey brown face brick building is divided into four bays (the outer bays are wider than the inner bays) and separated by protruding brickwork, creating pilaster-like elements. The building is symmetrical with a recessed doorway to the south end with a short stair. There are multi-paned, steel-framed windows to the side and rear elevations, including some small windows, and two wide openings at ground level. |
FORMER PITMAN BOOKS BUILDING (HO1128)

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

Significance

What is Significant?
The building, especially the façades to both street frontages.

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

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

(AHC Criterion A4)

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

(AHC Criterion E1)
MELBOURNE PLANNING SCHEME

Incorporated Document

City North Heritage Review 2013
Statements of Significance
(Revised June 2015)
FORMER BAPTIST KINDERGARTEN (HO1130)

Address 233-235 Bouverie Street, Carlton
(Parent address is 197-235 Bouverie Street, Carlton)

Date/period 1922-1923/Interwar

Building type Public

Grading C3

Significance

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

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

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

(AHC Criteria A4 + G1)

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

(AHC Criterion D2)
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS 245 CARDIGAN ST.

BUILDING TITLE TYPE

EXISTING DESIGNATION HBR NO AHC

GRADING A B C X D E F

STREETScape 1 2 3 CONSERVATION AREA

SURVEY DATE 25/1/85

MAG FILE 3/20.

STYLE

PERIOD

EDWARDIAN

Early Victorian

INTER-WAR

VICTORIAN

POST WAR

CONSTRUCTION DATE

SOURCE

MATERIALS WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

INTEGRITY Good NoS Fair NoS Poor NoS

CONDITION Good NoS Fair NoS Poor NoS

ALTERATIONS AND RECOMMENDATIONS

NO. SYMPATHETIC RECS INAPPROPRIATE RECS EXTREMELY INAPPROPRIATE RECS

OTHER COMMENTS

29 of 69
**Property Key:** 505317 < 247-249 Cardigan St.

**Melbourne City Council**

**Carlton Conservation Study**

**Building Identification Form**

**Building Address:** 247 Cardigan St.

**Building Title:**

**Type:** Original Use (if not residence)

**Existing Designation:**

<table>
<thead>
<tr>
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<th>AHC</th>
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</table>

**Grading:**

[ ] A [ ] B [ ] C [ ] D [ ] E [ ] F

**Streetscape:**

[ ] 1 [ ] 2 [ ] 3 [ ]

**Conservation Area**

**Survey Date:** 25/1/85

**Heg File:** 3/19

**Title Vol:**

**Style:**

[ ] Victorian

[ ] Early Victorian

[ ] Post War

**Period:**

Edwardian

**Construction Date:**

**Source:**

**Materials:**

Where not apparent

**Notable Features/Significance:**

- [ ] sneakers

- [ ] verandah decoration

- [ ] verandah roof and structure

- [ ] elaborate/structural standard design of canyon reposed surfaces

**Integrity:**

Good [ ]

Fair [ ]

Poor [ ]

**Condition:**

Good [ ]

Fair [ ]

Poor [ ]

**Alterations and Recommendations:**

<table>
<thead>
<tr>
<th>Nos</th>
<th>Sympathetic</th>
<th>Recs Inappropriate</th>
<th>Recs Extremely Inappropriate</th>
<th>Recs</th>
</tr>
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</table>

Sign at Verandah

RIS (Insures Must.)

**Other Comments:**

Sec. 249 Cardigan St.
**CARLTON CONSERVATION STUDY**

**BUILDING IDENTIFICATION FORM**

**BUILDING ADDRESS** 249 CARDIGAN ST.

**BUILDING TITLE**

**TYPE** Original Use (if not Residence)

**EXISTING DESIGNATION**

**GRADING**

<table>
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**STREETSCAPE**

1 2 3 CONSERVATION AREA

**SURVEY DATE** 25/11/80

**(FILE** 3/18

**STYLE**

- Edwardian
- Early Victorian
- Inter War
- Victorian
- Post War

**PERIOD**

**CONSTRUCTION DATE**

**SOURCE**

**MATERIALS**

WHERE NOT APPARENT

**NOTABLE FEATURES/SIGNIFICANCE**

- Feature not have been altered

- Unusual pattern

- Unplanned decorative brickwork

- Concrete evidence of early chimney or finials

- Extent shop front

- Extent shop verandah

- Victorian roof and structural features

- Victorian hour and structural features

**INTEGRITY**

- Good Nos
- Fair Nos
- Poor Nos

**CONDITION**

- Good Nos
- Fair Nos
- Poor Nos

**ALTERATIONS AND RECOMMENDATIONS**

<table>
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<tr>
<th>NOS</th>
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<th>RECS</th>
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**OTHER COMMENTS** See 247 Cardigan St.
**CARLTON CONSERVATION STUDY**

**BUILDING IDENTIFICATION FORM**

**BUILDING ADDRESS**
46 Drummond St.

**BUILDING TITLE**

**EXISTING DESIGNATION**
HBR No: 408

**GRADING**
A

**STREETSCAPE**

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<td>7/16/77</td>
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<tr>
<td>Title</td>
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**STYLE**

**PERIOD**
- Edwardian
- Early Victorian
- Inter War
- Victorian
- Post War

**CONSTRUCTION DATE**
1882-3

**MATERIALS**
WHERE NOT APPARENT

**NOTABLE FEATURES/SIGNIFICANCE**
- Unusual Cornices and Decorative Ornaments
- Original Windows and door frames
- Entry to front
- Original Card and Shutter
- Ground level standard level of porch - covered entrance

**INTEGRITY**
- Good

**CONDITION**
- Good

**ALTERATIONS AND RECOMMENDATIONS**

**COLOURS**
- 0

**OTHER COMMENTS**
- MCC/CERT. 56, 23/10/82, 0-A-MATELS, HOUSE DOWNANDO ST.
- ARCHITECT - NICHOLAS ARTHUR (CUT 15:55, 1350, 1250, 1650, 1650)
- UNLESS IN GARDEN-APPROPRIATE
**CARLTON CONSERVATION STUDY**  
**BUILDING IDENTIFICATION FORM**

**BUILDING ADDRESS** 48 Drummond St.  
**BUILDING TITLE** Benvenuta.  
**TYPE** Original Use (if not Residential)  
**EXISTING DESIGNATION** HBR No 406  
**ARC** R  
**GRADING** A ☒ B ☐ C ☐ D ☐ E ☐ F ☐

**STREETSCAPE**

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**SURVEY DATE** 25/1/85  
**REF FILE** 7/1/84

**STYLE**

<table>
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<td>☐ Victorian</td>
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**CONSTRUCTION DATE** 1892

**MATERIALS**

**WHERE NOT APPARENT**

**NOTABLE FEATURES/SIGNIFICANCE**

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<tr>
<td>Intricacies &amp; Details</td>
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<td>Presence Evidence of Water Stains or Fouling</td>
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<tr>
<td>Impact Other Floors</td>
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<td>Intact Windows</td>
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<td>☑️</td>
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**INTEGRITY**

<table>
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<tr>
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</tr>
<tr>
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</table>

**CONDITION**

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**ALTERATIONS AND RECOMMENDATIONS**

**RECS SYMPATHETIC**

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</tbody>
</table>

**OTHER COMMENTS**

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

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

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

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


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

(CITATION REPRINTED WITH PERMISSION OF THE AUSTRALIAN HERITAGE COMMISSION)
**CARLTON CONSERVATION STUDY**

**BUILDING IDENTIFICATION FORM**

**BUILDING ADDRESS**: 56 Drummond St.

**EXISTING DESIGNATION**

<table>
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<tr>
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**GRADING**

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<th>C</th>
<th>D</th>
<th>E</th>
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**STREETSCAPE**

| 1 | 2 | 3 | CONSERVATION AREA |

**SURVEY DATE**: 25/1/85

**HES FILE**: 7/20

**STYLE**

- [ ] Victorian
- [ ] Post War

**PERIOD**

- [ ] Edwardian
- [ ] Early Victorian
- [ ] Inter War

**CONSTRUCTION DATE**

**MATERIALS**

**NOTABLE FEATURES/SIGNIFICANCE**

- [ ] Street frontage
- [ ] Unusual plan form
- [ ] Unusual roof form
- [ ] Unusual decorative treatment
- [ ] Unusual materials of notes supplied or fabricated

**INTEGRITY**

- Good [ ] Nos
- Fair [ ] Nos
- Poor [ ] Nos

**CONDITION**

- Good [ ] Nos
- Fair [ ] Nos
- Poor [ ] Nos

**ALTERATIONS AND RECOMMENDATIONS**

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</table>

**OTHER COMMENTS**
'ROSAVILLE'
46 Drummond Street, Carlton

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

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

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


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

(CITATION REPRINTED WITH PERMISSION OF THE AUSTRALIAN HERITAGE COMMISSION)
MEDLEY HALL
48 DRUMMOND STREET CARLTON

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

Click on the arrow below to view the Item Categories.
▼ Item Categories

<table>
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<tr>
<td>Residential buildings (private)</td>
<td>Mansion</td>
</tr>
</tbody>
</table>

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

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

How is it significant?
Medley Hall is of architectural significance to the State of Victoria.

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

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

Click to view image at full-size.
ROSAVILLE
46 DRUMMOND STREET CARLTON

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

Click on the arrow below to view the Item Categories.

\[Item Categories\]

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

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

\[Statement of Significance\]
What is significant?

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

How is it significant?
Rosaville is of architectural significance to the State of Victoria.

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

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

\[Images\]

Click to view image at full-size.
### CARLTON CONSERVATION STUDY

**BUILDING IDENTIFICATION FORM**

**BUILDING ADDRESS**
205, 207, 209, 211 GRATTAN ST

**BUILDING TITLE**
MALVIAU TERRACE

**TYPE**

**EXISTING DESIGNATION**

**GRADING**

**STREETSCAPE**

**SURVEY DATE**
5/2/89

**MATERIALS**
WHERE NOT APPARENT

**NOTABLE FEATURES/SIGNIFICANCE**

**INTEGRITY**

**ALTERATIONS AND RECOMMENDATIONS**

### OTHER COMMENTS

*Property key 104463*
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS 213 GRATTAN STREET

BUILDING TITLE

EXISTING DESIGNATION

GRADING A B C D E F

STREETSCAPE 1 2 3

CONSERVATION AREA

SURVEY DATE 5/2/84

NGS FILE B17

STYLE

CONSTRUCTION DATE

SOURCE

MATERIALS WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY EXCELLENT GOOD FAIR POOR

ALTERATIONS AND RECOMMENDATIONS

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S = SUBSTITUTE ORIGINAL DESIGN; R = RECONSTRUCT SYMPATHETIC ALTERNATIVE; X = REMOVE; RAM = REMOVE AS APPROVED METHOD

OTHER COMMENTS

Property Key 104464

42 of 69
MELBOURNE PLANNING SCHEME

Incorporated Document

City North Heritage Review 2013
Statements of Significance
(Revised June 2015)
# LINCOLN SQUARE SOUTH PRECINCT

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<tr>
<td>Building type</td>
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<tr>
<td>Grading</td>
<td>Refer schedule</td>
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## Significance

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

**How is it Significant?**
The Lincoln Square South precinct is of historic and aesthetic significance to the City of Melbourne.

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

(AHC Criteria A4)
The Lincoln Square South precinct is of aesthetic significance as a largely intact group of Interwar and Post-war period buildings, four of which were designed by reputable architects. Although the buildings to Swanston Street have undergone some change, they form a cohesive group by the common approach to façade articulation (regular vertical divisions and red brick, generally contrasting with some areas of render, and nearly all with original format multi-paned windows) and are evocative of this key development phase in the area. In this precinct, the former Allan & Co. piano store (23-31 Lincoln Square South) is a landmark building in the Stripped Classical style. The other buildings are good examples of the Moderne/Functionalist style/s, (especially nos 11-13 and 15-17 Lincoln Square South).
## Lincoln Square South Precinct Schedule

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

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

BUILDING ADDRESS: 7 Holmwood Ave.

BUILDING TITLE: Holmwood

EXISTING DESIGNATION:
- HBR No: A
- AMC: B

GRADING: C

STREETSCAPE: 1

CONSERVATION AREA

SURVEY DATE: 5/2/87

STREET FILE: 15/16

STYLE:
- Victorian
- Edwardian

PERIOD:
- Post War
- Inter War

CONSTRUCTION DATE:

SOURCE:
WHERE NOT APPARENT:

NOTABLE FEATURES/SIGNIFICANCE:

INTEGRITY: Good: Yes
Fair: Yes
Poor: No

CONDITION: Good: No
Fair: Yes
Poor: No

ALTERATIONS AND RECOMMENDATIONS:

OTHER COMMENTS: None
CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS 11 Palmerston Place

BUILDING TITLE

EXISTING DESIGNATION

GRADING A B C D E F

STREETScape

SURVEY DATE 4/12/85

MEETING DATE 10/28.

STYLE

PERIOD

CONSTRUCTION DATE

MATERIALS WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY Good Nos

CONDITION Good Nos

ALTERATIONS AND RECOMMENDATIONS

OTHER COMMENTS

2 - RECONSTRUCT ORIGINAIAL DETAIL; S = SUBSTITUTE SYNTHETIC ALTERNATIVE; C - CHANGE; SMALL - SMALL SCALE OF MODIFIED DETAIL.
**PARKVILLE CONSERVATION STUDY**  
**BUILDING IDENTIFICATION FORM**

**BUILDING ADDRESS** 21 ROYAL PARADE

**BUILDING TITLE**

**EXISTING DESIGNATION**

<table>
<thead>
<tr>
<th>HBR No</th>
<th>AHC</th>
<th>MT 47/8</th>
</tr>
</thead>
</table>

**GRADING**

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
</table>

**STREETSCAPE**

1 2 3

**CONSERVATION AREA**

X

**SURVEY DATE** 23/1/85

**NEG FILE** 15/36

**STYLE** Beoem style

**PERIOD**

- Victorian
- Post War

**CONSTRUCTION DATE** 1888

**MATERIALS**

Where not apparent

**NOTABLE FEATURES/SIGNIFICANCE**

- Vandalism
- Eroded decoration
- Eroded surfaces of early colours or finishes
- Insulated floor
- Insulated roof
- Structural detail

See attached Sheet

**INTEGRITY**

- Good
- Fair
- Poor

**CONDITION**

- Good
- Fair
- Poor

**ALTERATIONS AND RECOMMENDATIONS**

<table>
<thead>
<tr>
<th>NO'S</th>
<th>SYMPATHETIC</th>
<th>RECS INAPPROPRIATE</th>
<th>RECS</th>
<th>EXTREMELY INAPPROPRIATE</th>
<th>RECS</th>
</tr>
</thead>
</table>

**OTHER COMMENTS**

Forms a terrace with 23 Royal Parade
21 Royal Parade

<table>
<thead>
<tr>
<th>Year</th>
<th>1888</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage</td>
<td>17'</td>
</tr>
<tr>
<td>Type of house</td>
<td>Brick Balcony</td>
</tr>
</tbody>
</table>

First resident: W. H. Cooper  
First owner: David Munro

Architect  
Builder

House name

Owner notes

Occupier notes

Builder notes

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

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

N. L. Killip & Associates
PARKVILLE CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS: 23 ROYAL PARADE

BUILDING TITLE: Office

EXISTING DESIGNATION: HBR No

GRADING: A B C D E F

STREETSCAPE: 1 2 3

SURVEY DATE: 23/9/35

NEG FILE: 15/35

STYLE: Board Style

PERIOD: Victorian

CONSTRUCTION DATE: 1888

MATERIALS: Where Not Apparent

NOTABLE FEATURES/SIGNIFICANCE:

INTEGRITY: Good

CONDITION: Good

ALTERATIONS AND RECOMMENDATIONS:

OTHER COMMENTS:

Forms a terrace row with 21 Royal Parade
23 Royal Parade

Year 1888
Frontage 17'
Type of house Brick Balcony

First resident Mrs Clanfield
First owner David Munro

Architect
Builder

House name

Owner notes

Occupier notes

Builder notes

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

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

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

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

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

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

"In the construction and railway boom of the 1870's and 1880's David Munro & Co. was one of the colony's biggest employers of labour. Two of his best works still carry traffic across the Yarra: Queens Bridge built on the site of the old Falls Bridge for £45,000 and opened in April 1890; and the new Princes Bridge built in 1888 for £37,000. His many railway contracts included the Fitzroy-Whittlesea line built for £100,000, and the Frankston-Crib Point line for £33,000."2

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

3. op. cit. p.311.
21, 23 Royal Parade (contd.)

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

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

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

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

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

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

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

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

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

BUILDING TYPE TERRACE HOUSES
BUILDING NAME
STATE VICTORIA
LOCAL GOVERNMENT AREA CITY OF MELBOURNE
NUMBER AND STREET 21 & 23 ROYAL PARADE
SUBURB/TOWN/CITY/POSTCODE PARKVILLE 3052
RURAL
NEAREST CENTRE (km)
DIRECTION FROM CENTRE

TITLE INFORMATION
PRESENT USE OF BUILDING OFFICES
PRESENT OWNER/LESSEE UNIVERSITY OF MELBOURNE
STREET OR P.O. BOX
CITY OR TOWN
TELEPHONE (STD CODE)

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

ARCHITECTURAL/STRUCTURAL/TECHNOLOGICAL DETAILS

55 of 69
ARCHITECTURAL HISTORY

STYLE OR PERIOD

ARCHITECT(S)/DESIGN ORIGIN NORMAN HITCHCOCK?

BUILDER

PRINCIPAL ARTISANS/ARTISTS/TRADES

TENDER NOTICE

DATE(S) OF CONSTRUCTION 1888

ESTIMATE/CONTRACT VALUE

SUBSEQUENT WORKS/ADDITIONS/ALTERATIONS

ARCHITECTURAL DRAWINGS/ILLUSTRATIONS

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

SUBSEQUENT SIGNIFICANT OWNERS/OCCUPANTS

SIGNIFICANT EVENTS/ASSOCIATIONS

BIOGRAPHICAL AND OTHER NOTES
(concerning architects, owners, occupants, builders)

DAVID MUNRO - OWNER OF DAVID MUNRO & CO, CONSTRUCTED QUEENS BRIDGE AND PRINCES BRIDGE AND MANY RAILWAY CONTRACTS INCLUDING FITZROY-WHITTLESEA LINE AND FRANKSTON- CRIB POINT LINE.
BUILDING TITLE 21 & 23 ROYAL PARADE, CITY OF MELBOURNE

BUILDING CITATION

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


SIGNIFICANCE
LOCAL ☐ REGIONAL ☐ STATE ☐ NATIONAL ☐ WORLD ☐

REGISTRATION 58 of 69
CORRECT ☐ REVIEW ☐ FURTHER INVESTIGATION ☐
name: A
address: 21, 23 Royal Parade
local govt area:
date of construction: 1927
present condition/intactness:
dates of alterations:

architect:
historical/architectural significance:
builder:
first owner/use/occupier:
present owner:
present occupier/use:
environmental area/streetscape:
main construction material (walls, roof):
recommendations:

Jacobs Lewis Vines Architects

Intactness Schedule: Parkville Historic Area Study 1978-9

<table>
<thead>
<tr>
<th>STREET NAME</th>
<th>AREA</th>
<th>STREET NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Royal</td>
<td>A1.1</td>
<td>21</td>
</tr>
</tbody>
</table>

- facade (windows, doors)
- materials & finishes
- roofing material
- chimneys
- parapet
- verandah
- cast iron/timber trim
- paving
- fence
- garden layout
- other features

Intact vendor is of utmost importance

Substantially intact ✓ partially intact • not intact/missing ✗ not applicable —

Jacobs Lewis Vines Architects
references

elevation

film/frame 8/42

date
PARKVILLE CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS 25 ROYAL PARADE

BUILDING TITLE

EXISTING DESIGNATION

GRADING

STREETSCAPE

SURVEY DATE 23/1/85

MATERIALS
WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

CONSTRUCTION DATE 1886

PERIOD

STYLE

SOURCE

INTEGRITY Good Nos

FAIR Nos

POOR Nos

CONDITION

Good Nos

FAIR Nos

POOR Nos

ALTERATIONS AND RECOMMENDATIONS

NOS SYMPATHETIC RECS INAPPROPRIATE RECS EXTREMELY INAPPROPRIATE RECS

OTHER COMMENTS

61 of 69
25 Royal Parade

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

First resident
First owner James Robinson

Architect
Builder

House name

Owner notes

Occupier notes

Builder notes

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

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

N. L. Killip & Associates
name: C
address: 25 ROYAL PARADE
local govt area:
date of construction: 1886
dates of alterations:

architect:
builder:
first owner/use/occupier:
present owner:
present occupier/use:
main construction material (walls, roof):

historical/architectural significance
environmental area/streetscape
recommendations:

JACOBS LEWIS VINES ARCHITECTS

INTACTNESS SCHEDULE Parkville Historic Area Study 1978-9

<table>
<thead>
<tr>
<th>STREET NAME</th>
<th>AREA</th>
<th>STREET NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROYAL</td>
<td>A1.1</td>
<td>25</td>
</tr>
</tbody>
</table>

facade (windows, doors)  ✓
materials & finishes  ✗
roofing material  ✗
chimneys  ✗
parapet  ✗
verandah  ✓
cast iron/timber trim  ✓
paving  ✓
fence  ✓
garden layout  ✗
other features  ✓

(subadditional comments and photographs on reverse side)

substantially intact ✓ partially intact ✗ not intact/missing ✗ not applicable  

JACOBS LEWIS VINES ARCHITECTS
PARKVILLE CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

BUILDING ADDRESS  27 ROYAL PARADE

BUILDING TITLE  

EXISTING DESIGNATION  

GRADING  

STREETSCAPE  

SURVEY DATE  23/1/83

NEG FILE  15/33

STYLE  Edwardian

PERIOD  

CONSTRUCTION DATE  DMS. 1902

MATERIALS  WHERE NOT APPARENT

NOTABLE FEATURES/SIGNIFICANCE

INTEGRITY  Good  Fair  Poor

CONDITION  Good  Fair  Poor

ALTERATIONS AND RECOMMENDATIONS

OTHER COMMENTS
27 Royal Parade

Year 1908
Frontage 26'
Type of house Brick 2 Story

First resident
First owner John A. Jervis

Architect
Builder

House name

Owner notes

Occipier notes

Builder notes

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

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

N. L. Killip & Associates
CITY NORTH HERITAGE REVIEW

Overview and Recommendations (volume 1)

Royal Artillery Hotel, 614 Elizabeth Street, Melbourne

Villa, 95 Flemington Road, North Melbourne

Former Repco Building, 90 Berkeley Street, Carlton

Melbourne Terrace Apartments, 416 Queen Street

January 2013
## Appendix E
### Carlton Precinct (HO1), part

### Sites to be retained/included in HO1

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Proposed Grading</th>
<th>Previous Grading</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop</td>
<td>196 Pelham Street</td>
<td>C2</td>
<td>C1</td>
<td>Corner Barry Street</td>
</tr>
<tr>
<td>House</td>
<td>95 Barry Street</td>
<td>C2</td>
<td>C1</td>
<td></td>
</tr>
<tr>
<td>Pair of houses</td>
<td>97-99 Barry Street</td>
<td>C2</td>
<td>C1</td>
<td>Paint has been removed from the original bi-chrome brickwork. Original buildings have been truncated behind roof ridge</td>
</tr>
<tr>
<td>House</td>
<td>101 Barry Street</td>
<td>C2</td>
<td>C1</td>
<td>Original building has been truncated</td>
</tr>
<tr>
<td>Pair of houses</td>
<td>103-105 Barry Street</td>
<td>C2</td>
<td>C1</td>
<td>Middle wing wall and front verandah/balcony have been reinstated. Some detailing not quite accurate (refer to University of Melbourne archives, UMA/I/7278). Original building has been truncated</td>
</tr>
<tr>
<td>Pair of houses</td>
<td>107-109 Barry Street</td>
<td>C2</td>
<td>C1</td>
<td>Frieze detailing to both verandah and balcony is not original. It had been a valence to the verandah and had a different profile to the balcony (refer to University of Melbourne archives, UMA/I/7278). Original rear wing has been removed</td>
</tr>
<tr>
<td>House</td>
<td>131(+133) Barry Street</td>
<td>C2</td>
<td>C1</td>
<td>Carriageway was constructed over laneway after 1996 (refer MMBW detail plan 1175). Currently not on i-heritage database.</td>
</tr>
<tr>
<td>House</td>
<td>135 Barry Street</td>
<td>D2</td>
<td>C1</td>
<td>Verandah has been removed, ground floor windows have been modified. Currently not on i-heritage database.</td>
</tr>
<tr>
<td>House</td>
<td>137 Barry Street</td>
<td>D2</td>
<td>C1</td>
<td>Originally had a Dutch gable and cast iron decoration to the verandah/balcony (refer to University of Melbourne archives, UMA/I/7280). Currently not on i-heritage database.</td>
</tr>
<tr>
<td>House</td>
<td>139 Barry Street</td>
<td>C2</td>
<td>C1</td>
<td>Unusual example with Dutch gable, stained glass. White paint should be removed from (possibly cream) brickwork.</td>
</tr>
<tr>
<td>House</td>
<td>141 Barry Street</td>
<td>C2</td>
<td>C1</td>
<td>Dutch gable, bi-chrome brickwork has been painted and balcony filled in</td>
</tr>
<tr>
<td>Eliza Terrace</td>
<td>147-151 Barry Street</td>
<td>A2</td>
<td>A1</td>
<td>Unusual group of three in the Regency style</td>
</tr>
<tr>
<td>Henshingham (153)</td>
<td>Carlisle (155)</td>
<td>153-159 Barry Street</td>
<td>C2</td>
<td>C1</td>
</tr>
<tr>
<td>-</td>
<td>163 Barry Street</td>
<td>-</td>
<td>C1</td>
<td>Demolished, replaced with multi-storey building</td>
</tr>
<tr>
<td>Belle Vue</td>
<td>163 Grattan Street</td>
<td>C2</td>
<td>C3</td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Address</td>
<td>Proposed Grading</td>
<td>Previous Grading</td>
<td>Notes</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------</td>
<td>------------------</td>
<td>------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Pair of houses</td>
<td>165-167 Grattan Street</td>
<td>C2</td>
<td>C3</td>
<td></td>
</tr>
<tr>
<td>House</td>
<td>169 Grattan Street</td>
<td>C2</td>
<td>C3</td>
<td></td>
</tr>
<tr>
<td>House</td>
<td>171-173 Grattan Street</td>
<td>C2</td>
<td>C3</td>
<td>New palisade fence</td>
</tr>
<tr>
<td>House</td>
<td>175 Grattan Street</td>
<td>C2</td>
<td>C3</td>
<td></td>
</tr>
<tr>
<td>House</td>
<td>177 Grattan Street</td>
<td>D2</td>
<td>C3</td>
<td>Substantially altered with dormer and balcony. c.1901 view (UMA/1/1024, University of Melbourne archives) provides indications of original appearance (similar to no. 175).</td>
</tr>
<tr>
<td>Prince Alfred Hotel</td>
<td>191-197 Grattan Street</td>
<td>D2</td>
<td>C3</td>
<td>Built by 1886, alterations undertaken by Terry &amp; Oakden (Australian Architectural Index). The building has been enlarged (refer c.1901 view, UMA/1/1024, University of Melbourne archives), probably in 1923 with the external alterations.</td>
</tr>
<tr>
<td>Malvina Terrace</td>
<td>205-211 Grattan Street</td>
<td>C2</td>
<td>C2</td>
<td>c.1901 view (UMA/1/1023, University of Melbourne archives) provides indications of earlier paint scheme and original windows to ground floor.</td>
</tr>
<tr>
<td>House</td>
<td>213 Grattan Street</td>
<td>D2</td>
<td>D2</td>
<td>c.1901 view (UMA/1/1023, University of Melbourne archives) provides indications of earlier detailing including removed components. Balcony balustrade removed since 1984.</td>
</tr>
<tr>
<td>House</td>
<td>243 Grattan Street</td>
<td>-</td>
<td>C2</td>
<td>Demolished Reduce extent of precinct accordingly</td>
</tr>
<tr>
<td>House</td>
<td>249 Grattan Street</td>
<td>-</td>
<td>D2</td>
<td>Demolished Reduce extent of precinct accordingly</td>
</tr>
<tr>
<td>House</td>
<td>251 Grattan Street</td>
<td>-</td>
<td>E2</td>
<td>Demolished Reduce extent of precinct accordingly</td>
</tr>
<tr>
<td>Stella Longford wing</td>
<td>210-214 Leicester Street</td>
<td>C2</td>
<td>C2</td>
<td>Early Victorian (pre-1862) Owned by Hugh Glass in 1862 (P Goad &amp; G Tibbits, <em>Architecture on Campus</em>, p10)</td>
</tr>
<tr>
<td>Melbourne Business School</td>
<td>200 Leicester Street</td>
<td>-</td>
<td>E2</td>
<td>Interwar factory demolished and replaced with, current building designed by Daryl Jackson 1983-86. Reduce extent of precinct accordingly.</td>
</tr>
</tbody>
</table>
**CARLTON CONSERVATION STUDY**

**BUILDING IDENTIFICATION FORM**

**BUILDING ADDRESS**

M UNIVERSITY

**BUILDING TITLE**

REMNANT OF FORMER NATIONAL MUSEUM

**TYPE**

EDUCATIONAL

**EXISTING DESIGNATION**

HBR No AHC

**GRADING**

A B C D E F

**STREETSCAPE**

1 2 3

**CONSERVATION AREA**

SURVEY DATE 03/84

NEG FILE 25 27 28

TITLE

VOL

FOL

**STYLE**

CONSTRUCTION DATE C. 1860's

**SOURCE**

BSM MUEM ARCHIVES BTS6

**MATERIALS**

WHERE NOT APPARENT

**NOTABLE FEATURES/SIGNIFICANCE**

THE NATIONAL MUSEUM BLDG.

- **INTEGRITY**
  - EXCELLENT
  - GOOD
  - FAIR
  - POOR

- **ALTERATIONS AND RECOMMENDATIONS**
  - **RECS**
  - **INAPPROPRIATE**
  - **EXTREMELY INAPPROPRIATE**
  - **RECS**
  - **DESTRUCTION**
  - **REST OF BUILDING**

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**OTHER COMMENTS**